

**REVISED INITIAL RECOMMENDATION OF
THE MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**

**MIAMI METROZOO DRI
APPLICATION TO AMEND THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

July 3, 2007

The Department of Planning and Zoning recommends a change to the proposed text amendment included in the June 22, 2007, *Application and Initial Recommendations for the Miami Metrozoo DRI Application to Amend the Miami-Dade County Comprehensive Development Master Plan*. The original text amendment can be found on Chapter 2: Recommendations and Principal Reasons (page 2-1).

The County Attorney's Office in consultation with the Department of Planning and Zoning recommended the text change contained herein after the June 27, 2007 Community Council 14 public hearing on the Miami Metrozoo CDMP Amendment. The intent of the revision is to maintain consistency with the allowed uses approved by voters on the November 7, 2006 Countywide Referendum for further development at the Metrozoo property. The Miami-Dade County Park and Recreation Department, which is the Applicant for the CDMP amendment, is in agreement with the proposed language as modified.

Below is the text amendment with the proposed change noted in strikethrough:

Miami Metrozoo Entertainment Area

This category is for tourist attractions and ancillary uses that are adjacent to the zoological park and that are themed to establish a unified Miami Metrozoo Entertainment Area. Primary uses in the Miami Metrozoo Entertainment Area may include one or more of the following: water park rides and attractions, ~~amusement or theme park rides 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.

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. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. 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 Article 7 of the Home Rule Amendment and Charter, Miami-Dade County, Florida, as amended through January 26, 2007.