ORDINANCE NO. 2017-16-380

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, REZONING THAT PROPERTY GENERALLY LOCATED ON NORTHWEST 199TH STREET AND 27TH AVENUE MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, FROM PCD-PLANNED CORRIDOR DEVELOPMENT WITH ENTERTAINMENT OVERLAY, GP-GOVERNMENT PROPERTY, AND OF-OFFICE TO S-STADIUM DISTRICT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this proposed rezoning relates to property that is generally located east of NW 27th Avenue and along NW 199th Street in Miami Gardens, Florida and encompasses the Hard Rock Stadium and it's the vacant land and surface parking areas as shown in "Exhibit A," and

WHEREAS, on July 21, 2017, the City of Miami Gardens entered into a Settlement Agreement which provided, in part, that the City and Miami-Dade County would create a zoning ordinance for the subject property which would allow zoning regulations to be administered in a manner consistent with an amendment to the City's Charter, and

WHEREAS, pursuant to the City's Charter and the Settlement Agreement, the City oversees the zoning regulations for the subject property, while the County hears appeals of certain City zoning decisions pertaining to the subject property; and the County retains its jurisdiction over the DRI, and

WHEREAS, in accordance with the amendment to the City's Charter and the Settlement Agreement, the County adopted the Stadium Zoning District in February 2017, pursuant to Ordinance No. 17-09 and this was followed by the adoption of a zoning text amendment by the City, establishing regulations for the Stadium Zoning District via Ordinance No. 2017-02-366, and adoption of Resolution No. Z-21-17 on July

20, 2017 by the County implementing a district boundary change from BU-2 (Special Business Use Zoning District) and OPD (Office Park District) to Stadium District (S-District), and

WHEREAS, the final step is to update the City's zoning map with a boundary change from PCD-Planned Corridor Development district with an EO-Entertainment Overlay, OF-Office and GP-Government Property, to S-Stadium District, and

WHEREAS, the City's Planning and Zoning Staff has made a determination that the proposed rezoning of the subject property will be consistent with the policies and objectives of the City's Comprehensive Development Master Plan (CDMP), and

WHEREAS, the City Council also considered that testimony of the City's Planning and Zoning staff, and the staff report attached hereto as Exhibit "B" and incorporated in by reference,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

Section 2. APPROVAL: The City Council of the City of Miami Gardens, Florida hereby approves the rezoning of that property generally located on Northwest 199th Street and 27th Avenue more particularly described in exhibit "A", attached hereto, from PCD-Planned Corridor Development with Entertainment Overlay OF-Office and GP-Government Property to S-Stadium District.

Section 3. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

Section 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. INCLUSION IN CODE: It is the intention of the City Council of the City of Miami Gardens that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Miami Gardens and that the section of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed.

Section 6. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 8th DAY OF NOVEMBER, 2017.

PASSED ON SECOND READING ON THE 13th DAY OF DECEMBER, 2017.

OLIVER GILBERT, III, MAYOR

ATTEST:

RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY
SPONSORED BY: CAMERON D. BENSON, CITY MANAGER

Moved by: Mayor Oliver Gilbert
Seconded by: Councilman Rodney Harris

VOTE: 7-0

Mayor Oliver Gilbert, III	X (Yes)	____ (No)
Vice Mayor Erhabor Ighodaro, Ph.D.	X (Yes)	____ (No)
Councilwoman Lisa C. Davis	X (Yes)	____ (No)
Councilman Rodney Harris	X (Yes)	____ (No)
Councilwoman Lillie Q. Odom	X (Yes)	____ (No)
Councilwoman Felicia Robinson	X (Yes)	____ (No)
Councilman David Williams Jr	X (Yes)	____ (No)

18605 NW 27th Avenue
Miami Gardens, Florida 33056

City of Miami Gardens
Agenda Cover Memo

Council Meeting Date:	**December 13, 2017**		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
					X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
							X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
							X	
Funding Source:	*(Enter Fund & Dept)* ***N/A***		**Advertising Requirement:**		**Yes**		**No**	
					X			
Contract/P.O. Required:	**Yes**	**No**	**RFP/RFQ/Bid #:**		*(Enter #)* ***N/A***			
		X						
Strategic Plan Related:	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:**			
		X	**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		***N/A***			
Sponsor Name:	Cameron D. Benson, City Manager		**Department:**		Planning and Zoning			

Short Title:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, REZONING THAT PROPERTY GENERALLY LOCATED ON NORTHWEST 199TH STREET AND 27TH AVENUE MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO, FROM PCD-PLANNED CORRIDOR DEVELOPMENT WITH ENTERTAINMENT OVERLAY, GP-GOVERNMENT PROPERTY, AND OF-OFFICE TO S-STADIUM DISTRICT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Background

The subject property is generally located east of NW 27th Avenue and along NW 199th Street in Miami Gardens, Florida and encompasses the Hard Rock Stadium and its environs inclusive of vacant land and surface parking areas as shown in "Exhibit A".

On June 7, 2016, the City of Miami Gardens entered into a Settlement Agreement which provided, in part, that the City and Miami-Dade County create a zoning ordinance for the subject property which would allow zoning regulations to be administered in a manner consistent with an amendment to the

City's Charter related to jurisdiction. Pursuant to the City's Charter and the Settlement Agreement, the City oversees the zoning regulations for the subject property, while the County hears appeals of certain City zoning decisions pertaining to the subject property. The County retains its jurisdiction over the DRI.

Current Situation

In accordance with the amendment to the City's Charter and the Settlement Agreement, the County adopted the Stadium Zoning District in February 2017, pursuant to Ordinance No. 17-09. This was followed by the adoption of a zoning text amendment by the City on March 22, 2017establishing regulations for the Stadium Zoning District via Ordinance No. 2017-02-366, and adoption of Resolution No. Z-21-17 on July 20, 2017 by the County implementing a district boundary change from BU-2 (Special Business Use Zoning District) and OPD (Office Park District) to Stadium District (S-District).

The final step is to update the City's zoning map with a boundary change from PCD-Planned Corridor Development district with an EO-Entertainment Overlay, OF-Office and GP-Government Property, to S-Stadium District. The requested district boundary change will bring the subject property into conformance with the City's Stadium District regulations.

Analysis

One of the primary purposes of the newly established Stadium District is to carry forward the current zoning regulations for the subject property as well as previous zoning approvals. The proposed zoning map amendment establishing the S-Stadium District is consistent with the policies and objectives of the City of Miami Gardens Comprehensive Development Master Plan (CMDP), and satisfies the criteria for granting of amendments or adoption of changes to the text of the LDRs or change of the actual official zoning map designation of a parcel or parcels. In addition, it complies with the requirements under the Settlement Agreement.

Proposed Action:

It is recommended that the City Council adopt this Ordinance amending the zoning map for the subject property from PCD–Planned Corridor Development district with an EO–Entertainment Overlay, OF-Office, and GP-Government Property to S–Stadium District, in accordance with the Settlement Agreement.

Attachments: Exhibit "A" – Survey and Legal Description
Exhibit "B" – Staff Recommendation

EXHIBIT “A” – Survey and Legal Description

EXHIBIT "C"

SURVEY NOTES:
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "DOLPHIN CENTER-STADUM SITE", WITH A REFERENCE BEARING OF SOUTH 02°46'26" EAST ALONG THE WEST LINE OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY AS SUCH.

EXHIBIT "C" - LAND DESCRIPTION

STADIUM SITE
ALL OF TRACT "A", "DOLPHIN CENTER - STADIUM SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LAND SITUATED IN MIAMI-DADE COUNTY, FLORIDA CONTAINING 143.72 ACRES MORE OR LESS.

TOGETHER WITH:

DOLPHIN CENTER - EAST I
A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND A PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 01°40'22" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 90.94 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE "FLORIDA'S TURNPIKE" AND THE POINT OF BEGINNING; THENCE SOUTH 87°04'59" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE "FLORIDA'S TURNPIKE", 84.76 FEET; THENCE SOUTH 02°47'53" EAST, CONTINUE ALONG THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA'S TURNPIKE, 30.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 199TH STREET, AS SHOWN ON THE DOLPHIN STADIUM - CENTER SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 91 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 87°04'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID N.W. 199TH STREET, 167.13 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2163.50 FEET; THENCE WESTERLY AND SOUTHWESTERLY, CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID N.W. 199TH STREET, AND ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°48'06", FOR AN ARC DISTANCE OF 823.23 FEET TO A POINT ON THE EAST LINE OF TRACT "E", OF SAID DOLPHIN CENTER- STADIUM SITE, SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, NORTHWESTERLY AND NORTHERLY, ALONG THE EAST LINE OF SAID TRACT "E", AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 113°02'15" FOR AN ARC DISTANCE OF 98.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°40'53" WEST, CONTINUE ALONG THE EAST LINE OF SAID TRACT "E", 1044.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 280.00 FEET (A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 65°22'27" WEST); THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY, CONTINUING ALONG THE EASTERLY LINE OF SAID TRACT "E", AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 67°30'40" FOR AN ARC DISTANCE OF 329.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°51'46" EAST, CONTINUE ALONG THE EAST LINE OF SAID TRACT "E", 787.79 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 280.00 FEET; THENCE EASTERLY, CONTINUE ALONG THE EASTERLY LINE OF SAID TRACT "E" AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°36'50" FOR AN ARC DISTANCE OF 66.53 FEET TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING THE EAST LINE OF SAID SECTION 34; THENCE SOUTH 01°40'22" EAST ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 972.84' FEET TO THE POINT OF BEGINNING:

SAID LAND SITUATED IN MIAMI-DADE COUNTY, FLORIDA CONTAINING 28.104 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 01°40'22" WEST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 90.94 FEET TO THE POINT OF BEGINNING, SAME BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE "FLORIDA'S TURNPIKE"; THENCE CONTINUE NORTH 01°40'22" WEST ALONG SAID WEST LINE OF SAID SECTION 35, A DISTANCE OF 960.46 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 292.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 23°34'48" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°03'40", AN ARC DISTANCE OF 219.46 FEET TO
THE WEST RIGHT-OF-WAY OF SAID "FLORIDA'S TURNPIKE" (A RADIAL LINE TO SAID POINT BEARS NORTH 66°38'28" EAST); THENCE SOUTH 02°34'33" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 800.90 FEET; THENCE SOUTH 87°04'59" WEST, CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, 159.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 3.1509 ACRES, MORE OR LESS.

TOGETHER WITH:

DOLPHIN CENTER - EAST II & MIDDEN ZONE
ALL OF TRACT "B", "DOLPHIN CENTER - STADIUM SITE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF TRACTS 1, 2, 3, 4, 21, 22, 23 AND 24, "MIAMI GARDENS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 02°47'53" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 543.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°47'53" EAST, ALONG SAID EAST LINE OF SECTION 3, A DISTANCE OF 429.40 FEET TO THE NORTHEAST CORNER OF TRACT "C" OF SAID "DOLPHIN CENTER - STADIUM SITE"; THENCE SOUTH 87°07'49" WEST, ALONG THE NORTH LINE OF TRACTS "C" AND "D" OF SAID "DOLPHIN CENTER - STADIUM SITE", 1321.17 FEET; THENCE SOUTH 02°46'37" EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT "D", 216.00 FEET; THENCE SOUTH 87°07'49" WEST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT "D", 1161.25 FEET; THENCE NORTH 02°45'22" WEST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT "D", 618.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 199TH STREET AS SHOWN ON SAID "DOLPHIN CENTER - STADIUM SITE", SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 6924.43 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 01°11'36" EAST; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°40'49" AND AN ARC LENGTH 203.70 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2238.50 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, AND THE ARC OF SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 28°19'13" AND AN ARC DISTANCE OF 1106.45 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2043.50 FEET; THENCE NORTHEASTERLY AND EASTERLY, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 28°16'37" AND AN ARC LENGTH OF 1008.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°04'59" EAST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, 166.88 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE "FLORIDA TURNPIKE"; THENCE SOUTH

FILE: J:PROJECTS:3283:3283USD30

SKETCH OF DESCRIPTION
DOLPHIN CENTER
A PORTION OF SECTION 34-51S-41E &
A PORTION OF SECTION 3-52S-41E
MIAMI DADE COUNTY, FLORIDA

DATE 3-10-03
SCALE SHOWN
FIELD BK. N.A.
DWNG. BY D.K.L.
CHK. BY R.K.K.

DATE	REVISIONS

KEITH and SCHNARS, P.A.
LB 1337
ENGINEERS - PLANNERS - SURVEYORS
6500 N. ANDREWS AVE, Ft. LAUDERDALE, FL. 33309-2132 (954) 776-1616

SHEET NO. 1 OF 7 SHEETS
DRAWING NO. 13283L - 4 of 7

EXHIBIT "C"

LAND DESCRIPTION CONTINUED

02°47'53" EAST, ALONG SAID WEST RIGHT OF WAY LINE OF THE "FLORIDA TURNPIKE", 50.32 FEET; THENCE SOUTH 06°56'41" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 401.05 FEET; THENCE SOUTH 32°58'17" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 37.80 FEET; THENCE NORTH 87°12'07" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 34.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 42.464 ACRES, MORE OR LESS.

TOGETHER WITH:

DOLPHIN CENTER WEST
A PORTION OF TRACTS 10 AND 11, "MIAMI GARDENS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF SECTION 34, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 01°47'18" WEST, ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 961.32 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 27TH AVENUE, AS SHOWN ON "DOLPHIN CENTER - STADIUM SITE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°47'18" WEST, ALONG SAID WEST LINE OF SECTION 34, AND ALONG SAID EAST RIGHT OF WAY LINE, 849.60 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 203RD STREET AS SHOWN ON SAID "DOLPHIN CENTER - STADIUM SITE", SAID POINT ALSO BEING A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°55'32" AND AN ARC LENGTH OF 81.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°51'46" EAST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, 766.22 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.00 FEET; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF N.W. 26TH AVENUE AS SHOWN ON SAID "DOLPHIN CENTER * STADIUM SITE" AND THE ARC OF SAID TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°04'28" AND AN ARC LENGTH OF 135.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°47'18" EAST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 1086.38 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 8553.53 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°00'00", AND AN ARC LENGTH OF 298.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°12'42" WEST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 365.85 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 103°49'23", AND AN ARC LENGTH OF 90.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 75°57'55" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 199TH STREET AS SHOWN ON SAID "DOLPHIN CENTER - STADIUM SITE", 236.26 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1968.58 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°31'18", AND AN ARC LENGTH OF 121.00 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING THE NORTHERLY LINE OF A RIGHT TURN LANE DEEDED TO MIAMI-DADE COUNTY, FLORIDA AS ADDITIONAL RIGHT OF WAY, SAID DEED BEING RECORDED IN OFFICIAL RECORDS BOOK 12940, PAGE 669 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 78°16'03" WEST, ALONG THE NORTH LINE OF SAID RIGHT TURN LANE, 179.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1980.58 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 05°18'21" EAST; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTH LINE OF THE RIGHT TURN LANE AND THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°04'32" AND AN ARC LENGTH OF 175.45 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°13'49" WEST, ALONG THE WEST LINE OF SAID RIGHT TURN LANE, 12.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE SAID N.W. 27TH AVENUE, SAID POINT ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 00°13'49" WEST; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY, ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°59'45" AND AN ARC LENGTH OF 75.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°46'26" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 92.74 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5808.65 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°02'40" AND AN ARC LENGTH OF 207.27 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 09°50'03" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 180.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5795.65 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 83°24'08" EAST; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°48'37" AND AN ARC LENGTH OF 284.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°24'29" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 92.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 36.534 ACRES, MORE OR LESS.

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON MARCH 10, 2003. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

BY: ROBERT K. KRISAK, P.S.M.
FLORIDA REGISTRATION NO. 4641

FILE: J:PROJECTS:13283:3283USD30

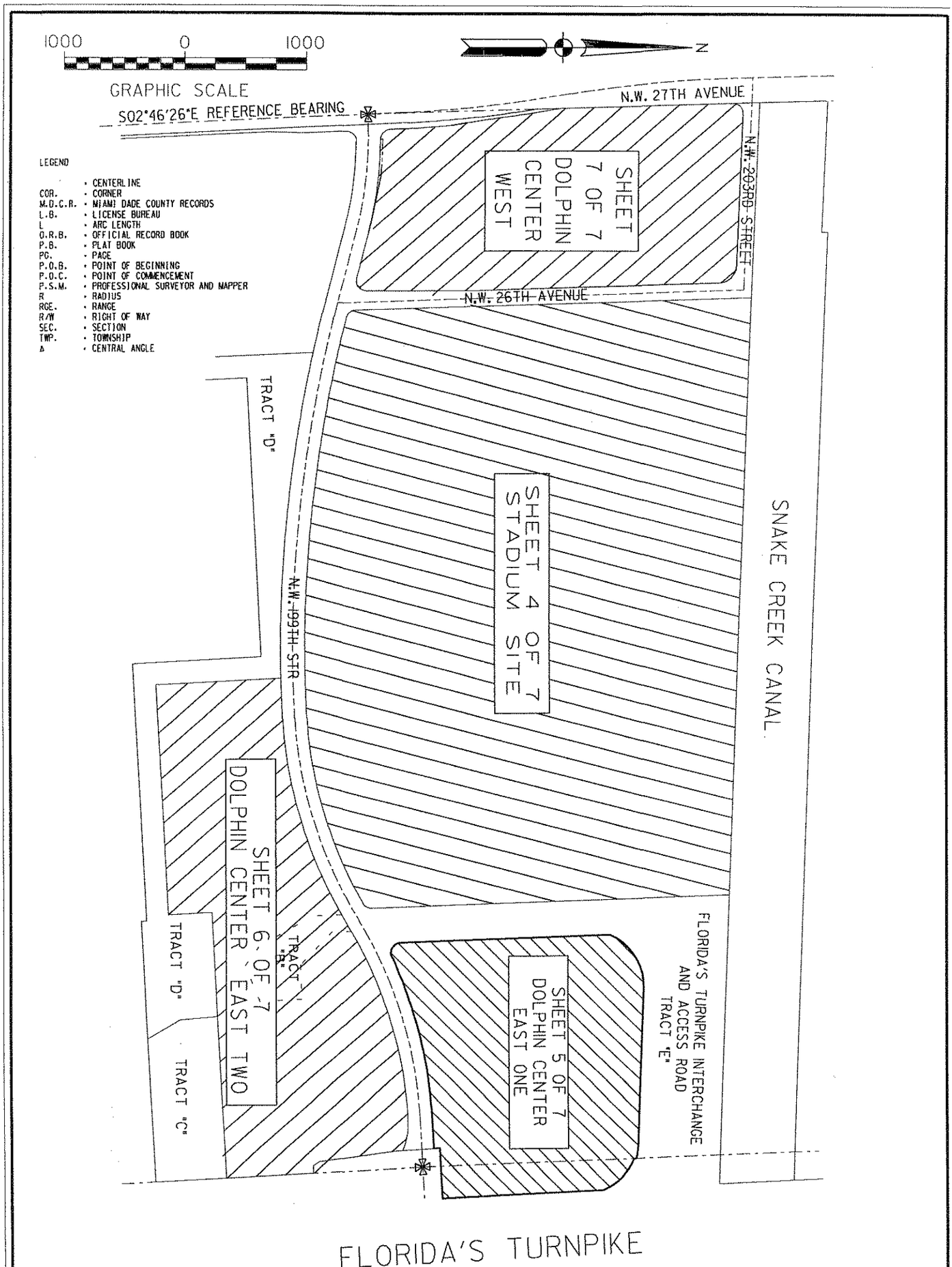
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DOLPHIN CENTER A PORTION OF SECTION 34-51S-41E & A PORTION OF SECTION 3-52S-41E MIAMI DADE COUNTY, FLORIDA	DATE 3-10-03 SCALE SHOWN FIELD BK. N.A. DWNG. BY D.K.L. CHK. BY R.K.K.	DATE	REVISIONS

KEITH and SCHNARS, P.A.
LB 1337
ENGINEERS - PLANNERS - SURVEYORS
6500 N. ANDREWS AVE., FT. LAUDERDALE, FL. 33309-2132 (954) 776-1616

SHEET NO. 2 OF 7 SHEETS
DRAWING NO. 13283L

141

EXHIBIT "C"



KEY MAP

FILE: J:PROJECTS:13283:3283USD30

SKETCH OF DESCRIPTION

DOLPHIN CENTER
A PORTION OF SECTION 34-51S-41E &
A PORTION OF SECTION 3-52S-41E
MIAMI DADE COUNTY, FLORIDA

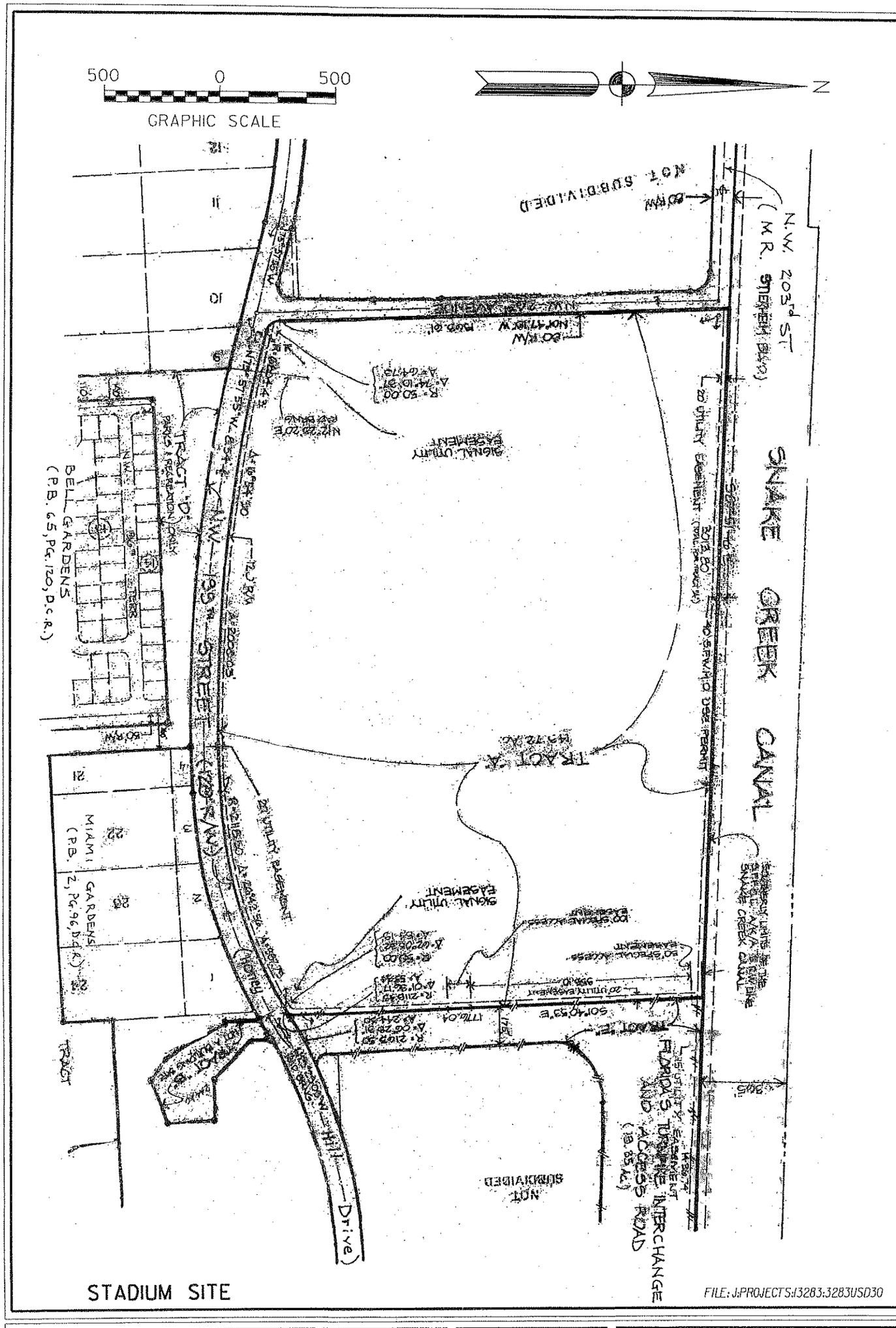
DATE 3-10-03
SCALE SHOWN
FIELD BK. N.A.
DWNG. BY D.K.L.
CHK. BY R.K.K.

DATE	REVISIONS

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SHEET NO. 3 OF 7 SHEETS
DRAWING NO. 13283L

EXHIBIT "C"



SKETCH OF DESCRIPTION

DOLPHIN CENTER
A PORTION OF SECTION 34-51S-41E &
A PORTION OF SECTION 3-52S-41E

MIAMI DADE COUNTY, FLORIDA

DATE	3-10-03
SCALE	SHOWN
FIELD BK.	N.A.
DWNG. BY	D.K.L.
CHK. BY	R.K.K.

DATE	REVISIONS

KEITH and SCHNARS, P.A.
LB 1337
ENGINEERS - PLANNERS - SURVEYORS
6500 N. ANDREWS AVE., FT. LAUDERDALE, FL. 33309-2132 (954) 776-1616

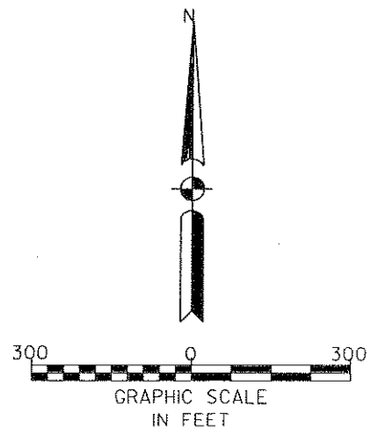
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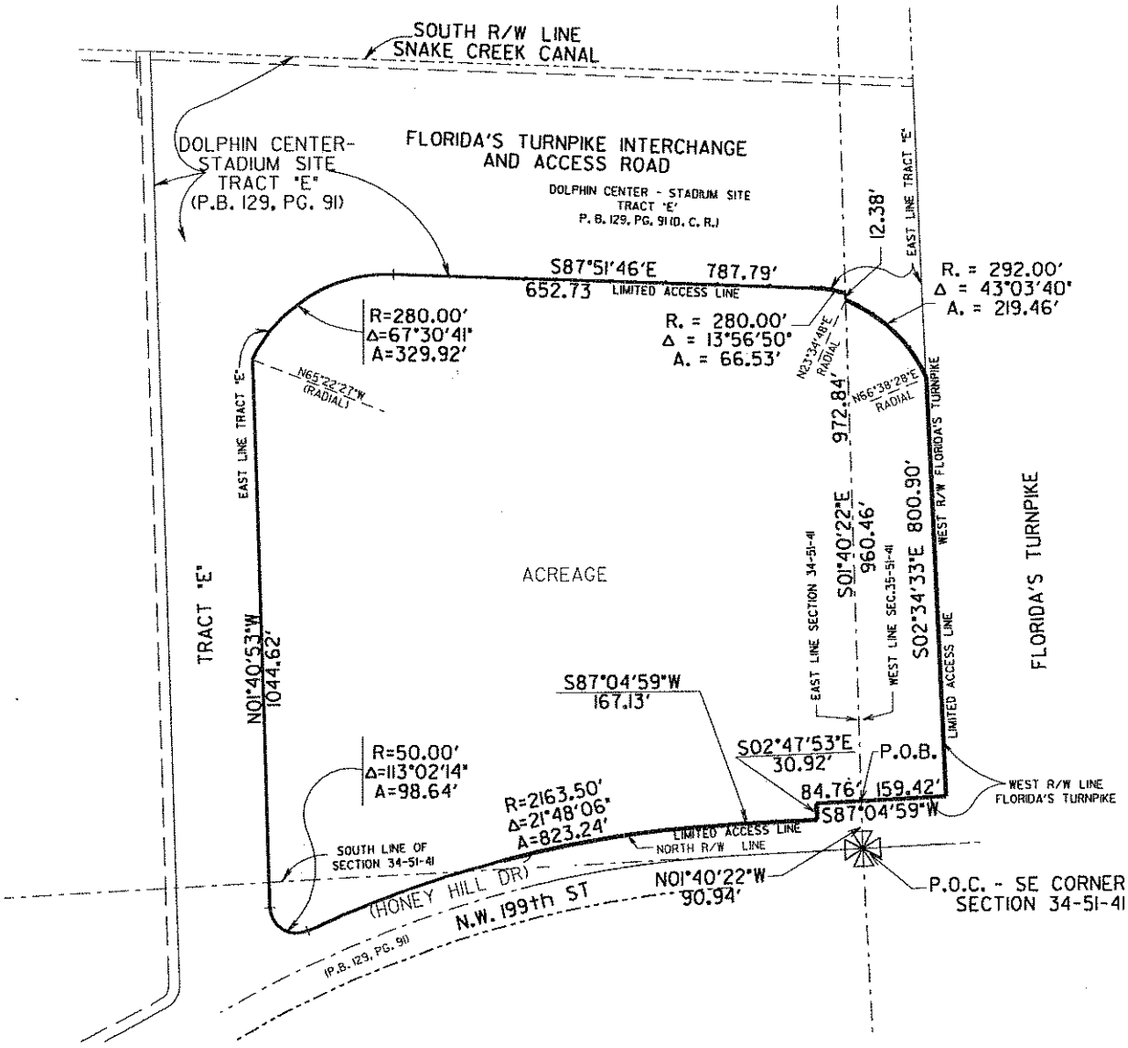
DRAWING NO. 13283L-~~30~~ 43

EXHIBIT "C"

LEGEND

	- CENTERLINE
COR.	- CORNER
M.D.C.R.	- MIAMI DADE COUNTY RECORDS
L.B.	- LICENSE BUREAU
L	- ARC LENGTH
O.R.B.	- OFFICIAL RECORD BOOK
P.B.	- PLAT BOOK
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
R	- RADIUS
RGE.	- RANGE
R/W	- RIGHT OF WAY
SEC.	- SECTION
TWP.	- TOWNSHIP
Δ	- CENTRAL ANGLE





DOLPHIN CENTER - EAST I

FILE: J:PROJECTS:13283:3283USD30

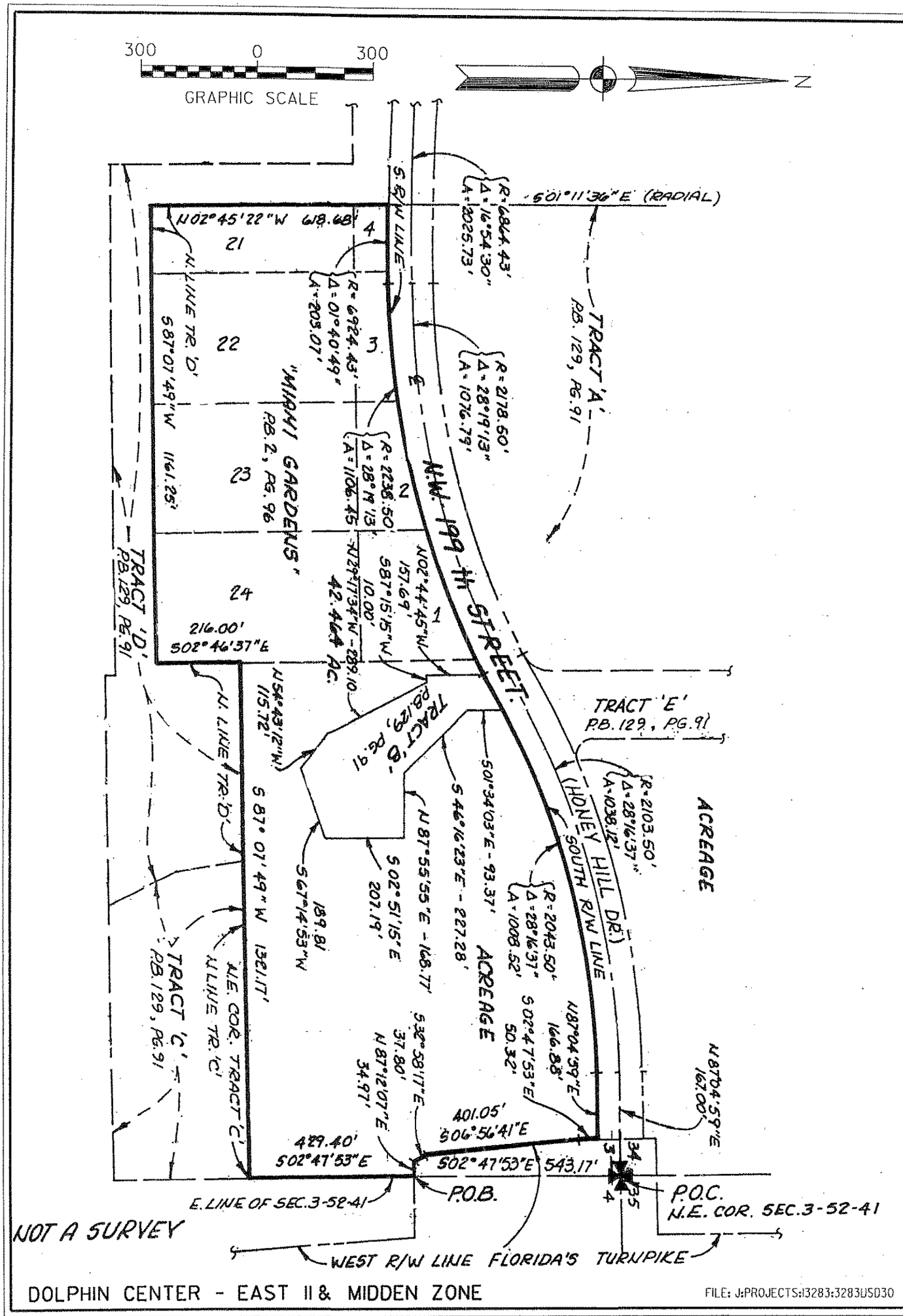
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DOLPHIN CENTER A PORTION OF SECTION 34-51S-41E & A PORTION OF SECTION 3-52S-41E	SCALE SHOWN		
MIAMI DADE COUNTY, FLORIDA	FIELD BK. N.A.		
	DWNG. BY D.K.L.		
	CHK. BY R.K.K.		

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SHEET NO. 5 OF 7 SHEETS

DRAWING NO. 13283L-3

EXHIBIT "C"



DOLPHIN CENTER - EAST II & MIDDEN ZONE

FILE: J:PROJECTS:13283:3283US030

SKETCH OF DESCRIPTION

DOLPHIN CENTER
A PORTION OF SECTION 34-51S-41E &
A PORTION OF SECTION 3-52S-41E

MIAMI DADE COUNTY, FLORIDA

DATE 3-10-03
SCALE SHOWN
FIELD BK. N. A.
DWNG. BY D.K.L.
CHK. BY R.K.K.

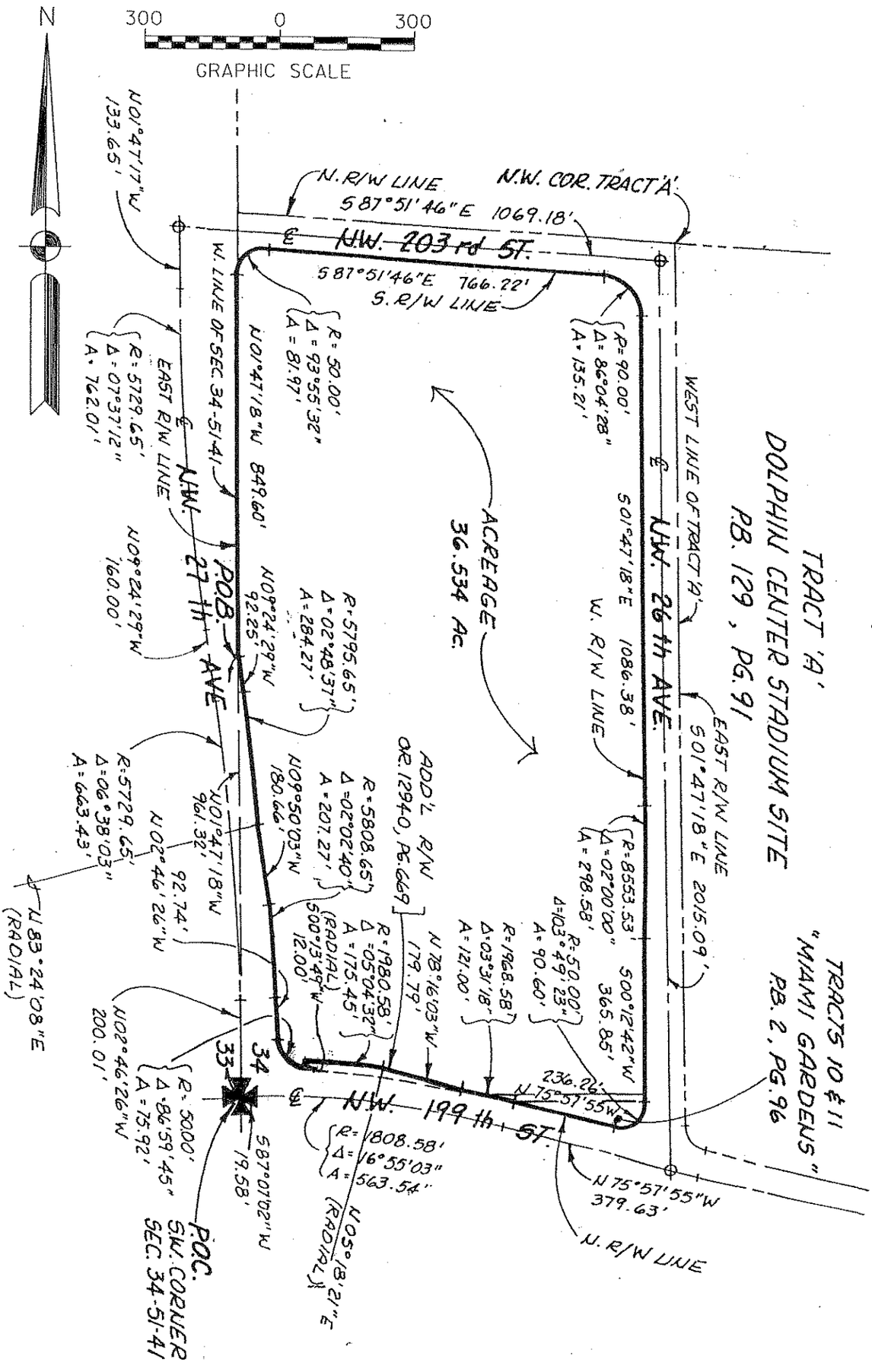
DATE	REVISIONS

KEITH and SCHNARS, P.A.
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ENGINEERS - PLANNERS - SURVEYORS
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SHEET NO. 6 OF 7 SHEETS

DRAWING NO. 13283L-~~S~~ 145 of 152

EXHIBIT "C"



NOT A SURVEY

DOLPHIN CENTER WEST

FILE: J:PROJECTS:13283:3283USD30

SKETCH OF DESCRIPTION	DATE 3-10-03	DATE	REVISIONS
DOLPHIN CENTER A PORTION OF SECTION 34-51S-41E & A PORTION OF SECTION 3-52S-41E	SCALE SHOWN		
MIAMI DADE COUNTY, FLORIDA	FIELD BK. N.A.		
	DWNG. BY D.K.L.		
	CHK. BY R.K.K.		

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SHEET NO. 7 OF 7 SHEETS

DRAWING NO. 13283L

Exhibit “B”- Staff Recommendation

STAFF RECOMMENDATION
PZ-2017-002036

APPLICATION INFORMATION

Applicant:	City of Miami Gardens
Property Location:	NW 199th Street & Florida Turnpike
Folio No.:	34-1134-000-0080, 34-1134-011-0010, 34-1134-011-0011 34-1134-000-0081, 34-2103-001-0170, 34-1134-011-0020
Property Size:	±248 acres
Future Land Use:	Commerce
Existing Zoning:	PCD-Planned Corridor Development with EO-Entertainment Overlay GP, Government Property and OF, Office
Requested Action(s):	Zoning map amendment from PCD-Planned Corridor Development with EO-Entertainment Overlay, GP, Government Property and OF, Office to S-Stadium District

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RECOMMENDATION:

It is recommended that the City Council adopt this Ordinance amending the zoning map for the subject property from PCD–Planned Corridor Development district with an EO–Entertainment Overlay, OF-Office, and GP-Government Property to S–Stadium District, in accordance with the Settlement Agreement.

REVIEW AND ANALYSIS:

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Subject Site	Commerce	PCD, Planned Corridor Development EO, Entertainment Overlay GP, Government Property OF, Office	Stadium Surface Parking Open Space
North	Neighborhood	R-1, Single Family Dwelling Residential R-15, Multiple Family Dwelling Residential R-25, Multiple Family Dwelling Residential	Residential
South	Neighborhood Commerce	R-1, Single Family Dwelling Residential R-15, Multiple Family Dwelling Residential PCD, Planned Corridor Development EO, Entertainment Overlay	Residential Commercial

East	Neighborhood	R-1, Single Family Dwelling Residential	Residential
West	Neighborhood	R-15, Multiple Family Dwelling Residential	Residential

Project Summary/Background

The subject property is generally located east of NW 27th Avenue and along NW 199th Street in Miami Gardens, Florida and encompasses the Hard Rock Stadium and its environs inclusive of vacant land and surface parking areas as shown in "Exhibit A".

On June 7, 2016, the City of Miami Gardens entered into a Settlement Agreement which provided, in part, that the City and Miami-Dade County create a zoning ordinance for the subject property which would allow zoning regulations to be administered in a manner consistent with an amendment to the City's Charter related to jurisdiction. Pursuant to the City's Charter and the Settlement Agreement, the City oversees the zoning regulations for the subject property, while the County hears appeals of certain City zoning decisions pertaining to the subject property. The County retains its jurisdiction over the DRI.

In accordance with the amendment to the City's Charter and the Settlement Agreement, the County adopted the Stadium Zoning District in February 2017, pursuant to Ordinance No. 17-09. This was followed by the adoption of a zoning text amendment by the City on March 22, 2017establishing regulations for the Stadium Zoning District via Ordinance No. 2017-02-366, and adoption of Resolution No. Z-21-17 on July 20, 2017 by the County implementing a district boundary change from BU-2 (Special Business Use Zoning District) and OPD (Office Park District) to Stadium District (S-District).

The final step is to update the City's zoning map with a boundary change from PCD-Planned Corridor Development district with an EO-Entertainment Overlay, OF-Office, and GP-Government Property to S-Stadium District. The requested district boundary change will bring the subject property into conformance with the City's Stadium District regulations.

Consistency with City of Miami Gardens Comprehensive Development Master Plan (CDMP)

The subject parcel is designated as "Commerce" on the Land Use Map of the Future Land Use Element of the City's Comprehensive Development Master Plan (CDMP).

As outlined in the CDMP, the Commerce land use designation is intended for commercial, industrial, cultural and economic hubs in accordance with the following goals, objectives and policies.

Objective 1.3: The "Commerce" Land Use Designation

The Commerce designation is intended for planned urban commercial, urban industrial, urban cultural and economic hubs. Commerce areas shall include existing and planned activity centers that are primarily located along the City's three major arterial roadway corridors.

Policy 1.5.15: Dolphins Stadium Area. The Dolphin Stadium represents a major privately owned facility that provides a focal point and activity center for the City. Nationally recognized bowl games provide visibility for the City. The City supports the expansion of the facility onto adjacent lands as part of the already approved development of regional impact including enhanced and new entertainment venues.

Conclusion: The rezoning request is generally consistent with the goals, objectives and policies of the City's Comprehensive Development Master Plan, subject to the adoption of a land use plan amendment from Neighborhood to Commerce.

Anticipated Facilities Impact

General: The application is an amendment to the existing zoning map as required by the Settlement Agreement and is not a result of a proposed site development or project. The existing stadium facilities will continue to operate and no changes to service levels such as water, sewer and utilities are anticipated at this time as a result of the zoning map amendment.

Zoning Review and Analysis

The City Council may grant the rezoning of the properties subject to meeting the criteria set forth in Section 34-49(f) of the City's Land Development Regulations:

*"(f) **Criteria for granting of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels.** The detriments or benefits of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels shall not be denied consideration on the grounds that they are indirect, intangible or not readily quantifiable. In evaluating the application, among other factors related to the general welfare, the following shall be considered:*

(1) The development permitted by the application, if granted, conforms to the city's comprehensive development master plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of the city, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the city;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways."

Findings of the request pursuant to the rezoning criteria set forth above are as follows:

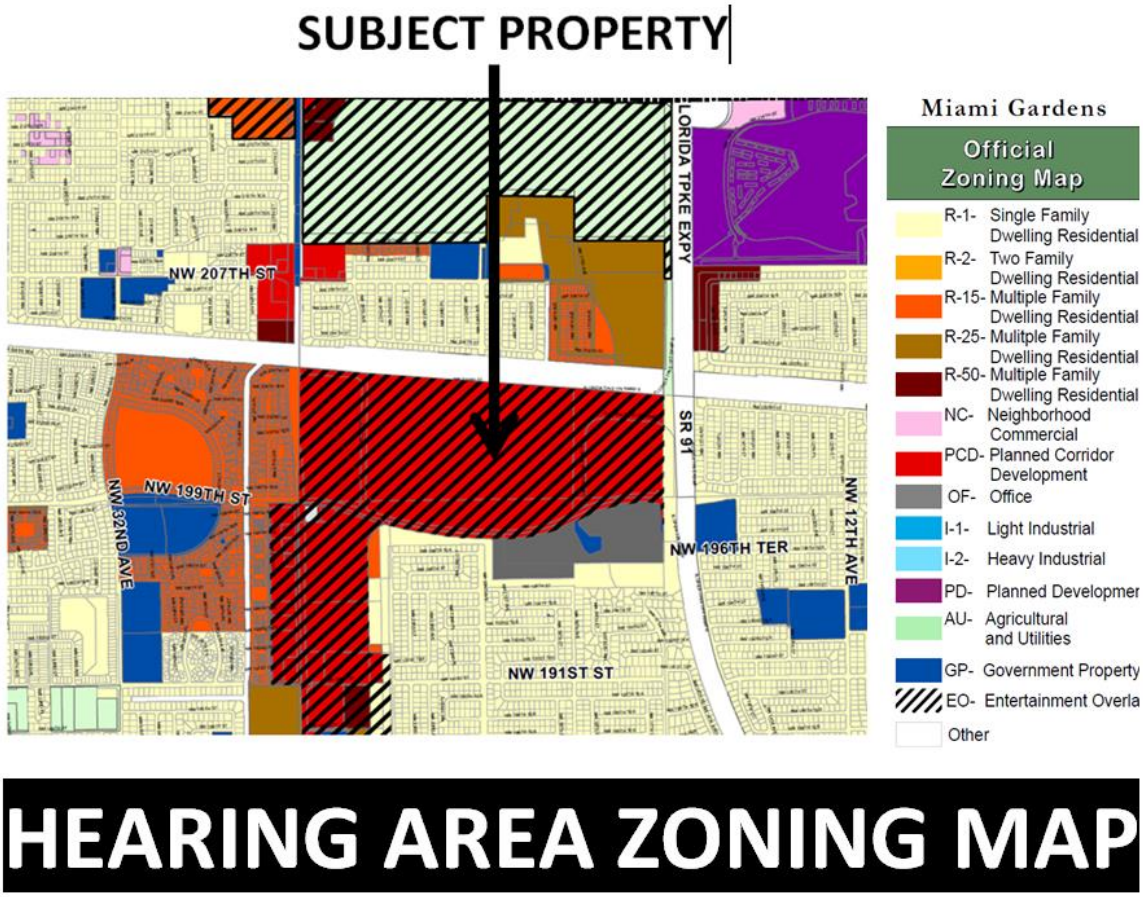
1. The rezoning request is generally consistent with the policies, goals and objectives of the CDMP and maintains the basic intent and purpose of the City's Land Development Regulations (LDRs).
2. There are no anticipated adverse impacts to any natural resources or natural environments on the site as a result of the zoning map amendment.
3. The amendment to the zoning map will have a favorable impact on the economy of the City allowing the City to generate revenues from any future development or permitting processes, in addition to consolidating zoning oversight within the Stadium District.
4. The site is already developed as a stadium and will continue to operate as such under this request. The site is already served by public facilities such as water, sewer and solid waste disposal and no changes to service levels for utilities are expected at this time.
5. The subject site is well located and easily accessible via NW 27th Avenue, the Turnpike Extension and County Line Road.

Conclusion: One of the primary purposes of the newly established Stadium District is to carry forward the current zoning regulations for the subject property as well as previous zoning approvals. The proposed zoning map amendment establishing the S-Stadium District is consistent with the policies and objectives of the City of Miami Gardens Comprehensive Development Master Plan (CMDP), and satisfies the criteria for granting of amendments or adoption of changes to the text of the LDRs or change of the actual official zoning map designation of a parcel or parcels. In addition, it complies with the requirements under the Settlement Agreement.

Attachments:
Attachment "A" – Existing Zoning Map
Attachment "B" – Proposed Zoning Map

Stadium Zoning District Map Amendment
PZ-2017-002036

Attachment "A" – Existing Zoning Map



HEARING AREA ZONING MAP

City of Miami Gardens
Planning & Zoning Division

Subject Property:

20000 NW 27th Avenue

347 Don Shula Drive

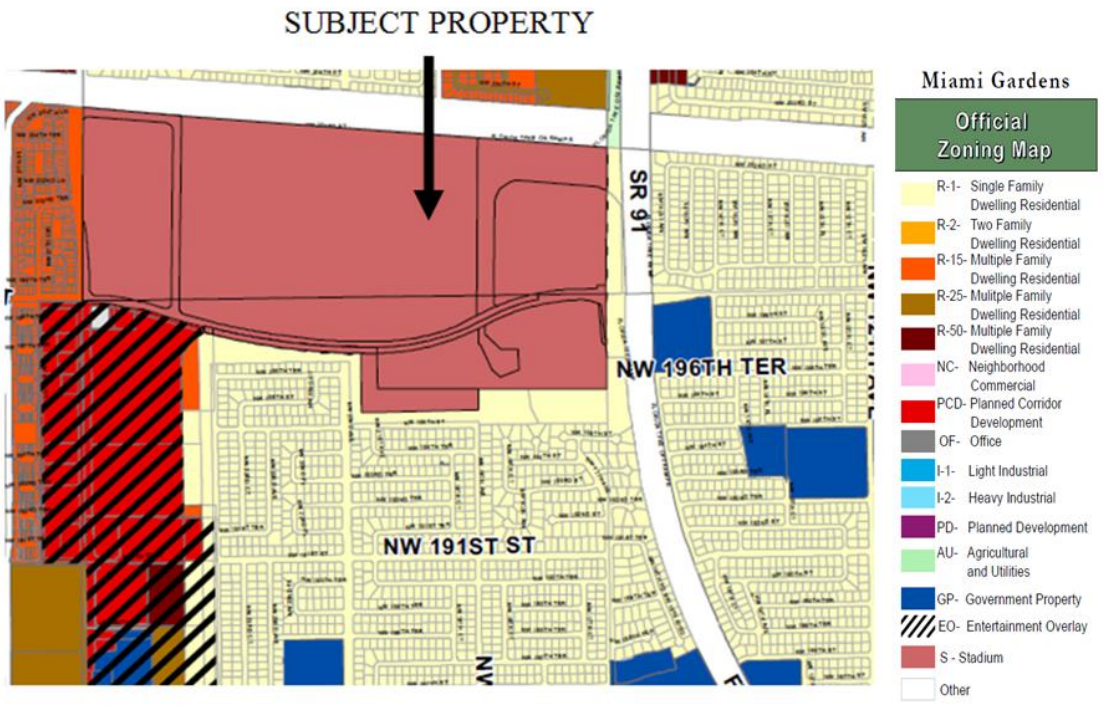
2269 NW 199th Street

NW 199th Street & Florida Turnpike

N
NW NE
W E
SW SE
S

Stadium Zoning District Map Amendment
PZ-2017-002036

Attachment "B" – Proposed Zoning Map



HEARING AREA ZONING MAP

City of Miami Gardens
Planning & Zoning Division

Subject Property:

20000 NW 27th Avenue

347 Don Shula Drive

2269 NW 199th Street

NW 199th Street & Florida Turnpike

