



## MEMORANDUM

GOE

AGENDA ITEM NO. 2 (L)

**To:** Honorable Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**Date:**

January 13, 2004

**From:**

  
George M. Burgess  
County Manager

**Subject:**

Proposed Resolution  
Pertaining to the Ojus  
Charrette Report

### RECOMMENDATION

It is recommended that the Board adopt the attached resolution (1) accepting the Ojus Charrette Report, including its plan and recommendations, and (2) directing County Staff to be guided by such plan and recommendations in the application of the Code of Miami-Dade County as allowed by law, and (3) further directing the County Manager to present to the County Commission necessary amendments to the Code of Miami-Dade County to implement the Charrette's plan and recommendations.

### BACKGROUND

Ojus is a small community in northeast Miami-Dade County rich in history and human achievement beginning with its first inhabitants, the Tequesta Indians, who settled along the banks of the Oleta River more than 2,000 years ago. In more recent times, the region hosted homesteaders, farmers, laborers who quarried oolitic limestone from its numerous rock pits, and small businessmen of many stripes. By the 1920s, a town center emerged near the intersection of West Dixie Highway and Miami Gardens Drive. Incorporated as a town in 1926, as the great Florida real estate boom was beginning to decline, Ojus maintained this status until it fell victim to large indebtedness in the Great Depression and dissolved itself as an incorporated entity. Today, traces of Ojus's rich, distinctive past remain, but they are in danger of vanishing. It is the intent of Miami-Dade County to preserve much of the distinctiveness of this community while positioning it towards a more competitive sustainable future.

The Ojus Charrette Report is the main product of the Ojus Charrette held from October 26<sup>th</sup> to November 5<sup>th</sup>, 2000. The Ojus Charrette resulted from requests by the Board of County Commissioners (Resolution R-914-98) and the Northeast Community Council (2) (Resolution CC2-03-98) that a planning report of the Ojus area be conducted. The Report contains the "Ojus Master Plan" which is the Citizens' vision for the growth and development of the Ojus area. The boundaries of the Ojus Charrette's study area are: Ives Dairy Road, Highland Oaks Park, the Oleta River and the FEC tracks. The study area includes the intersection of West Dixie Highway and Miami Gardens Drive, the strategic center of the community. The Ojus Master Plan was developed in compliance with the County's Comprehensive Development Master Plan and it addresses the physiology of development within the Charrette area.

The Ojus Charrette Report has been subject to considerable public input, including the Charrette's Steering Committee meetings and public hearings at the Northeast Community Council 2 and the Planning Advisory Board. All these Boards have recommended that the Board of County Commissioners accept the Ojus Charrette Report and pursue implementation of its recommendations.

Attachments



Assistant County Manager



**MEMORANDUM**  
(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** February 3, 2004

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

**SUBJECT:** Agenda Item No.

**Please note any items checked.**

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

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

Agenda Item No.

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

RESOLUTION ACCEPTING THE OJUS CHARRETTE REPORT INCLUDING ITS PLAN AND RECOMMENDATIONS AND DIRECTING COUNTY STAFF TO BE GUIDED BY THE CHARRETTE REPORT IN APPLYING THE CODE OF MIAMI-DADE COUNTY AND FURTHER DIRECTING THE MANAGER TO PRESENT TO THE COMMISSION NECESSARY AMENDMENTS TO THE CODE

**WHEREAS**, the Northeast Community Council 2, property owners, local governments, and the neighboring community worked together to build consensus on the future of the Ojus area; and

**WHEREAS**, at their meeting of November 7, 2001, the members of the Northeast Community Council 2 accepted the Ojus Charrette Report as a vision and guideline; and

**WHEREAS**, at their meeting of August 22, 2002, the members of the Ojus Steering Committee discussed and prioritized the Ojus Charrette Report Recommendations to provide direction for future applications; and

**WHEREAS**, at their meeting of September 9, 2002, the members of the Planning Advisory Board recommended adoption of the Ojus Charrette Report, Recommendations, and Funded Improvements Report; and

**WHEREAS**, the Ojus Charrette Report is consistent with the County's Comprehensive Development Master Plan; and

**WHEREAS**, the Ojus Charrette Report promulgates recommendations and guidelines to assist in influencing form and character of future development and infrastructure improvements within the Ojus area;

**WHEREAS**, the County wishes to accept these recommendations and guidelines;

**WHEREAS**, further implementation of the Charrette guidelines requires additional community consensus and changes to some of the existing zoning provisions of the Code of Miami-Dade County,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board hereby (1) accepts the Ojus Charrette Report, including its plan and recommendations, and (2) directs County Staff to be guided by such plan and recommendations in the application of the Code of Miami-Dade County as allowed by law, and (3) further directs the County Manager to present to the County Commission necessary amendments to the Code of Miami-Dade County to accommodate the Charrette Report's plan and recommendations.

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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:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of February, 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. *JM*

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