

# **REVISED RECOMMENDATION**

## **MIAMI METROZOO DRI APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**FOR MIAMI-DADE COUNTY, FLORIDA**



**April 25, 2008**

Miami-Dade County Department of Planning and Zoning  
1110 Stephen P. Clark Center  
111 NW 1 Street  
Miami, Florida 33128-1972  
(305) 375-2835

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## **INTRODUCTION**

This report contains the revised recommendation of the Miami-Dade County Department of Planning and Zoning (DP&Z) on the pending Miami Metrozoo Development of Regional Impact (DRI) application to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP). The application is being processed concurrently with a Notice of Proposed Changes (NOPC) to the existing DRI under a special procedure established in Chapter 380.06 of the Florida Statutes (F.S.), and Section 2-116.1 of the Code of Miami-Dade County.

### **Previous Action**

On July 26, 2007, the Board of County Commissioners (BCC) held a public hearing on the Miami Metrozoo DRI application to amend the CDMP. At the public hearing, the Board recommended the application be adopted with change and transmitted with staff's recommendations, as revised July 3, 2007, and the July 9, 2007 recommendations of the Planning Advisory Board (PAB), acting as Local Planning Agency. On August 9, 2007, the application was transmitted to the Department of Community Affairs (DCA) and other State agencies for review, and on October 12, 2007 DCA issued its "Objections, Recommendations, and Comments" (ORC) report related to the application. In an effort to address the objections raised in the ORC and finalize the development order conditions for the proposed project in a timely manner, the Miami-Dade Park and Recreation Department submitted a letter on October 31, 2007 requesting an extension to the application processing timeline. The extension was granted, pursuant to Section 380.06, 6(b)(3) F.S. The section that follows provides the final recommendation for the CDMP amendment application and a response to the ORC report from DCA.

Schedule of Activities  
Miami Metrozoo DRI/CDMP Amendment Process

Application Filed	June 1, 2007
Community Council 14 Public Hearing To Formulate Recommendations Regarding Transmittal and Subsequent Final Action	June 27, 2007, 6:00 P.M. South Dade Government Center, Rm. 203 10710 SW 211 Street
Planning Advisory Board (PAB) Acting as Local Planning Agency (LPA) Hearing to Formulate Recommendations Regarding Transmittal and Subsequent Final Action	July 9, 2007, 5:30 P.M. County Commission Chamber 111 N.W. 1 <sup>st</sup> Street
Board of County Commissioners Hearing and Action on Transmittal of Proposed Amendments to DCA and Review Agencies	July 26, 2007, 9:30 A.M. County Commission Chamber 111 N.W. 1 <sup>st</sup> Street
Transmittal of Proposed Amendment to DCA for Comment	August 9, 2007 (Approximately 10 working days after Commission Transmittal hearing)
Receipt of DCA Comments	October 12, 2007 (Approximately 60 days after transmittal)*
Applicant Extension to Resolve Outstanding ORC Related Issues	October 31, 2007
Planning Advisory Board (Local Planning Agency) Public Hearing and Final Recommendations	May 5, 2008, 5:30 P.M. County Commission Chamber 111 N.W. 1 <sup>st</sup> Street
Board of County Commissioners Public Hearing and Final Action	July 3, 2008, 9:30 A.M. County Commission Chamber 111 N.W. 1 <sup>st</sup> Street

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Objections, Recommendations and Comments (ORC) Report dated October 12, 2007 from the Florida Department of Community Affairs (DCA) and Memo from the Florida Department of Transportation, dated February 29, 2008

Exhibit 2: Response to the ORC Report by the Miami-Dade County Department of Planning and Zoning (DP&Z) dated April 25, 2008

Exhibit 3: Response to Objection 2 of the ORC Response by the Traffic Consultant of the Park and Recreation Department, Dated February 21, 2008

Exhibit 4: Map of Natural Forest Community (NFC) preservation areas and Environmentally Endangered Lands within the Miami Metrozoo DRI

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# **Metrozoo DRI**

## **Application to Amend the CDMP**

**Commission District 9      Community Council 14**

### **APPLICATION SUMMARY**

Applicant/Representative:	Applicant: Miami-Dade County Park and Recreation Department Representative: Jack Kardys, Director Kevin Asher, Project Manager 275 NW 2nd Street, 5th Floor, Miami, FL 33128
Location:	12400 SW 152 Street, Miami, Florida Site is located within the boundaries of the Miami Metrozoo and Larry and Penny Thompson Park boundaries of the DRI.
Total Acreage:	170 Acres
Current Land Use Plan Map Designation:	Parks and Recreation
Requested Land Use Plan Map Designation:	Miami Metrozoo Entertainment Area (New land use category)
Proposed Amendments	<ol style="list-style-type: none"><li>1. Add "Miami Metrozoo Entertainment Area" as a new land use category to the adopted 2015 and 2025 Land Use Plan (LUP).</li><li>2. Add "Miami Metrozoo Entertainment Area" as a new land use category to the text in the Land Use Plan Element.</li><li>3. Change the land use designation on the subject property from Parks and Recreation to Miami Metrozoo Entertainment Area</li><li>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."</li><li>5. Add two capital improvement projects to the Park and Recreation component of the CIE (Table 6).</li></ol>
Amendment Type:	Concurrent DRI/CDMP Amendment
Existing Zoning/Site Condition:	Agricultural (AU) Properties are subject to deed restrictions. The proposed development requires deed modifications, deed transfers, and parcel reversions.

## RECOMMENDATIONS

Staff:	<b>ADOPT WITH CHANGE AND TRANSMIT</b> (June 22, 2007)
Redland Community Council (14):	<b>TRANSMIT WITH CHANGE RECOMMENDED BY STAFF</b> (June 27, 2007)
Planning Advisory Board (PAB) acting as Local Planning Agency:	<b>ADOPT WITH CHANGE AND TRANSMIT WITH STAFF'S RECOMMENDATIONS, AS REVISED JULY 3, 2007, AND PAB RECOMMENDATIONS OF JULY 9, 2007</b> (July 9, 2007)
Board of County Commissioners (BCC):	<b>ADOPT WITH CHANGE AND TRANSMIT WITH STAFF'S RECOMMENDATIONS, AS REVISED JULY 3, 2007, AND PAB RECOMMENDATIONS OF JULY 9, 2007</b> (July 26, 2007)
Revised Staff Recommendation	<b>ADOPT AS TRANSMITTED WITH ADDITIONAL CHANGES</b> (April 25, 2008)
Final Recommendation of PAB acting as Local Planning Agency:	<b>ADOPT AS TRANSMITTED WITH ADDITIONAL CHANGES</b> (May 5, 2008)
Final Action of BCC:	<b>TO BE DETERMINED</b> (July 3, 2008)

### Revised Staff Recommendation and Principal Reasons for Change:

The staff's revised recommendation for this application is to **ADOPT AS TRANSMITTED WITH ADDITIONAL CHANGES**. The additional changes refer to modifications to the proposed "Miami Metrozoo Entertainment Area" land use category and amendments to the Capital Improvements Element (CIE) that reflect the facility improvements needed to support the proposed project. The changes were made in response to objections raised by DCA in the October 2007 "Objections, Comments and Recommendations" (ORC) report. The text of the proposed land use category was amended to include percentages of uses, Floor Area Ratio (FAR) standards, and the development program for the proposed project. The text was also reorganized to improve the logical flow of the content and was modified to include updated references to Article 7 of the Home Rule Amendment Charter for Miami-Dade County and the Gold Coast Railroad Museum.

The section that follows provides the most recent changes to the proposed text amendment, as well as the amendments to the CIE, followed by a section entitled, "New Information, which includes a discussion on the ORC report, as well as new and updated information pertaining to the application.



## Part A: Revisions to the Land Use Element

1. Add "Miami Metrozoo Entertainment Area" as a new land use category to the text of the Land Use Plan Element under the interpretive subsection, following the Parks and Recreation category, as follows:

### **Miami Metrozoo Entertainment Area<sup>1</sup>**

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: ~~water park rides and attractions, amusement or theme park rides and attractions, family entertainment center, hotels or other lodgings, museums, parks or open spaces,~~ 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>
<u>Attractions and Recreation</u>	<u>60 -99</u>
<u>Hotels or other lodging</u>	<u>1- 40</u>

The development program of the Miami Metrozoo Entertainment Area may include the following uses:

- Water Theme Park (23 acres)  
2,500 visitors  
Food service with 150 seats  
500 parking spaces
- Family Entertainment Center (20 acres)  
Entertainment and arcade (75,000 sq.ft.)  
Food service with 200 seats  
275 parking spaces
- Gold Coast Railroad Museum (45 acres)  
New museum exhibition structures (50,000 sq.ft.)  
Themed Retail (20,000 sq.ft.)  
Restaurant space ancillary to the Museum (30,000 sq.ft.) with 600 seats  
Transit railroad with stops throughout the Miami-Metrozoo DRI site

<sup>1</sup> Underlined words and strikethrough words were proposed additions or deletions to the CDMP language as of the July 26, 2007 Board of County Commissioners transmittal hearing. Double underlined words or double strikethrough words are recommended additions or deletions to the proposed CDMP language subsequent to the July 26, 2007 Board of County Commissioners transmittal hearing. All other words existing remain unchanged.

385 parking spaces

- Hotels (15 acres)  
200 hotel rooms  
275 parking spaces

~~The Miami Metrozoo 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.~~ 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 Metrozoo 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 0.30 and the areas designated for the family entertainment center and the hotels shall have a maximum F.A.R. of 0.40. 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 26, 2007 from time to time.

The Miami Metrozoo 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.

**Part B: Revisions to Capital Improvements Element:**

1. Add two capital improvement projects to the Park and Recreation component of the CIE (Table 6), as follows:

**Table 6**  
**Park and Recreation**

<u>Project Number</u>	<u>Project Name and Location</u>	<u>Purpose*/ Year of Completion</u>	<u>Prior Years</u>	<u>Expenditures</u> <u>Revenues</u> (in millions of dollars)						<u>Six Year Total</u>	<u>Future Years</u>	<u>Project Total</u>	<u>Funding Source</u>
				<u>2007/08</u>	<u>2008/09</u>	<u>2009/10</u>	<u>2010/11</u>	<u>2011/12</u>	<u>2012/13</u>				
<u>To Be Determined</u>	<u>Miami Metrozoo Entertainment Area Water &amp; Sewer Improvements*</u>	<u>2/2014</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1.063</u>	<u>0.00</u>	<u>0.00</u>	<u>1.063</u>	<u>0.00</u>	<u>1.063</u>	<u>Developer Funded 507</u>
<u>To Be Determine</u>	<u>Miami Metrozoo Entertainment Area Lift station and sanitary force main*</u>	<u>2/2014</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.451</u>	<u>0.00</u>	<u>0.00</u>	<u>0.451</u>	<u>0.00</u>	<u>0.451</u>	<u>Developer Funded 507</u>

\*Not including engineering fees or 15% contingency

## **New Information**

Since the publication of the Initial Recommendations Report on June 22, 2007 and the subsequent BCC transmittal public hearing on July 26, 2007, the Department of Planning and Zoning has received updated information regarding the proposed CDMP application. This includes the “Objections, Recommendations, and Comments” (ORC) report issued by the Florida Department of Community Affairs (DCA), as well as new information related to the SW 152 Street Corridor Study, water supply and water conservation, historic resources, deed agreements and modifications, and natural forest communities. The following provides a brief overview of the new information that was received and a discussion of how it affects the application.

### ***Objections, Recommendations and Comments Report from DCA***

On October 12, 2007, the Florida Department of Community Affairs (DCA) issued the “Objections, Comments and Recommendations Report” (ORC) to the Miami Metrozoo CDMP amendment application. Based on the review of the application, DCA issued two objections to the proposed Metrozoo DRI amendment. As was discussed previously, Objection No. 1 of the ORC indicated the need for intensity standards and percent of uses in the proposed land use category. Objection No. 2 was in reference to traffic impacts and the need for coordination between the County and FDOT to alleviate the congested conditions on the southbound HEFT exit ramp at SW 152 Street and the intersection at SW 117 Avenue and SW 152 Street. The ORC report is attached as Exhibit 1 of this report. The full response to the objections are contained in Exhibit 2.

### ***SW 152 Street Corridor Study***

The Miami-Dade Metropolitan Planning Organization (MPO) is in the process of finalizing a transportation study of the SW 152 Street corridor in order to assess the impact of existing and future growth along the corridor. The results of the study were deemed to be important to the Miami-Metrozoo DRI amendment application since the study was supposed to provide recommendations and alternatives for improving mobility in the area, including roadway and transit improvements. Although the study was scheduled for completion in October, 2007, the final draft report was only recently submitted for review. The draft of the study makes recommendations for short-term, mid-term, and long-term improvements along the SW 152 Street Corridor, including recommendations to address the traffic congestion at the intersection of SW 117 Avenue and SW 152 Street (A detailed description of the recommendation is available in Exhibit 2 of the ORC response). The study is scheduled to go before the Transportation Planning Council (TPC) on May 5, 2008, and thereafter to the MPO Governing Board for adoption on a date to be determined.

### ***Water Supply***

In the Initial Recommendations Report, it was stated that the proposed development for Miami Metrozoo Entertainment Area would utilize both potable and non-potable water. It was estimated that 97,000 gallons per day (gpd) of potable water would be used for general operations. Non-potable water from an on-site groundwater well would be used for the water park, including 1.5 million gallons to fill the water park pool, and 5,000 gpd

to replenish water lost due to evaporation and spillage. Due to various concerns over the use of non-potable water, however, the Miami-Dade Water and Sewer Department (MDWASD) determined that the entire project, including the water park pool, must be supplied with potable water provided by MDWASD facilities.

Based on current projections, it is estimated that the proposed development at the Miami-Metrozoo Entertainment Area will require approximately 33.6 million gallons of potable water annually. It is important to note that the Gold Coast Museum, the family entertainment center and the hotel will operate year round, while the water park will only operate 220 days from March to September. As such, the daily water demand for the proposed project will vary. The peak day demand generated by the project is estimated at 1.602 million gallons of water. This would only occur once a year, and would include the 1.5 million gallons of water to fill of the water park pool. During the 220 days that the water park is in operation, the total daily demand will be 102,000 gallons per day (gdp) or 0.102 million gallons per day (mgd), and when the water park is off-season, the daily demand for the proposed development is estimated at 66,750 gpd (0.067 mgd).

According to MDWASD, the Alexander Orr Plant will be able to meet the water demand needs of the proposed Miami Metrozoo Entertainment Area, as described above. The Alexander Orr Water Treatment Plant currently has a rated treatment capacity of 214.7 million gallons/day (mgd) and a maximum plant production based upon the last 12 months of 196.2 mgd. Based on these numbers, this treatment plant has 18.5 mgd or 8.6% of treatment plant capacity remaining. The total peak day demand (1.602 million gallons) from the proposed development, which would include the annual filling of the pool, would decrease the 18.5 mgd remaining treatment capacity of the Alexander Orr Plant to 16.9 mgd or 7.87%. The estimated demand during the water park's operation, not including the filling of the pool, would decrease the remaining treatment capacity to 18.39 mgd or 8.57 percent. As can be seen below, in all cases, the remaining maximum capacity of the Alexander Orr Plant would remain above the LOS standard of 2 percent.

**Table 1: Estimated Annual Water Demand for the Miami-Metrozoo Entertainment Area**  
(Based on a rated treatment capacity of the Alexander Orr Treatment Plan of 214.7 mgd)

Land Use by Park Area	Estimated Water Demand (in mgd)	Impact on Maximum Plant Production (Based on 12 month mgd)	Plant Capacity Remaining	% of Plant Capacity Remaining
<b>Existing Capacity of Alexander Orr Treatment Plant</b>	---	196.20	18.50	8.62%
<b>Uses with Year Round Water Demand (365 days)</b>				
Gold Coast Railroad Museum, Family Entertainment Center, and Hotel	0.067	196.27	18.43	8.59%

Land Use by Park Area	Estimated Water Demand (in mgd)	Impact on Maximum Plant Production (Based on 12 month mgd)	Plant Capacity Remaining	% of Plant Capacity Remaining
<b>Uses with Seasonal Water Demand (220 days)</b>				
Water Park (Food Service and Daily Replenishing of Pool)	0.035	196.24	18.46	8.60%
<b>Total Daily Demand (without filling the water park pool)</b>	0.102	196.30	18.40	8.57%
<b>Annual Filling of Pool (Once a year)</b>	1.500	197.70	17.00	7.92%
<b>Peak Day Demand</b>	1.602	197.80	16.90	7.87%

mgd: million gallons per day

Source: Miami-Dade County DERM and Miami-Dade County Planning and Zoning Department, 2008.

It is important to note that on November 15, 2007, the South Florida Water Management District (SFWMD) approved the 20-year Water Use Permit (WUP) for Miami-Dade County. In accordance with the permit, the County has committed to undertake various capital improvement projects intended to improve system capacity and assure adequate water supply for the County's future population. This includes system-wide improvements that will increase the capacity to the Alexander Orr Plant. These improvements have been incorporated into the Capital Improvements Element (CIE), as part of the CDMP Schedules of Improvements. In order to better manage and monitor the use of water, MDWASD is also in the process of developing a water allocation system. This system is expected to be completed by the end of 2008 and will track all un-built developments that have obtained a water reservation; thereby providing a tally of available water supply for new development. Approval of the proposed Metrozoo project will result in the reservation of water, which will be included into MDWASD's water allocation system once it is adopted.

### Water Reclamation and Conservation

Prior to the adoption of the proposed CDMP amendment, the Park and Recreation Department was required to work with MDWASD to develop a water conservation and reuse program for the proposed Miami-Metrozoo Entertainment Area. The following are the development order conditions which resulted from the discussions between the two departments.

As part of Miami-Dade County's water reclamation efforts, MDWASD will require the water park, when it closes for the season, to treat and inject the water from its pool into the zoo's moat. The moat refers to the deep water-filled trenches at the existing Miami Metrozoo facilities that separate visitors from the animal attractions. The treated water released into the moat will serve to recharge the aquifer and will become part of MDWASD's ongoing water reclamation project.

In addition to the above, MDWASD has also requested that the Miami Metrozoo Entertainment Area use reclaimed water for all irrigation needs, when available and feasible. Furthermore, MDWASD required the proposed project to incorporate water conservation practices 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. Prior to design, the developer will be required to meet with the MDWASD in order to identify additional water use efficiency technology to achieve maximum water savings, including the use of reclaimed water. Again, these requirements have been incorporated into the development order conditions for the project.

### ***Agreement in Principal and Lease Agreements***

In order to develop the Miami-Metrozoo Entertainment Area and allow commercial activity on the site, Miami-Dade County was required to execute an Agreement in Principal with the U.S. Department of the Army allowing for the modification and transfer of federal deed restrictions on the Metrozoo and Gold Coast Railroad Museum properties. On September 19, 2007, the Agreement in Principal was executed. The reversionary deeds, easements and restrictive covenants required in the agreement are in the process of being implemented. The National Park Service (NPS) will be responsible for reviewing, approving, and processing of the Deed Modifications through the Federal GSA. In accordance with these requirements, the proposed development order conditions for the application require that all deed modifications and deed related actions required by the 2007 Agreement in Principal (AIP) and the National Park Service be satisfied prior to any building permit being issued for development.

### ***Cultural Preservation***

In the Initial Recommendation report, the Miami Dade County Office of Historic Preservation identified two historical/archeological resources on the Miami Metrozoo site: the former Princeton Railroad Station and the Richmond Naval Air Station (NAS). They recommended that a professional consultant perform a cultural resource assessment of the site prior to any development since there appeared to be a high probability of locating historic trash pits with remnants of the naval air station. The Office of Historic Preservation was also concerned over the possibility of the historic structures being adversely impacted by the development and expansion of the proposed project. Because so little of the NAS structural components are left, they specified that care should be taken to preserve what remains.

On December 9, 2007, the Office of Historic Preservation issued a report designating the Richmond Naval Air Station as a historic site, pursuant to Resolution No. 07-48. Due to this designation, any new construction, demolition, or significant alterations to any of the buildings will now need an application for Certificate of Appropriateness. In keeping with the historic designation, the development order conditions for the proposed development require that a cultural resource assessment be conducted prior to any development at the water park, the family entertainment, and the hotel. Furthermore, the conditions call for the Former Princeton Railroad Station 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.

***Natural Forest Communities***

As part of the development order conditions for the proposed development, the Department of Environmental Resource Management (DERM) has required that a restrictive covenant be recorded as part the development order process identifying the Natural Forest Community (NFC) preservation areas within the Miami Metrozoo Entertainment Area and the entire DRI property. This requirement supports recent action by the Board of County Commissioners to add the Metrozoo pinelands natural areas to the Environmentally Endangered Lands (EEL) Priority A Acquisition List for management by the EEI program (Resolution 413-08). The subject natural areas lie within and around the boundaries of the Miami Metrozoo Entertainment Area (See Exhibit 5) and include environmental lands currently managed by EEL. The intent of the covenant is to assure that the NFCs are preserved and managed consistent with the preservation standards set forth in Section 24-49.2(l)(1) of the Miami-Dade County Code and that their status as environmental lands is maintained in perpetuity.



## **Exhibits**

- Exhibit 1: Objections, Recommendations and Comments (ORC) Report dated October 12, 2007 from the Florida Department of Community Affairs (DCA) and Memo from the Florida Department of Transportation, dated February 29, 2008
- Exhibit 2: Response to the ORC Report by the Miami-Dade County Department of Planning and Zoning (DP&Z) dated April 25, 2008
- Exhibit 3: Response to Objection 2 of the ORC Response by the Traffic Consultant of the Park and Recreation Department, Dated February 21, 2008
- Exhibit 4: Map of Natural Forest Community (NFC) preservation areas and Environmentally Endangered Lands within the Miami Metrozoo DRI.

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## **Exhibit 1**

Objections, Recommendations and Comments (ORC) Report dated October 12, 2007  
from the Florida Department of Community Affairs (DCA) and  
Memo from the Florida Department of Transportation, dated February 29, 2008

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STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

*"Dedicated to making Florida a better place to call home"*

**CHARLIE CRIST**  
Governor

**THOMAS G. PELHAM**  
Secretary

**MEMORANDUM**

**TO:** Jim Quinn, DEP  
Susan Harp, DOS  
Wendy Evans, AG  
Mary Ann Poole, FWC  
Gary Donn, FDOT 6  
Carolyn Dekle, South Florida RPC  
P.K. Sharma, South Florida WMD

**Date:** October 12, 2007

**Subject:** Proposed Comprehensive Plan Amendment Review Objections,  
Recommendations and Comments Reports

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**Enclosed are the Departments Objection, Recommendations and Comments Reports on the proposed amendments to the comprehensive plan(s) from the following local government(s):**

Miami Dade 07D1

**These reports are provided for your information and agency files. Following the adoption of the amendments by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published by each local government plan.**

**If you have any questions, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.**

**RE/lp**

**Enclosure**

**2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FLORIDA 32399-2100**  
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781  
Internet address: <http://www.dca.state.fl.us>



STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

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Secretary

October 12, 2007

The Honorable Carlos Alvarez  
Mayor, Miami-Dade County  
1110 Stephen P. Clark Center  
111 NW 1 Street  
Miami, Florida 33128-1972

Dear Mayor Alvarez:

The Department has completed its review of the Miami-Dade County proposed Comprehensive Plan Amendment (DCA No. 07D-1), which was received on August 14, 2007. Copies of the proposed amendment have been distributed to appropriate state, regional, and local agencies for their review and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code and Chapter 163, Part II, Florida Statutes and has prepared the attached Objections, Recommendations, and Comments Report which outlines our findings concerning the comprehensive plan amendment.

The Department has identified two objections and no comments. The issues of concern are the lack of intensity standards for the new land use category "Miami Metrozoo Entertainment Area" and the need to address traffic impacts.

**2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FLORIDA 32399-2100**  
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781  
Internet address: <http://www.dca.state.fl.us>

**CRITICAL STATE CONCERN FIELD OFFICE**  
2796 Overseas Highway, Suite 212  
Marathon, FL 33050-2227  
(305) 289-2402

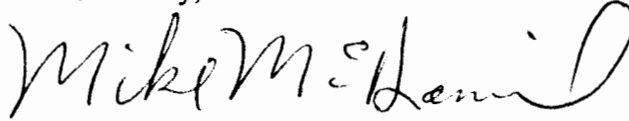
**COMMUNITY PLANNING**  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 488-2356

**HOUSING & COMMUNITY DEVELOPMENT**  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
(850) 488-7956

The Honorable Carlos Alvarez  
October 12, 2007  
Page 2

My staff and I are available to assist the County in addressing the issues identified in our report. If you have any questions, please contact Erin Boyington, Planner, at (850) 921-3762.

Sincerely,



Mike McDaniel, Chief  
Office of Comprehensive Planning



MM/eb

Enclosures:   Objections, Recommendations and Comments Report  
                  Review Agency Comments

cc:   George M. Burgess, County Manager, Miami-Dade County  
      Mr. Patrick F. Moore, CDMP Administrator, Miami-Dade County Department of  
      Planning and Zoning  
      Ms. Carolyn A. Dekle Executive Director, South Florida Regional Planning Council





DEPARTMENT OF COMMUNITY AFFAIRS  
OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT  
FOR  
MIAMI-DADE COUNTY  
AMENDMENT 07D-1

October 12, 2007  
Division of Community Planning

This report is prepared pursuant to Rule 9J-11.010, F.A.C.

## INTRODUCTION

The following Objections, Recommendations and Comments Report is based upon the Department's review of the Miami-Dade County 07D-1 proposed amendment to the Comprehensive Plan pursuant to § 163.3184, Florida Statutes (F.S.).

Any objections discussed relate to specific requirements of relevant portions of Chapter 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have initially been raised by one of the other external review agencies. If there is a difference between the Department's objection and the external agency advisory objection or comment, the Department's objection would take precedence.

Each objection must be addressed by the County and corrected prior to the amendment being resubmitted for the Department's compliance review. Objections that are not addressed may result in a determination that the amendment is not in compliance. The Department may have raised an objection regarding missing data and analysis items, which the local government may consider not applicable to its amendment. If that is the case, a statement justifying the local government's non-applicability pursuant to Rule 9J-5.002(2), F.A.C., must be submitted. The Department will make a determination on the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments that follow the objections and recommendations section are advisory in nature. Comments will not form bases of a determination of non-compliance. They are included to call attention to items raised by the Department's reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies and other agencies, organizations, and individuals. These comments are advisory to the Department and may not form bases of Departmental objections unless they appear under the "Objections" heading in this report.

## TRANSMITTAL PROCEDURES

Upon receipt of this letter, the Miami-Dade County has 60 days in which to adopt, adopt with changes, or determine that the County will not adopt the proposed amendment. The process for adoption of local government comprehensive plan amendments is outlined in s. 163.3184, F.S., and Rule 9J-11.011, F.A.C. The County must ensure that all ordinances adopting comprehensive plan amendments are consistent with the provisions of Chapter 163.3189(2)(a), F.S.

Within ten working days of the date of adoption, the County must submit the following to the Department:

Three copies of the adopted comprehensive plan amendments;

A listing of additional changes not previously reviewed;

A listing of findings by the local governing body, if any, which were not included in the ordinance; and

A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendments, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to the Executive Director of the South Florida Regional Planning Council.

Please be advised that Section 163.3184(8)(c), F.S., requires the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by law to furnish the names and addresses of the citizens requesting this information to the Department. **Please provide these required names and addresses to the Department when you transmit your adopted amendment package for compliance review. In the event there are no citizens requesting this information, please inform us of this as well.** For efficiency, we encourage that the information sheet be provided in electronic format.

# **OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT**

## **PROPOSED COMPREHENSIVE PLAN AMENDMENT**

### **MIAMI-DADE COUNTY (DCA No. 07D-1)**

#### **I. CONSISTENCY WITH RULE 9J-5, F.A.C. AND CHAPTER 163, F.S.**

The Department has completed its review of the proposed amendment to the Comprehensive Plan of Miami-Dade County (DCA No. 07D-1). The Department has the following objections:

##### **A. Land Use Element**

Objection 1: The addition of the new land use category “Miami Metrozoo Entertainment Area” and text to the Land Use Element under the section titled Interpretation of the Land Use Plan Map following the Park and Recreation category needs to include the intensity standards for the area that will be designated Miami Metrozoo Entertainment Area.

The text changes allows for a range of primary uses in the Miami Metrozoo Entertainment Area to include one or more of the following: “water parks and attractions, family entertainment center, hotels or other lodging, museums, and parks or open spaces. Certain other 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.”

[Section 163.3177(6)(a) F.S.; Section 163.3177(8) F.S.; Rule 9J-5.005(2), F.A.C.; Rule 9J-5.006(3)(c)7, F.A.C.]

Recommendation: Establish intensity standards, such as a Floor Area Ratio (FAR) and number of hotel and lodging units, for the primary and ancillary uses within the text of the new land use category “Miami Metrozoo Entertainment Area.” Provide the percentage distribution among the different types of uses as policies of the Comprehensive Plan. If the intensity standards will be the same as described in the development of regional impact Notice of Proposed Change (NOPC), then the County should include a policy establishing these intensity standards in the Comprehensive Plan for the Miami Metrozoo Entertainment Area. If this land use category will have different intensity standards than those listed in the NOPC, then these standards should be established in a policy of the Comprehensive Plan and the public facilities analyses needs to be revised based on the new intensity standards. Any capital improvements needed for the next five years to support this project must be included in a financially feasible 5-Year Schedule of Capital Improvements.

**Objection 2:** The Department of Transportation (FDOT) noted in their comments that the south bound exit ramp from the Homestead Extension of the Florida Turnpike (HEFT) at SW 152<sup>nd</sup> Street has long delays and queues backing up onto the HEFT mainline in the afternoon rush hour. The ramp congestion is heavily impacted by the operations at the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue. FDOT stated that if the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue is in need of capacity improvements then approval of the Metrozoo development should be contingent on improvement to this intersection. The submitted data and analysis does not address this project's impacts on the intersection or how any potential impacts will be mitigated.

[Section 163.3177(3), (6)(b),(h) and (j), F.S.; Rule 9J-5.006(3)(b)1 and (c)3, F.A.C.; Rule 9J-5.015(3)(b)2, and 9J-5.016(1), (2), (3)(b)1, 3, 4, 5, (c)1, 6, 8, and (4), F.A.C.]

**Recommendation:** The traffic impact analysis should be revised to address potential impacts on the SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue intersection. The County should coordinate with the Department of Transportation regarding improvements at the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue and widening SW 117<sup>th</sup> Avenue between the HEFT and SW 152<sup>nd</sup> Street. If this improvement will be needed in the next 5 years, the project will also need to be included in the financially feasible 5-year schedule of capital improvements.

## **II. COMMENTS**

None.

## **III. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN**

The amendments are not consistent with and do not further the goals and policies of the State Comprehensive Plan, Chapter 187, Florida Statutes, for the following provisions:

Goal (15) Land Use, Policies (b) 1 and 3; relates to Objection 1;  
Goal (17) Public Facilities, Policies (b) 3 and 6 relates to Objection 2; and  
Goal (19) Transportation, Policies (b) 3, 8, 9, and 13 relates to Objection 2; and  
Goal (20) Government Efficiency, Policy (b) 1 relates to Objection 2.

**Recommendation:** By addressing the concerns noted in Section I above, these inconsistencies with Chapter 187, Florida Statutes, can be addressed.



11 BD  
9/5/07

FLORIDA DEPARTMENT OF STATE  
**Kurt S. Browning**  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES

Mr. Ray Eubanks  
Department of Community Affairs  
Bureau of State Planning  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

September 4, 2007

Re: Historic Preservation Review of the Miami-Dade County (07D1) Comprehensive Plan Amendment

Dear Mr. Eubanks:

According to this agency's responsibilities under Sections 163.3177 and 163.3178, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources have been given sufficient consideration in the request to amend the Miami-Dade County Comprehensive Plan.

We reviewed one proposed amendment to the Miami-Dade County Comprehensive Plan addressing changes to the Miami Metrozoo DRI to consider the potential effects of this action on historic resources. The amendment application indicates that the Miami-Dade County Historic Preservation Officer recommends that a cultural resource assessment survey be conducted by a qualified professional consultant prior to any land clearing or ground disturbing activities. This agency concurs with this recommendation. It is the county's responsibility to ensure that the proposed revision will not have an adverse effect on significant archaeological or historic resources in Miami-Dade County.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

Frederick P. Gaske, Director

xc: Mr. Bob Dennis

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office  
(850) 245-6300 • FAX: 245-6436

☐ Archaeological Research  
(850) 245-6444 • FAX: 245-6452

☒ Historic Preservation  
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums  
(850) 245-6400 • FAX: 245-6433

☐ Southeast Regional Office  
(904) 316-7115 • FAX: 316-7119

☐ Northeast Regional Office  
(904) 875-5015 • FAX: 875-5011

☐ Central Florida Regional Office  
(813) 777-3813 • FAX: 777-7310



# Florida Department of Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Charlie Crist  
Governor

Jan Kautz  
Lt. Governor

John DeSantis  
Attorney General

September 12, 2007

Mr. D. Ray Eubanks  
Bureau of Local Planning  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

Re: Miami-Dade 07-1D

Dear Mr. Eubanks:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed Miami-Dade County's (County) proposed comprehensive plan amendment package for the Metro Zoo expansion under the required provisions of Chapter 163, Part II, *Florida Statutes*, and Chapters 9J-5 and 9J-11, *Florida Administrative Code*. Our comments and recommendations are provided to assist your agency in developing the state's response.

The on page 2-6 amendment package states that the primary source of water for the proposed expansion will be untreated groundwater from an on-site well. If the anticipated source is the Biscayne Aquifer it should be noted that the South Florida Water management District (SFWMD) considers that water supply to be at its maximum limit. The applicant should explore ways to offset the additional 97,000 gallons per day it will need to supply the expansion area. An example would be the commitment to utilize treated wastewater for all of the current and future irrigation needs of the entire Metro Zoo complex. This would be an excellent way lower the overall requirement of potable water by the use of the lower quality reuse water via the pipeline that will be installed with the proposed expansion of necessary infrastructure.

Thank you for the opportunity to provide comments and recommendations on the proposed amendment. Should you have any questions or require additional information, please contact myself at (850) 245-2169.

Yours sincerely,

Chris Stahl  
Environmental Specialist

CJS/



PD

1180

## MEMORANDUM

AGENDA ITEM #6e

DATE: SEPTMEBER 10, 2007

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT

### Introduction

On August 13, 2007 Council staff received proposed plan amendment package #07D1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

### Community Profile

With a 2006 population estimated at 2,437,022, Miami-Dade County is the most populous county in Florida. The County's population has grown by 8.2% since 2000, and is expected to increase an additional half a million by the year 2020. The percentage of the population that is of working age or younger is larger in Miami-Dade County than the state average. The County also has higher unemployment rates as well as a higher percentage of families with incomes below the poverty level than the state average.

The structure of the County's economy is heavily service and trade oriented, with approximately 57% of total employment in these sectors. The County has established itself as a wholesaling and financial center and major tourist destination. Miami-Dade County ranks ninth in export sales among all metropolitan areas in the country. Almost a quarter of the state's total employment in transportation is located in the County. The Port of Miami is the largest cruise ship port in the world and one of the largest container ports in the southeast. The urbanized portion of the County lies between two national parks, Everglades and Biscayne National Parks. The close relationship of tourism to the preservation of Miami-Dade County's unique native plants and wildlife has been recognized as an economic as well as an environmental issue. In order to manage growth, the County's Comprehensive Development Master Plan establishes an Urban Development Boundary (UDB), which distinguishes the area where urban development may occur from areas where it should not occur.

Additional information regarding the County or the Region may be found on the Council's website at [www.sfrpc.com](http://www.sfrpc.com).



## Summary of Staff Analysis

Proposed amendment package #07D1 contains text amendments to the Land Use Element and Intergovernmental Coordination Elements of the Comprehensive Development Master Plan (CDMP) to allow development at Miami Metrozoo. A corresponding land use plan amendment is also included in this package. The general location of Miami-Dade County is shown in Attachment 1 and the location of the land use plan amendment is included as Attachment 2.

### **Text Amendments**

Dade County Zoological Park Development of Regional Impact (DRI) was originally approved in 1975. Less than half of the site has been developed as Metro Zoo and the Gold Coast Railroad Museum. In 2005, Miami-Dade County, as property owner, submitted a Notice of Proposed Change (NOPC) to amend the development order to allow for construction of a privately operated hotel (150,000 square feet), family entertainment center (20 acres), and water theme park (23 acres), along with improvements to the existing Gold Coast Railroad Museum. On June 14, 2005 the South Florida Regional Planning Council issued a letter identifying no regional issues with the NOPC. However, the DRI must be consistent with the CDMP and the existing "Parks and Recreation" land use designation does not permit such commercial activity on public park land. Submittal of the CDMP amendment was delayed by the need for a Countywide Referendum, as required by the Miami-Dade County Home Rule Charter, to allow commercial development on the Metrozoo property. The referendum was approved by Miami-Dade County voters on November 7, 2006.

The proposed text amendment to the Land Use Element creates a new land use category "Miami Metrozoo Entertainment Area" for tourist and tourist-related attraction and support facilities (including museums, water park attractions, hotels, and theme-related retail uses).

The proposed text amendment to the Intergovernmental Coordination Element identifies Miami Metrozoo and Miami Metrozoo Entertainment Area as Facilities of Countywide Significance. The intent of the amendment is to ensure that the subject properties remain within the County's jurisdiction even if the surrounding areas are annexed or incorporated in future.

### **Future Land Use Plan Amendment**

The proposed Land Use Plan Amendment would designate 170 acres within the 1,203 acre DRI as "Miami Metrozoo Entertainment Area" land use, as shown on Attachment 2. This area currently designated "Parks and Recreation" on 2015-2025 CDMP Land Use Plan Map, and is primarily underutilized parking lots. The proposed amendment would allow for private operation of the proposed hotel, family entertainment center and water theme park, as proposed in the NOPC. Planned investment in construction of the proposed facilities would be \$76.4 million. Miami-Dade County staff has indicated that this would create 1,873 construction and 2,400 non-construction jobs (average over ten years). Using the Regional Economic Models, Incorporated (REMI) model, staff projected that project will inject \$1.85 billion additional income into the local economy over 12 years.

The proposed amendment would increase potable water demand by 97,000 gallons per day. Potable water is provided by Miami-Dade Water and Sewer Department's (WASD) Alexander Orr Water Treatment Plant, which has sufficient capacity to meet current and proposed water treatment demands. Miami-Dade County staff has advised that prior to adoption of this amendment the Parks and Recreation Department will develop a plan and obtain reservation of water in the WASD water allocation system.

Approximately 1.5 million gallons of non-potable water will be necessary to start up the water park attractions. Thereafter approximately 5,000 gallons per day will be needed to replenish the system. This

water is proposed to come from an on-site groundwater well. However, the Metrozoo site is also being considered as a future location for wastewater recharge. Miami-Dade County agencies are coordinating state agencies to address this issue and necessary the permits.

A detailed traffic study submitted with the NOPC shows that the proposed development will increase daily trips by 5,528. However, trips to the zoo and proposed attractions are primarily in the off peak hours. The amendment site is located within a portion of Miami-Dade County that is surrounded by current and pending roadways construction projects, which are funded in the Current Miami-Dade MPO's Transportation Improvement Program (TIP). The study demonstrates that the amendment would not significantly impact the surrounding network, because the impacted roadways would continue to operate within the level of service (LOS) standards defined in the CDMP. In addition, the MPO is conducting a corridor study of SW 152 Street, between Krome Avenue and U.S. 1, which will identify alternatives for improvement adjacent to Metrozoo.

The Miami-Dade Board of County Commissioners approved the transmittal of the proposed amendment by a vote of 9-0-4 at the Commission meeting of July 26, 2007.

Staff analysis confirms that the proposed text amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

#### Recommendation

Find Miami-Dade County proposed amendment package #07D1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.



## ***Florida Department of Transportation***

CHARLIE CRIST  
GOVERNOR

District Six  
Planning & Environmental Management Office  
1000 NW 111 Avenue, Miami, FL 33172  
Phone: 305-470-5825 Fax: 305-470-6737

STEPHANIE C. KOPELOUSOS  
SECRETARY

September 13, 2007

Mr. Ray Eubanks  
Division of Community Planning  
Florida Department of Community Affairs  
2555 Shumard Oaks Boulevard  
Tallahassee, Florida 32399-2100

**Subject: Proposed Comprehensive Plan Amendment, Miami-Dade County 07D1**

Dear Mr. Eubanks:

The Florida Department of Transportation, District 6, has reviewed the proposed Comprehensive Plan Amendment submitted by Miami-Dade County for the Miami Metrozoo.

We have no major concerns at this time; however, we have the following comment and recommendation:

***Comment:***

The Department is currently studying the south bound exit ramp from the Homestead Extension of the Florida Turnpike (HEFT) at SW 152<sup>nd</sup> Street which has long delays and queues backing up onto the HEFT mainline in the afternoon rush hour. The ramp congestion is heavily impacted by the congested operations at the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue


***Recommendation:***

The Department finds that the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue is in need of capacity improvements, and that approval of the Metrozoo development should be contingent on improvements to this intersection. Specific recommended improvements should include widening SW 117<sup>th</sup> Avenue, between the HEFT and SW 152<sup>nd</sup> Street, as well as improvements to the intersection. The District is available to assist coordination of these improvements with Miami-Dade County and the Turnpike Enterprise.

Mr. Ray Eubanks  
September 13, 2007  
Page 2

Please contact Phil Steinmiller, at the number above, if you have any questions concerning our response.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Bravo".

Alice N. Bravo, P.E.  
District Director of Transportation Systems Development

Cc: Phil Steinmiller  
Kent Rice



## **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574  
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • [www.sfwmd.gov](http://www.sfwmd.gov)

**GOV 08-06**

October 8, 2007

Ray Eubanks, Administrator  
Plan Review and Processing  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

Dear Mr. Eubanks:

**Subject: Proposed Amendment Comments  
Miami-Dade County, DCA #07-1D1**

South Florida Water Management District (District) staff has completed its review of the above subject amendment. We have the following comments.

Page 3-19 of the application indicates that the proposed water park will require 1.5 million gallons of non-potable water for fill-up and an additional 5,000 gallons per day for replenishment due to evaporation and spillage. Page 3-19 of the application indicates that irrigation water will be supplied by either an on-site well or an adjacent lake. According to Page 2-6 of the application, the applicant has stated that non-potable water for the water park will come from an on-site well. It is presumed that the proposed source would be the Biscayne Aquifer. However, the use of water from this source may be limited, pursuant to the District's Regional Availability Rule. In addition, the Miami-Dade County Water and Sewer Department is planning a future wastewater recharge project at Metrozoo. Due to public health-related concerns the health department may require the proposed water park to use potable water for initial fill-up and to replenish daily losses.

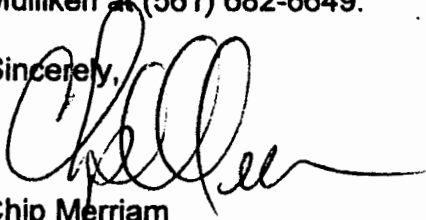
Considering that it will be necessary for the County to construct a pipeline to convey the treated wastewater to Metrozoo for the proposed wastewater recharge project, the District strongly recommends that the County consider utilizing reclaimed water to supply all existing and proposed landscape irrigation needs at Metrozoo. By using this source of water, Metrozoo can be a good steward of water resources as well as international wildlife resources.

Ray Eubanks, Administrator  
October 8, 2007  
Page 2

Page 3-17 of the application indicates that the proposed project will require 97,000 gallons per day of potable water. This figure does not include the use of potable water for the water park, which may be necessary to meet health department requirements. Page 3-16 of the document indicates that the County anticipates receiving their 20-year Consumptive Use Permit from the District in November of this year. If the District issues the permit prior to the adoption of this amendment, which is scheduled for December 6<sup>th</sup> of this year (according to Table 1 on page ii of the application), then the County will have an adequate supply of potable water to meet the demands of this project, including use of potable water for the initial fill-up and replenishment of the proposed water park.

If you have any questions or require additional information, please contact John Mulliken at (561) 682-6649.

Sincerely,

A handwritten signature in black ink, appearing to read "Chip Merriam", written over the word "Sincerely,".

Chip Merriam  
Deputy Executive Director  
Water Resources  
South Florida Water Management District

CM/jg/jl

c: George M. Burgess, Miami-Dade County  
Bob Dennis, DCA  
Carolyn Dekle, SFRPC



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*

**CHARLIE CRIST**  
Governor

**THOMAS G. PELHAM**  
Secretary

October 31, 2007

The Honorable Carlos Alvarez  
Mayor, Miami-Dade County  
1110 Stephen P. Clark Center  
111 NW 1 Street  
Miami, Florida 33128-1972

Dear Mayor Alvarez:

On October 12, 2007, the Department sent you our Objections, Recommendation and Comments Report regarding the Miami-Dade proposed comprehensive plan amendment for the Metrozoo Development of Regional Impact (DCA Number 07D-1). At the request of the Miami-Dade County Planning and Zoning Department, this letter is provided to correct an error in our October 12, 2007 letter.

In the letter transmitting the Objections, Recommendation and Comments Report, the Department inadvertently stated that Miami-Dade County is required to adopt, adopt with changes or determine that the County will not adopt the proposed amendment within 60 days of receipt of the Objections, Recommendation and Comments Report. According to Section 380.06(6)(b)5, Florida Statutes, the 60 day adoption date shall not apply for a concurrent approval of a development of regional impact and an associated comprehensive plan amendment.

Pursuant to Section 380.06(6)(b)5, Florida Statutes, local government may not hold a public hearing on the application for development of regional impact approval or a proposed change to a development of regional impact or on the comprehensive plan sooner than 30 days from receipt of this letter.

The process for adoption of local government comprehensive plan amendments is outlined in Section 163.3184, Florida Statutes, and Rule 9J-11.011, Florida Administrative Code. The County must ensure that all ordinances adopting comprehensive plan amendments are consistent with the provisions of Chapter 163.3189(2) (a), Florida Statutes.

Within ten working days of the date of adoption, Miami-Dade County must submit the following to the Department as required by Rule 9J-11.011, Florida Administrative Code:

**2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FLORIDA 32399-2100**  
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781  
Internet address: <http://www.dca.state.fl.us>

**CRITICAL STATE CONCERN FIELD OFFICE**  
2784 Overseas Highway, Suite 212  
Marathon, FL 33050-2227  
(850) 289-0402

**COMMUNITY PLANNING**  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100  
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(850) 488-7956

The Honorable Carlos Alvarez  
October 31, 2007  
Page 2

Three copies of the adopted comprehensive plan amendments;

A copy of the adoption ordinance;

A listing of additional changes not previously reviewed;

A listing of findings by the local governing body, if any, which were not included in the ordinance; and

A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

We apologize for any confusion or inconvenience that resulted from our pervious letter. If you have any questions, please contact Erin Boyington, Community Planner, at (850) 921-3762 for assistance.

Sincerely,



Charles Gauthier, AICP  
Director, Division of Community Planning

CG/eb

cc: George M. Burgess, County Manager, Miami-Dade County  
Mr. Patrick F. Moore, CDMP Administrator, Miami-Dade County Department of Planning and Zoning  
Ms. Carolyn A. Dekle Executive Director, South Florida Regional Planning Council





## ***Florida Department of Transportation***

**CHARLIE CRIST**  
GOVERNOR

**District Six**  
Planning & Environmental Management Office  
1000 NW 111 Avenue, Miami, FL 33172  
Phone: 305-470-5825 Fax: 305-470-6737

**STEPHANIE C. KOPELOUSOS**  
SECRETARY

### **MEMORANDUM**

**TO:** Nick Nitti, Miami-Dade Development Impact Committee (DIC)

**FROM:** Phil Steinmiller, Planning Manager

**DATE:** February 29, 2008

**SUBJECT: Proposed MetroZoo CDMP Amendment, Miami-Dade County**

This memorandum is sent to confirm the Department's coordination efforts with Miami-Dade Public Works, and the Planning & Zoning Department, regarding the improvements at the intersection of SW 152<sup>nd</sup> Street / 117<sup>th</sup> Avenue. This coordination includes the Turnpike Enterprise, which will be participating in the proposed improvements for this intersection. The Department has concluded that the current improvement project for the intersection (currently under construction = Phase 1), and the proposed improvements by the Turnpike (Phase 2), will provide much needed traffic operational relief at this very congested location. Together, these improvements will satisfy the concerns expressed in our September 13, 2007, letter to the Department of Community Affairs (DCA). It is our understanding that the improvements, outlined below, will become part of the development order conditions for the MetroZoo project. There is also a Phase 3 improvement, which is discussed below.

In the initial review of the MetroZoo amendments, the Department determined that the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue was in need of capacity improvements, and the MetroZoo approval should be contingent on improvements to the intersection. Miami-Dade County is currently constructing a widening improvement on SW 117<sup>th</sup> Avenue that includes improvements and additional lanes at the intersection with SW 152<sup>nd</sup> Street. The Turnpike Enterprise is completing design plans which include improvements to the south bound exit ramp from the Homestead Extension of the Florida Turnpike (HEFT) to SW 152<sup>nd</sup> Street. This ramp has long delays and queues backing up onto the HEFT mainline in the afternoon rush hour. The ramp congestion is heavily impacted by the congested operations at the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue.

The coordination which has occurred between the Department and Miami-Dade County has resulted in modification of the construction plans for the SW 117<sup>th</sup> Avenue southbound approach to SW 152<sup>nd</sup> Street. The Miami-Dade Public Works Highway division will modify the lane geometry to convert the westernmost southbound through lane into a shared through/right turn lane. The dedicated free flow right turn lane will remain, and there will also be a through lane, and a southbound to eastbound left turn lane. The modification will be implemented as part of the on-going SW 117<sup>th</sup> Avenue roadway widening project from SW 184<sup>th</sup> Street to SW 152<sup>nd</sup> Street. This is the Phase 1 improvement.

The proposed Phase 2 improvements by the Turnpike include providing a continuous (or free-flow) right turn lane from the HEFT southbound exit ramp to 117<sup>th</sup> Avenue, and tying this into the free-flow right turn lane for southbound to westbound traffic onto SW 152<sup>nd</sup> Street. The Turnpike may also realign the southbound intersection approach to provide a second exclusive, signal controlled, right turn lane for southbound to westbound turning traffic. The intersection analysis developed by the Turnpike indicates the need for this second exclusive right turn lane. The Turnpike will continue to coordinate this design with Miami-Dade Public Works.

The Phase 3 improvements should be contingent upon future CDMP amendments, and future development, of the properties lying south and west of this intersection. In the event of future development, this intersection should be re-analyzed, and the design of improvements should be reviewed by the Turnpike Enterprise and District Six, FDOT. At a minimum, the improvements should consist of additional east/west through lanes on SW 152<sup>nd</sup> Street, and improvements for any turning movements that are operating below the County's level of service standards.

I trust that this response will be adequate for your approval process with the Development Impact Committee. Please contact me if you have any questions concerning our response.

Cc: Aileen Boucle, FDOT, District 6  
Kent Rice, FDOT, Turnpike  
Paul Naranjo, FDOT, Turnpike  
Miguel Riera, Miami-Dade Public Works

## **Exhibit 2**

### **Response to the ORC Report by the Miami-Dade County Department of Planning and Zoning (DP&Z) dated April 25, 2008**

#### **Department of Planning and Zoning Response to the Florida Department of Community Affairs (DCA) Objections, Recommendations and Comments (ORC) Report DCA No. 07D-1 Addressing the Miami Metrozoo Application to Amend the Comprehensive Development Master Plan (CDMP)**

**April 25, 2008**

This report contains the initial responses of the Department of Planning and Zoning (Department), to the objections contained in the referenced Objections, Recommendations and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA) dated October 12, 2007. The DCA issued two objections to the Miami Metrozoo CDMP Amendment Application that was transmitted for review and comment by the Miami-Dade County Board of County Commissioners. The Miami Metrozoo CDMP Amendment Application was filed for concurrent processing with the separate, but related, Miami Metrozoo Development of Regional Impact (DRI) Notice of Proposed Changes (NOPC).

In the following presentation, DCA's Objection and corresponding Recommendation are presented, followed by a response of the Department of Planning and Zoning (DP&Z). The issuance of the response contained herein does not preclude the issuance of other future response by the Department. Moreover, the responses issued by the Department are not necessarily those of the applicant, Local Planning Agency (Planning Advisory Board), or Board of County Commissioners, which may offer their own responses to points raised in the ORC report.

#### ***DCA OBJECTION #1: INTENSITY STANDARDS FOR PROPOSED LAND USE CATEGORY***

*The addition of the new land use category "Miami Metrozoo Entertainment Area" and text to the Land Use Element under the section titled Interpretation of the Land Use Plan Map following the Park and Recreation category needs to include the intensity standards for the area that will be designated Miami Metrozoo Entertainment Area.*

*The text changes allows for a range of primary uses in the Miami Metrozoo Entertainment Area to include one or more of the following: "water parks and attractions, family entertainment center, hotels and other lodgings, museums, and parks and open spaces. Certain other 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."*

Revised Recommendation  
April 25, 2008

Miami Metrozoo DRI  
CDMP Amendment Application

**DCA Recommendation:**

*Establish intensity standards, such as Floor Area Ratio (FAR) and number of hotel and lodging units, for the primary and ancillary uses within the text of the new land use category "Miami Metrozoo Entertainment Area." Provide the percentage distribution among the different types of uses as policies of the Comprehensive Plan. If the intensity standards will be the same as described in the development of regional impact Notice of Proposed Change (NOPC), then the County should include a policy establishing these intensity standards in the Comprehensive Plan for the Miami Metrozoo Entertainment Area. If this land use category will have different intensity standards than those listed in the NOPC, then these standards should be established in a policy of the Comprehensive Plan and the public facilities analyses needs to be revised based on the new intensity standards. Any capital improvements needed for the next five years to support this project must be included in a financially feasible 5-year Schedule of Capital Improvements.*

**DP&Z Response:**

In response to DCA's recommendation, intensity standards were added to the proposed land use category for the Miami Metrozoo Entertainment Area. The water park and the Gold Coast Railroad Museum were given a maximum Floor Area Ratio (FAR) of 0.30, and areas designated for the family entertainment center and the hotel were given a maximum allowable FAR of 0.40. It should be noted, however, that of the total 170 acres to be designated as the Miami Metrozoo Entertainment Area, the FAR shall only apply to 108 acres of buildable areas within the site, and only to building structures within those areas. The FAR shall not apply to parking facilities, landscaped areas, environmentally protected areas, and non-buildable common areas, which make up the balance of the site.

To assure that the proposed development is limited to what was proposed in the development of regional impact Notice of Proposed Change (NOPC), the text amendment includes a description of the proposed development program outlined in the NOPC and presented in the public facilities analysis of the CDMP application. The development program calls for a water park with a capacity of 2,500 visitors, 75,000 sq.ft. of entertainment and arcade space for the family entertainment center, 50,000 sq.ft. of new museum structures and 20,000 sq.ft. of themed retail for the Gold Coast Railroad Museum (not including the existing structures on site), and a hotel with 200 rooms. In addition, the development program allocates parking spaces and seats for food services and restaurants to each use. Should there be a need to exceed the proposed development within the current boundaries, a new NOPC will be needed and the land use category will need to be amended accordingly in the CDMP.

As per the ORC response, the proposed land use category was modified to include the allowable percent distribution among the different types of proposed uses. To accomplish this, the uses were divided into two broad categories: attractions and recreation and hotels and other lodgings. The proposed amendment would allow 66 to 99 percent of the site to be developed as attractions and recreation. This category

includes the water park, the family entertainment center, museums, parks and open space, and the ancillary uses. The balance of the site, 1 to 40 percent, may be developed with hotels and other lodgings.

In addition to the above changes, the Revised Recommendations to the proposed CDMP amendment includes several amendments to the 5-year Schedule of Capital Improvements in Capital Improvements Element which identify projects needed for the next five years to support the Miami-Metrozoo Entertainment Area. The improvements for which cost estimates are available include water and sewer projects, as well as roadway improvements. They are listed below. Except for the transportation related improvements, the capital improvements resulting from the proposed development will be borne by the private developer who will be selected through the RFP process to construct and manage the proposed projects. It should be noted that the transportation project is currently listed in the CIE and is under construction.

<u>Capital Improvement</u>	<u>Estimated Cost</u>	<u>Source of Funding</u>	<u>Requires CIE Amendment</u>
▪ Construction of water and sewer infrastructure in the public right-of-way:	\$1,063,260*	Developer Contribution	Yes
▪ Lift station and installation of 12-inch sanitary sewer force main for Metrozoo's private sewer system	\$451,500*	Developer Contribution	Yes
▪ Widening of SW 117 Avenue between SW 152 and SW 184 Streets from 2 to 4 lanes	\$8,200,000	Road Impact Fees	Currently listed in CIE

\*Not including engineering fees or 15% contingency

## **DCA OBJECTION #2: TRAFFIC IMPACTS**

*The Department of Transportation (FDOT) noted in their comments that the south bound exit ramp from the Homestead Extension of the Florida Turnpike (HEFT) at SW 152<sup>nd</sup> Street has long delays and queues backing up onto the HEFT mainline in the afternoon rush hour. The ramp congestion is heavily impacted by the operations at the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue. FDOT stated that if the intersection of SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue is in need of improvements then approval of the Metrozoo development should be contingent on improvement to this intersection. The submitted data and analysis does not address this project's impact on the intersection or how any potential impacts will be mitigated.*

### **DCA Recommendation:**

*The traffic impact analysis should be revised to address potential impacts on the SW 152<sup>nd</sup> Street and SW 117<sup>th</sup> Avenue intersection. The County should coordinate with the Department of Transportation regarding improvements at the intersection of SW 152<sup>nd</sup>*

*Street and SW 117<sup>th</sup> Avenue and widening SW 117<sup>th</sup> Avenue between the HEFT and SW 152<sup>nd</sup> Street. If this improvement will be needed in the next 5 years, the project will also need to be included in the financially feasible 5-year schedule of capital improvements.*

**DP&Z Response:**

The County, in coordination with the FDOT, including the Florida's Turnpike Enterprise (FTE), has addressed the congestion on the southbound HEFT exit ramp at SW 152 Street impacted by the operations at the intersection at SW 117 Avenue and SW 152 Street. This coordinated effort resulted in the FDOT's issuance of a memo dated February 29, 2008 to the County's Planning and Zoning Department, stating that the proposed improvements will satisfy the FDOT's comments regarding the above mentioned intersection that are contained in its letter to DCA dated September 13, 2007. See Exhibit 1 for FDOT's February 29 memo.

The coordination effort took place through a series of meetings beginning in November 2007. Participants agreed that the needed improvement should be the construction of a dedicated/free flow right turn lane for southbound SW 117 Avenue onto westbound SW 152 Avenue and the conversion of the western most southbound through lane to a shared through/right turn lane. The implementation of these improvements will require modifications to the County's SW 117 Avenue widening project between SW 152 and SW 184 Streets, which is currently under construction. It will also affect the project design of the FTE's HEFT widening project from SW 117 Avenue to Kendall Drive. Subsequently and as agreed, the projects to improve the operations at the intersection of SW 152 Street and SW 117 Avenue to relieve the southbound exit ramp congestion will be implemented on a 2-phase basis.

Phase 1 includes modifications to the County's SW 117 Avenue widening project to implement the construction of a dedicated/free flow right turn lane for southbound SW 117 Avenue onto westbound SW 152 Avenue and the conversion of the western most southbound through lane to a shared through/right turn lane. This project is for the widening of SW 117 Avenue between SW 152 and SW 184 Streets from 2 to 4 lanes, and is listed in the Miami-Dade Metropolitan Planning Organization's (MPO) 2008 Transportation Improvement Program (TIP). The project is currently under construction (Project No. PW662410). The SW 117 Avenue widening project is included as Project Number 5 in the CDMP Capital Improvements Element, Table 10: Traffic Circulation, page IX-70.

Phase 2 includes modifications to the FTE's project design for the HEFT widening project to include the addition of a dedicated/free flow right turn lane from the HEFT southbound exit ramp to SW 117 Avenue tying into the County's dedicated/free flow right turn lane. This project is for the widening of HEFT between SW 117 Avenue to SW 88 Street from 6 to 12 lanes and is listed in the 2008 TIP for construction funding in fiscal year 2009-2010 (Project No. TP4060961).

The improvements discussed above are included as part of the Miami Metrozoo DRI development order conditions as follows:

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.

That a continuous right turn lane from the HEFT southbound exit ramp to SW 117<sup>th</sup> Avenue and tying this into the free-flow right turn lane for southbound to westbound traffic onto SW 152<sup>nd</sup> Street be completed prior to the issuance of the Certificate of Use for the proposed hotel.

The traffic consultant for the Miami-Dade County Park and Recreation Department also prepared a response to DCA's Objection No. 2. A copy of the response is included in Exhibit 3 of this report.

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### Exhibit 3

#### Response to Objection 2 of the ORC Response by the Traffic Consultant of the Park and Recreation Department, Dated February 21, 2008

The following information has been prepared to address Objection No. 2 raised by DCA based upon their review of Miami-Dade County Amendment 07D-1, for a text modification to the Miami-Dade County CDMP to create a land use category identified as the "Miami Metrozoo Entertainment Area".

#### DCA and FDOT Concerns

Objection No. 2 was raised in response to the FDOT letter dated September 13, 2007, where FDOT indicated that they had no major concerns with the proposed comprehensive plan amendment however they had a comment and recommendation related to the current need for capacity improvements on SW 117 Avenue and at the intersection of SW 117 Avenue and SW 152 Street. Miami-Dade County met with FDOT on November 6, 2007 to address and clarify their concerns. FDOT indicated that their major concern was the southbound to westbound movement at the intersection of SW 117 Avenue and SW 152 Street, and that a second southbound right turn lane was needed to address existing traffic demand.

#### Projects in the Current Funded TIP

Miami-Dade County identified two roadway improvement projects currently included in the funded five year work program (as outlined in **Table A** and as further described below) that could be modified to address FDOT concerns.

**Table A – Funded Transportation Projects in TIP 2008**

No.	Project Information	Description
1	Project Number: Project Limits: Project Description: Status:	TP4060961 – TIP 2008 SR 821/HEFT from South of SW 117 Avenue to South of Kendall Drive Widening Turnpike Mainline from to 12 Travel Lanes Improvements to interchange at HEFT/SW 117 Avenue and HEFT/SW 152 Street Construction Funding - FY 2009-2010 - \$349,170,000
2	Project Number: Project Limits: Project Description: Status:	PW662410 - TIP 2008 SW 117 Avenue from SW 152 Street to SW 184 Street Widening from 2 lanes to 4 lanes with median Intersection improvements at SW 117 Avenue/SW 152 Street Construction Funding – Underway - \$8,200,000

**HEFT Widening** - Florida's Turnpike is gearing up for their 90% design plan submittal (due in June 2008) for the HEFT Widening Project pursuant to TIP No. TP4060961. Project limits extend from South of Kendall Drive to South of SW 117 Avenue with an

expansion of the turnpike mainline to 12 travel lanes. Construction is funded and scheduled for FY 2009-2010 with construction costs at \$349,170,000 (TIP 2008, Section A-2, page 1). The construction project also includes modifications to the interchange lane geometry at HEFT/SW 117 Avenue and HEFT/SW 152 Street.

**SW 117 Avenue Widening** - Miami-Dade County is under construction with the four lane widening of SW 117 Avenue from SW 152 Street to SW 184 Street pursuant to TIP No. PW662410 (TIP 2008, Section A-5, page 36). The roadway expansion project includes intersection improvements at SW 117 Avenue and SW 152 Street. The improvements add capacity to the southbound approach with the addition of a second southbound through lane along with an improved southbound left turn lane and an improved and southbound free-flow right turn lane. The improvements include new signalization, channelized islands and signal timing modifications.

#### Agency Coordination to Modify Current Projects to Address FDOT Concerns

Through coordination with Miami-Dade County Public Works, FDOT and Florida's Turnpike, the two funded roadway projects (identified in **Table A** above) have been evaluated to determine how best to address FDOT concerns. Immediate changes are now underway by Miami-Dade Public Works to modify to the intersection design for SW 117 Avenue at SW 152 Street to accommodate a second southbound shared through-right turn lane. These changes are being funded by the current construction project underway as part of TIP No. PW662410.

- After meeting with Florida's Turnpike and FDOT on February 5, 2008, Miami-Dade County Public Works (Highway Division and Traffic Operations) met on February 15, 2008 to address design issues related to the channelized island and new signal mast arm to be located in the northwest corner of the intersection of SW 117 Avenue and SW 152 Street as part of TIP No. PW662410 currently under construction. Traffic Operations determined that changes to the intersection design could be made for the southbound movements to convert the westernmost through lane into a second southbound shared through/right turn lane. Traffic operations determined that the overall design could be modified and improved to accomplish the following:
  - improve the operations of the southbound free-flow right turn lane by increasing the turning radius and by providing an expanded lane width to accommodate the free-flow right turns;
  - modifying the island in the northwest corner of the intersection to accommodate pedestrians, while changing the shape of the island to accommodate the second southbound right turn movement;
  - maintaining the signal mast arm in its current location in the northwest corner of the intersection, out of the way of the southbound lane geometry and out of the way of the free-flow right turn lane and the second southbound shared through/right turn lane;

- adding the directional signage for the southbound intersection design to prohibit right turn on red from the shared through/right turn lane;
  - adding the lane striping to the southbound intersection design to accommodate one southbound left turn lane, one southbound through lane, one southbound shared through/right turn lane and one southbound free-flow right turn lane;
  - modifying the signal timing and signal heads to accommodate the second southbound shared through/right turn lane; and
  - modifying the free-flow right turn lane design to stripe in the taper at the beginning (north end) of the turn lane (in lieu of a raised curb) so as to accommodate the future extension of this turn lane to the north to meet up with the HEFT/SW 117 Avenue southbound off ramp.
- Miami-Dade Public Works (Highway Division) is currently modifying the design plans pursuant to the changes outlined above, and has reviewed the design changes with the field construction manager. These geometric changes to the intersection design at SW 117 Avenue and SW 152 Street enables Miami-Dade County to immediately accommodate FDOT's request for improvements to the southbound to westbound movement at the intersection of SW 117 Avenue and SW 152 Street as part of the current funded roadway improvement project under TIP No. PW662410.

#### Additional Improvements to SW 117 Avenue:

Additional changes to TIP No. TP4060961 are under review by Florida's Turnpike to determine the feasibility of incorporating a continuous southbound right turn lane on SW 117 Avenue extending from the Southbound Off Ramp at HEFT/SW 117 Avenue, south to SW 152 Street to meet up with the free-flow right turn lane being built by Miami-Dade County under TIP No. PW662410.

- In August of 2007 during the review of the Turnpike 30% plans, Miami-Dade Public Works (Highway Division) asked Florida's Turnpike to examine the feasibility of adding a continuous southbound right turn lane on SW 117 Avenue extending from the Southbound Off Ramp at HEFT/SW 117 Avenue, south to SW 152 Street to meet up with the southbound right turn lane incorporated into the intersection improvements which are part of the SW 117 Avenue widening project currently under construction by Miami-Dade County.
- On February 5, 2008, Miami-Dade Public Works, Park and Recreation and Planning and Zoning, met with FDOT District 6, MDX and Florida's Turnpike, to explore the feasibility of incorporating the continuous right turn lane from the SB off ramp at SW 117 Avenue south to SW 152 Street. Clarity on ROW availability, existing driveways and the method of construction to address the culvert over the existing canal was discussed. Florida's Turnpike indicated that they would determine how the southbound geometry could fit to address a continuous

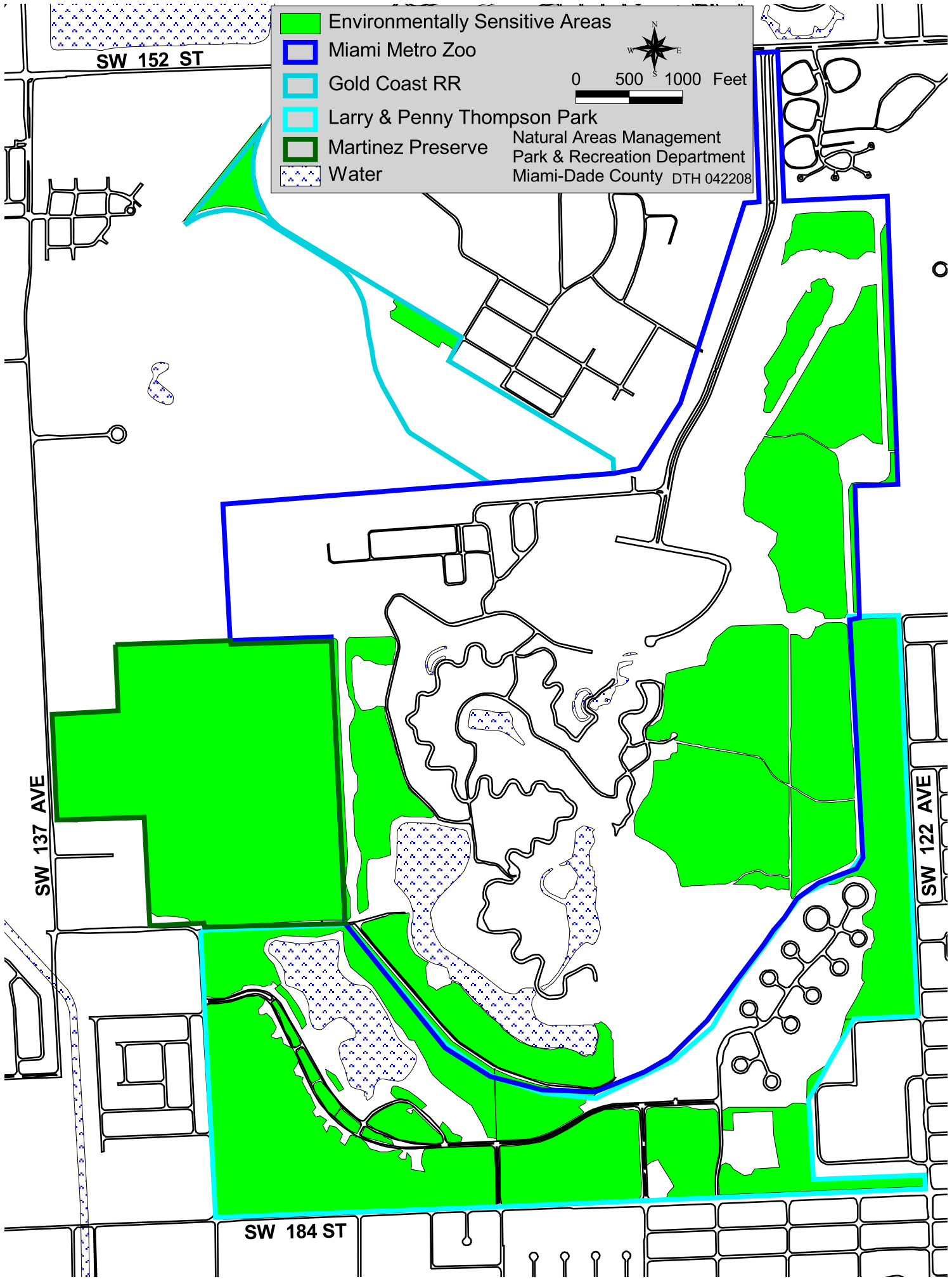
southbound right turn lane given the design issues related to the culvert over the existing canal.

- Florida's Turnpike also indicated that their plans could include geometric modifications for northbound SW 117 Avenue from SW 152 Street to SW 117 Avenue to create a continuous northbound left turn lane (in addition to the two northbound travel lanes) to serve the Northbound On Ramp to the HEFT at SW 117 Avenue. This continuous northbound left turn lane might require the closure of the median opening currently serving the car dealership to the west and a MDT park and ride lot (located on Turnpike land) on the east. Florida's Turnpike was going to meet with MDT to discuss issues related to the park and ride lot and would provide feedback on that meeting in their communication back to Miami-Dade County.
- Miami-Dade County awaits further coordination from Florida's Turnpike related to the provision of the continuous southbound right turn lane and the potential for a continuous northbound left turn lane on SW 117 Avenue. Miami-Dade County will work with Florida's Turnpike through the development of the 90% plans to address the design, construction and funding issues for the addition of the continuous turn lane improvements to SW 117 Avenue.

## **Exhibit 4**

**Map of Natural Forest Community (NFC) preservation areas and Environmentally  
Endangered Lands within the Miami Metrozoo DRI.**

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Environmentally Sensitive Areas

Miami Metro Zoo

Gold Coast RR

Larry & Penny Thompson Park

Martinez Preserve

Water

0 500 1000 Feet

Natural Areas Management  
Park & Recreation Department  
Miami-Dade County DTH 042208