

The City of Sweetwater

APPLICATION FOR ANNEXATION



Respectfully Submitted to:
Miami-Dade County

Prepared By:
The City of Sweetwater

February 5, 2009

CLERK OF THE BOARD
2009 FEB - 5 PM 4: 17
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

February 5, 2009

Honorable Carlos Alvarez
Miami-Dade County Mayor
Stephen P. Clark Center
111 N.W. 1st Street-29th Floor
Miami, FL 33128-1983

HAND DELIVERED

Re: City of Sweetwater Annexation Application

Dear Mr. Mayor:

As you know, the City of Sweetwater has been exploring the annexation of certain unincorporated lands to the North of our City for the last several years. The City is confident that annexation will undoubtedly bring numerous benefits to the residents of the area. I would like to stress that annexation does not mean that residents will have to pay higher taxes. Although Sweetwater's current millage rate is higher than the UMSA rate, annexation will undoubtedly bring increased economic stability that will allow for the City of Sweetwater to lower its current millage rate to identically match the existing UMSA millage. Therefore, new Sweetwater residents will not pay higher taxes.

In 2006, the City of Sweetwater unsuccessfully (although by a slight margin of votes) attempted to annex a larger amount of land. In order to avoid the same unfavorable result in the future, City Officials and employees walked this area discussing concerns with residents to gauge Sweetwater's popularity or unpopularity in the same annexation area. As a result, these Officials and employees found that Sweetwater was overwhelmingly popular in certain areas; most of which were to the North and Northeast of Sweetwater. Residents of these areas repeatedly expressed interest in becoming a part of Sweetwater and commended the City's unique intimacy with residents, services provided to residents in crisis situations or during hurricanes and increased safety due to a strong police presence. Accordingly, we are proposing to annex this area only in this petition.

The strengthened financial position and availability of land will also allow for the City of Sweetwater to expand its collaborative educational efforts with the academic community. The City would also like to explore and implement partnerships that would allow for the Florida International University and the City to build educational, research and residential centers that will stimulate research of all disciplines and attract more students to the area. This; in turn, will benefit the entire County economically and in terms of enrichment. However, Sweetwater's limited resources and land availability currently limit joint educational efforts.

To that end, as Mayor of the City of Sweetwater, it gives me great pleasure to notify you that the City has completed due diligence and preparations and hereby files its

annexation application pursuant to the provisions of Section 20-3 of the code of Miami-Dade County.

On behalf of the residents of the City of Sweetwater, I thank you for your attention to this matter. I look forward to working with the County through this process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Maroño', written in a cursive style.

Manuel Maroño

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RESOLUTION NO. 3377

A RESOLUTION OF THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, TO PROCEED WITH PLANS FOR ANNEXATION OF ADJACENT UNINCORPORATED AREAS NORTH OF THE CITY OF SWEETWATER AND DESIGNATING THE LAW FIRM OF MIGUEL DE GRANDY, P.A. TO REPRESENT THE CITY OF SWEETWATER IN PREPARATION OF NECESSARY DOCUMENTS AND REPRESENTATION BEFORE MIAMI-DADE COUNTY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Sweetwater is an incorporated municipality contained within the County of Miami-Dade; and,

WHEREAS, The City of Sweetwater has very few commercial and industrial areas, thereby creating an inordinate tax burden to finance services for the residents of Sweetwater; and,

WHEREAS, The City of Sweetwater's population is composed mainly of middle and lower income hard working families, who cannot afford to fully shoulder the burden of taxes for improvement of services and infrastructure; and,

WHEREAS, Adjacent residential communities to the North of the City of Sweetwater would benefit by becoming part of this municipality, thereby improving their police response time and other services; and,

WHEREAS, Areas to the North of Sweetwater are currently designated as commercial and industrial, and could assist in balancing the tax base; and,

WHEREAS, The City will require the services of experienced legal counsel that is both familiar with the areas contemplated for annexation, as well as the laws and processes related thereto; and,

WHEREAS, Miguel De Grandy, President of Miguel De Grandy, P.A. and formerly a Shareholder and head of the Governmental and Administrative Division of Greenberg Traurig (law firm previously retained by Sweetwater for annexation counsel), has a great degree of experience in the particular legal issues presented by the Miami-Dade County Charter; and,

WHEREAS, Miguel De Grandy has served as counsel to the City of Coral Gables in their successful efforts to annex unincorporated areas into their City; and,

WHEREAS, Miguel De Grandy, P.A. has been retained by the City to do consulting and legal work on this issue:

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA AS FOLLOWS:

SECTION 1. That the Mayor and Commission of the City of Sweetwater hereby agree to proceed with plans for annexation of adjacent unincorporated lands to the North of the City of Sweetwater as more fully set forth in Exhibit 1 attached to this resolution.

SECTION 2. That the law firm of Miguel De Grandy, P.A. is directed to prepare preliminary plans and prepare necessary documents and proceed with representation of the City throughout the annexation process before the Miami-Dade County Commission.

SECTION 3. That this resolution shall become effective upon its adoption by the City Commission and approval by the Mayor or if vetoed, upon its re-enactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED AND ADOPTED this *24th* day of *November*, 2008.



MANUEL MAROÑO, MAYOR



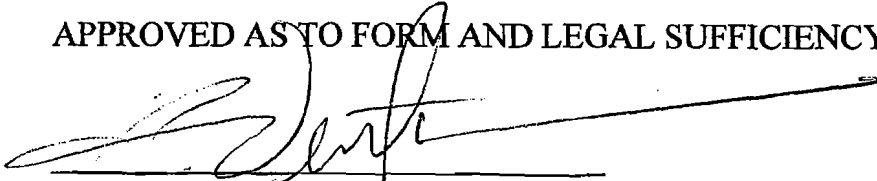
ORLANDO LOPEZ, COMMISSION PRESIDENT

ATTEST:



MARIE O. SCHMIDT, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



RALPH VENTURA, CITY ATTORNEY

VOTE UPON ADOPTION:

ORLANDO LOPEZ, COMMISSION PRESIDENT
JOSE M. DIAZ, COMMISSION VICE PRESIDENT
ARIEL J. ABELAIRAS, COMMISSIONER
PRISCA BARRETO, COMMISSIONER
JOSE BERGOUIGNAN, JR., COMMISSIONER
MANUEL DUASSO, COMMISSIONER
JOSE M. GUERRA, COMMISSIONER

YES
YES
YES
YES
ABSENT
YES
YES

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- SUB AREA 1: Beginning at the City's Western boundary on the North side of West Flagler Street, then North to N.W. 1st Terrace, then East along the City's boundary line to N.W. 112 Avenue, then North to N.W. 7 Street, then West to N.W. 114 Avenue, then South to N.W. 2 Street, then West to N.W. 116 Avenue, then South to West Flagler Street, then East to the point of beginning.
- SUB-AREA 2: Beginning on N.W. 110 Avenue and N.W. 7 Street, then North to SR 836, then West to the Snapper Creek Canal, then South to West Flagler Street, then East to N.W. 116 Avenue, then North to N.W. 2 Street, then East to N.W. 114 Avenue, then North to N.W. 7 Street, then East to the point of beginning.
- SUB-AREA 3: Beginning at the intersection of N.W. 107 Avenue and SR836, then West to the Snapper Creek Canal, then North to N.W. 25 Street, then East to N.W. 107 Avenue, then South to the point of beginning.

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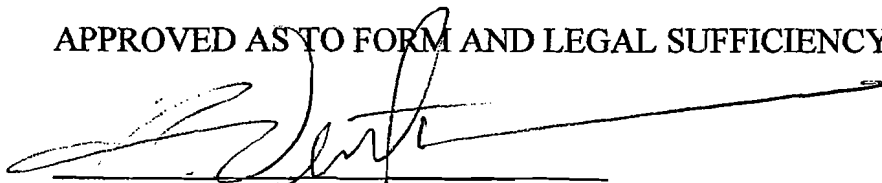
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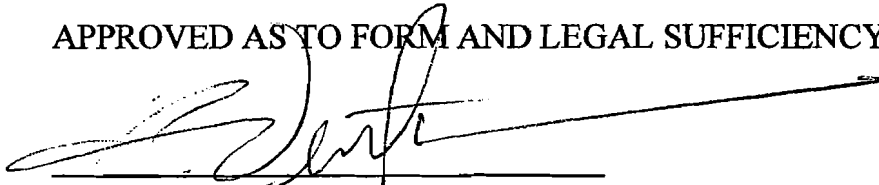
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CITY OF SWEETWATER
NOTICE OF PUBLIC HEARING
ON PROPOSED ANNEXATION

NOTICE IS HEREBY GIVEN that the City Commission of the City of Sweetwater, Florida, will hold a public hearing at 8:00 P.M. on Monday, November 24, 2008 in the Jorge Mas Canosa Youth Center, 250 S.W. 114 Avenue, Sweetwater, on a proposal to include within the boundaries of the City of Sweetwater the shaded areas titled "Sweetwater Annexation" shown on the map located on the backside of the paper.

The Miami-Dade County Code requires the governing body of a municipality to hold a public hearing prior to adopting a resolution approving annexation. A notice of the public hearing must be sent to all property owners within the annexation area and all property owners within 600 feet of the annexation area. All interested parties are urged to attend.

Additional information requests and questions may be directed to Frank Lago in the Office of the Mayor, 305-221-0411.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK MARIE SCHMIDT AT (305) 221-0411 BY NOON ON THE MONDAY PRIOR TO THE MEETING.

CIUDAD DE SWEETWATER
ANUNCIO DE AUDIENCIA PUBLICA
SOBRE PROPUESTA DE ANEXION

POR EL PRESENTE AVISO, se anuncia que la Comisión de la Ciudad de Sweetwater, Florida, celebrará una audiencia pública el Lunes, 24 de Noviembre del 2008 a las 8:00 pm en el Jorge Mas Canosa Youth Center, 250 S.W. 114 Avenida, Sweetwater, sobre el tema de la propuesta de incluir en los límites de la Ciudad de Sweetwater las áreas sombreadas tituladas "Sweetwater Annexation" mostradas en el mapa al dorso.

El Código del Condado de Miami-Dade requiere que el gobierno de una municipalidad celebre una audiencia pública antes de adoptar y aprobar una resolución para la anexión. Un anuncio de audiencia pública se enviará a todo propietario en el área propuesta para anexión y a todo propietario ubicado a 600 pies del área propuesta. A todo interesado se le sugiere que asista.

Preguntas pueden ser dirigidas a Frank Lago de la Oficina del Alcalde, (305)221-0411.

Cualquier persona que requiera servicios especiales para poder asistir esta reunión debe contactar a la Secretaria de la Ciudad, Marie Schmidt, al (305) 221-0411 antes del mediodía del Lunes anterior a la reunión.

SI CUALQUIER PERSONA DECIDE APELAR CUALQUIER DECISION DELIBERADO POR LA COMISION DE LA CIUDAD CON RESPECTO A CUALQUIER ASUNTO CONSIDERADO EN DICHA REUNION O AUDIENCIA, NECESITARA UN REGISTRO DE LOS PROCEDIMIENTOS, Y QUE, PARA TAL PROPOSITO, EL DEBE ASEGURARSE QUE UN REGISTRO TEXTUAL DE LOS PROCEDIMIENTOS SEA HECHO, ESTE REGISTRO INCLUIRA EL TESTIMONIO Y EVIDENCIA EN EL CUAL LA APELACION ES BASADA.

Publication Date: 11/16/2008

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Miami Herald on the date and



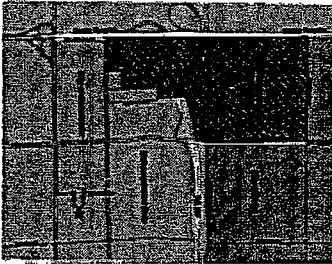
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FRANKS

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 (305) 233-9369

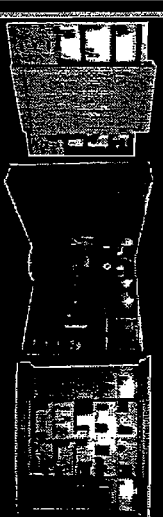
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WE WILL MEET ANY PRICE YOU WERE QUOTED ON THE SAME OR SIMILAR MURPHY BEDS AND DISCOUNT QUOTED PRICE UP TO 25% GUARANTEED! WE HAVE BEEN IN BUSINESS SINCE 1974



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 MON-SAT 11-4
 SUN 11-4

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF DADE**

Before the undersigned authority personally
appeared:

OLGA L. ARCIA

who on oath says that he/she is

CUSTODIAN OF RECORDS

of The Miami Herald, a daily newspaper published at
Miami in Dade County, Florida; that the attached
copy of advertisement was published in said
newspaper in the issues of:

*THE MIAMI HERALD NEIGHBORS ZONE 4,
PAGE 14, SUNDAY, NOVEMBER 16, 2008*

Affiant further says that the said The Miami Herald
is a newspaper published at Miami, in the said Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Dade
County, Florida each day and has been entered as
second class mail matter at the post office in Miami,
in said Dade County, Florida, for a period of one
year next preceding the first publication of the
attached copy of advertisement; and affiant further
says that he has neither paid nor promised any
person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing
this advertisement for publication in the said
newspapers(s).

Olga L. Arcia

Sworn to and subscribed before me this

29th day of *December*, 2008

My Commission
Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
MARIA N. HERNANDEZ
Commission #DD589843
Expires: OCT. 07, 2010
THE ATLANTIC BONDING CO., INC.

Maria N. Hernandez
Notary

CITY OF SWEETWATER
SPECIAL COMMISSION MEETING
MINUTES

MEETING DATE: NOVEMBER 24, 2008 AT 8:00 PM MAS CANOSA YOUTH CENTER 250 SW 114 AVENUE

1. ROLL CALL.

Present: Honorable Manuel L. Marono, Mayor; Commission President Orlando Lopez; Commissioners Ariel J. Abelairas, Prisca Barreto, Jose Bergouignan, Jr., Jose M. Diaz, Manuel Duasso and Jose M. Guerra; City Attorney Ralph Ventura and City Clerk Marie Schmidt.

2. PLEDGE OF ALLEGIANCE.

President Lopez led the Pledge of Allegiance.

3. INVOCATION.

Commissioner Diaz gave the Invocation.

4. PUBLIC HEARING ON THE CITY'S PLAN FOR ANNEXING OF CERTAIN UNINCORPORATED LANDS NORTH OF THE CITY OF SWEETWATER.

The public hearing was held. The following persons spoke:

Esther Morales, 11113 NW 7St. , spoke against.

Teresita Quinones, 10830 NW 22 St., spoke in favor.

Jorge L. Rivera, 11444 NW 2 Terrace, spoke against.

Roger Vega, 341 NW 114 Avenue, #102, spoke against.

Ciro Rodriguez, 1630 NW 108 Avenue, spoke against.

Louis Alexander, 10800 NW 25 Street, spoke in favor.

Patricia Zamudio, 110 NW 114 Avenue, #101, spoke against.

Gladis Zacarias, 457 NW 114 Place, spoke against.

Rafael Pao, 336 NW 114 Avenue, spoke against

Abraham Cortes, Jane Diaz, 520 NW 114 Avenue, #103, asked why taxes won't go down if we annex an area much larger than what we presently have.

Jaime Sosa, 11011 NW 7 Street, #203, spoke in favor.

There being no further comments, the public hearing was closed.

5. A RESOLUTION OF THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, TO PROCEED WITH PLANS FOR ANNEXATION OF ADJACENT UNINCORPORATED AREAS NORTH OF THE CITY OF SWEETWATER AND DESIGNATING THE LAW FIRM OF MIGUEL DE GRANDY, P.A. TO REPRESENT THE CITY OF SWEETWATER IN PREPARATION OF NECESSARY DOCUMENTS AND REPRESENTATION BEFORE MIAMI-

DADE COUNTY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

Upon motion by Commissioner Diaz, second by Commissioner Barreto and unanimous 7-0 vote, the foregoing resolution was adopted and assigned #3377.

5. ADJOURNMENT.

There being no further business before the City Commission, the meeting was declared adjourned at 9:29 PM.

Marie O. Schmidt, CMC
City Clerk

City of Sweetwater Annexation Application

Introduction

Pursuant to Chapter 20 of the Miami Dade County Municipal Code regarding Municipalities, the City of Sweetwater requests a Boundary Change or "Annexation of Property" pursuant to Section 20-3, as "initiated by governing body of municipality."

Pursuant to Section 20-3 the application includes the following:

(A) An accurate legal description of the lands or land area involved in such proposed boundary change.

(B) A map or survey sketch accurately showing the location of the area involved, the existing boundaries of the municipality or municipalities affected, and indicating the relation of the area involved to the existing municipal boundaries.

(C) A Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains less than two hundred fifty (250) residents who are qualified electors.

(D) A brief statement setting forth the grounds or reasons for the proposed boundary changes.

The application for the boundary change **does not** materially affect another municipality, and therefore **does not require** a resolution of the governing body of an affected municipality consenting to the proposed boundary changes as pursuant to Section 20-3

Analysis of the Proposed Annexation Area

The City of Sweetwater was incorporated in 1941 and is located in Southwestern Miami Dade County. The City has a combined area of 1 square mile, and has a minority enriched population of 14,226, consisting of primarily Hispanic (93%) residents. The City of Sweetwater is located in close proximity to Dolphin Mall Industrial Park. Services to the Mall are already provided by the City, so the benefit would be logistical as a point of reference, as opposed to financial. In order to optimize the use of these resources, the City proposes to annex additional land to expand their borders and acquire property in the area. The proposed annexation areas are designated for commercial and industrial purposes and in these areas the City plans on increasing tax revenues through the placement of impact fees for development as the opportunities arise and the implementation of code enforcement and fines which will not allow liens to expire after two years.

(1) Land use plan and zoning.

The Sweetwater is interested in the annexation of two areas:

Subarea 1, Subarea 3 and Subarea 4

A. Accurate Legal Description of the Lands or Land Area Involved In Proposed Boundary Change

SUB-AREA 1: Beginning at the City's Western boundary on the North side of West Flagler Street, then North to N.W. 1st Terrace, then East along the City's boundary line to N.W. 112 Avenue, then North to N.W. 7th Street, then West to N.W. 114 Avenue, then South to N.W. 2 Street, then West to N.W. 116 Avenue, then South to West Flagler Street, then East to the point of beginning.

SUB-AREA 3: Beginning on 110th Avenue and N.W. 7 Street, then North to SR 836, then West to the Snapper Creek Canal, then South to West Flagler Street, then East to NW 116 Avenue, North to N.W. 2 street, then East to NW 114 Avenue, then North to N.W. 7 Street, then East to the point of beginning.

SUB-AREA 4: Beginning at the intersection of NW 107TH Avenue and SR 836; West to the Snapper Creek Canal; North to NW 25TH Street, East to NW 107 Avenue South to SR 836.

B. Map Accurately Showing the Location of the Area

Map attached.

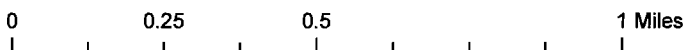
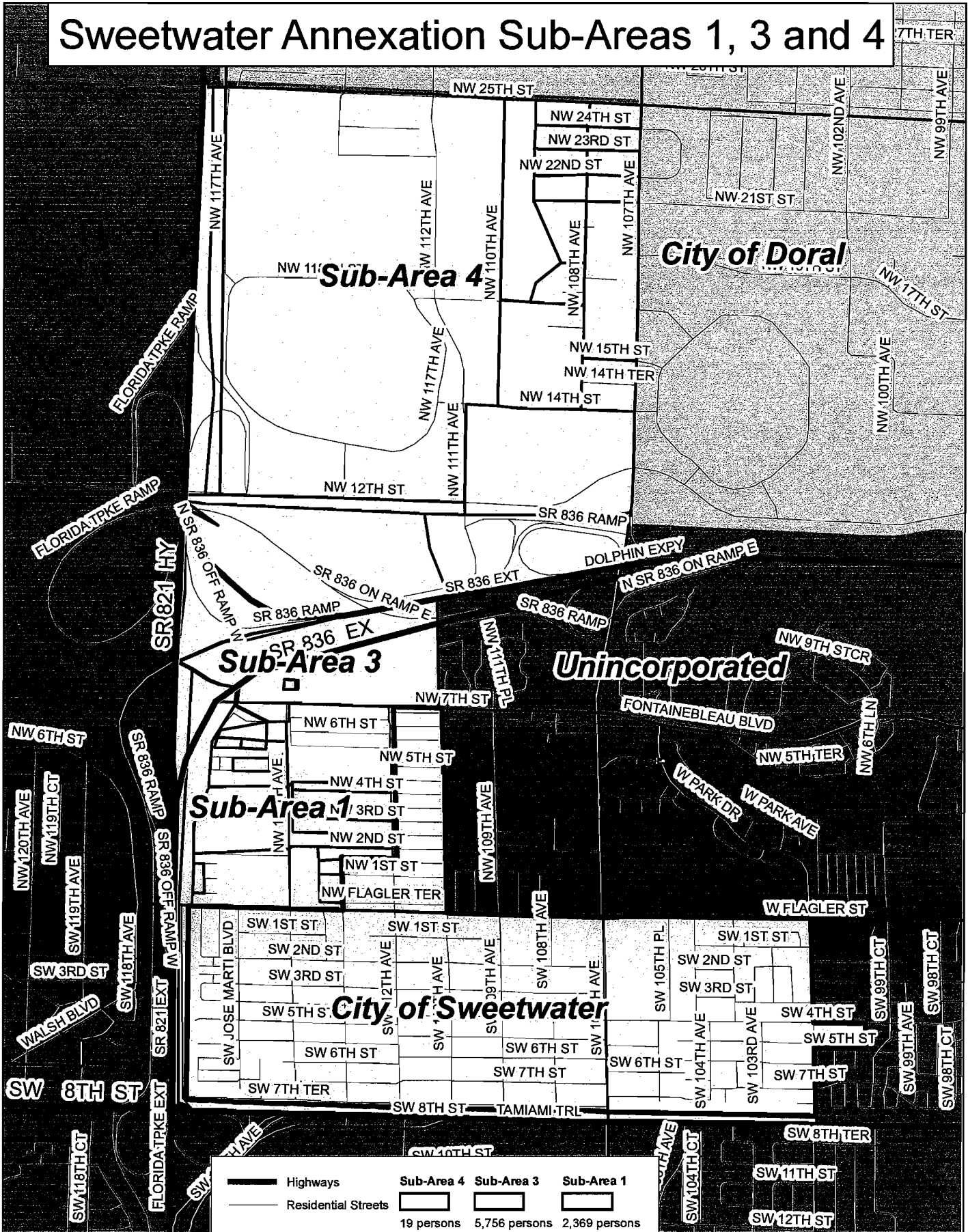
C. Certificate of the County Supervisor of Registration Certifying that the Area Involved in the Proposed Boundary Change Contains Either More than 250 Residents Who Are Qualified Electors, or Less Than 250 Residents that are Qualified Electors.

Certificate attached.

D. Brief Statement Setting Forth the Grounds for the Proposed Boundary Changes

Pursuant to Section 20-3 of the Code of Miami-Dade County, the City of Sweetwater hereby submits this application for annexation of certain areas located to the north of the existing municipal boundary.

Sweetwater Annexation Sub-Areas 1, 3 and 4





Elections
 2700 NW 87th Avenue
 Miami, Florida 33172
 T 305-499-VOTE F 305-499-8547
 TTY: 305-499-8480

miamidade.gov

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Services
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Lester Sola, Supervisor of Elections of Miami-Dade County, Florida, hereby certifies that the Sweetwater Proposed Annexation has 1051 voters in Sub-Area 1, 403 voters in Sub-Area 3, and 0 voters in Sub-Area 4.

Lester Sola
 Supervisor of Elections
 Miami-Dade County

WITNESS MY HAND
 AND OFFICIAL SEAL,
 AT MIAMI, MIAMI-
 DADE COUNTY,
 FLORIDA, ON THIS
 26th DAY OF
 FEBRUARY 2008.

Delivering Excellence Every Day

Pursuant to Section 20-3 of the Code of Miami-Dade County, the City of Sweetwater hereby submits this application for annexation of certain areas located to the north of the existing municipal boundary.

The City of Sweetwater, a municipality in Miami-Dade County of less than one square mile in geographic area, is located in the center of a vast area of West Miami-Dade. The City is composed primarily of lower to middle-class working families, with few commercial properties, thereby placing inordinate tax burdens on those that can least afford to finance City services. Sweetwater's Annexation Application is unlike other past annexation applications in Miami-Dade County, such as Pinecrest, Aventura, Key Biscayne and Coral Gables. The City of Sweetwater's annexation application does not seek to create a monolithic municipality in terms of property values. Rather, Sweetwater is seeking to welcome middle class residential, low-income housing areas and commercial property in order to diversify and stabilize its tax base.

The proposed annexation will spread the cost of services and infrastructure needs in the community. The City of Sweetwater's existing governmental structure, namely its highly regarded Police Department is properly suited to provide quick and quality services to abutting commercial areas. Indeed; in many instances, the City of Sweetwater already provides some police backup services to Miami-Dade County in the areas to be annexed. The City of Sweetwater has developed sub-stations that are within a few yards of the proposed annexation area.

Besides aiding a small, lower to middle-class City, the proposed annexation will also benefit the County's operating budget in these difficult fiscal times by relieving the County of some municipal service obligations to UMMA. The proposed annexation will undoubtedly result in a more efficient delivery of municipal services, protection of property values and the availability of closer general governmental services and functions.

E. Resolution of Other Affected Municipality

Sweetwater is entirely surrounded by unincorporated areas, as such, this requirement is not applicable.

F. Additional Required Information Filed With Clerk of the Board

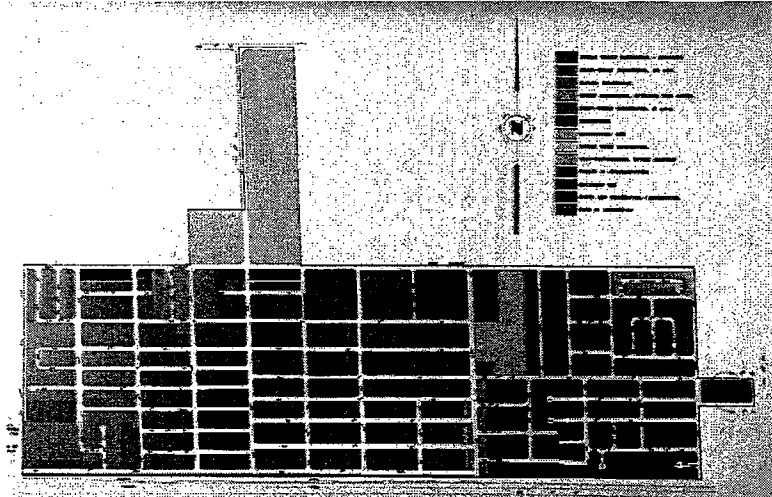
Additional information is provided in the following sub-sections as delineated in Section 20-3(F) of the Code.

F(1). Land Use Plan & Zoning

The general land use plan and map will be provided by the County. The City will adopt the current Miami-Dade County land-use and zoning plan designations for the proposed annexation areas in the general land use and zoning plan of the City of Sweetwater.

The City of Sweetwater is zoned overwhelmingly for residential purposes. The City's main commercial corridors are 107th Avenue, 109th Avenue (between SW 8th and Flagler Street) and Flagler Street (between 107th and 109th Avenues). Given that the City is bound by the rest of the County and fully-developed, there is not room for commercial growth.

Sweetwater's administration currently struggles to serve nearly 15,000 residents with a budget of \$6.0 million. The City; therefore, would greatly benefit from increased commercial revenue that the annexation area would provide. More commercial revenues would signify expanded services and greater quality of life for the City and its residents.



F(2). List of Services to be Provided

(a) Police Protection

The City of Sweetwater will provide police protection to the proposed area. The philosophy and policy of the Department is one of proactive, community policing. This methodology will reinforce the solid relationships with the new commercial and residential areas through consistent, one-on-one interaction.

The City of Sweetwater Police Department is currently staffed with twenty-four (24) full time officers, four (4) Communication officers and two (2) administrative secretaries.

The Department has twenty (20) additional sworn police officers that are reserve officers. Although these officers are

currently in “reserve status,” 50% of them provide full-time service to the City of Sweetwater. The Police Department also has another fifteen (15) certified officers waiting to be sworn in. In addition, the Department has a pool of candidates to select from, all of which will increase the available officers to service the areas to be annexed.

The Department firmly believes that within ninety (90) days, it could enhance the service to the proposed area without any disruption.

It is the department’s desire to install police workstations in the newly-acquired areas. This will provide visibility and allow citizens to speak with officers and communicate any issue they desire. A sub-station with 24-hour police staffing will be located at the north end of the proposed annexation area. Increased police presence will naturally reduce the police response time in that commercial area.

The Department also intends to establish a “Zone System” for patrol. Assignments of officers to a specific “zone” will promote a positive one-on-one interaction with the citizens within the area and improve response time.

Within the City of Sweetwater’s current boundaries, the Police Department’s response time is under 2-minutes. On occasions, the Department has been requested by Miami-Dade County to respond to calls in the proposed areas to be annexed. The Police Department has responded to those requests for back-up services in under 2-minutes as well. As an added benefit, responding County officers will not have to rush to the scene, which may avoid additional accidents.

The City of Sweetwater’s Chief of Police has an “open door policy” with all residents. Positive interaction with the Chief affords citizens a feeling of importance, and assures that their issues and concerns will be addressed from the very top of the organization.

(b) Fire Protection

Fire protection and emergency medical services will continue to be provided by Miami-Dade County. There is a Miami-Dade County Fire Station centrally located on Southwest 107th Avenue and 4th Street that will continue to provide service to

the annexation area. These services will still include fire and medical emergencies to all residents.

(c) Water Supply and Distribution

Water Distribution will continue to be provided by Miami-Dade County. No changes are anticipated.

(d) Facilities for the Collection and Treatment of Sewage

Sanitary sewer services will continue to be provided by Miami-Dade County. No changes anticipated.

(e) Garbage and Refuse Collection Disposal

The City of Sweetwater currently operates its own weekly bulk trash pick ups, collecting approximately 2,626 tons per year and disposing of the waste in Miami-Dade County solid waste facilities located in Central and South Miami-Dade County. This service will also be provided to the proposed annexation area and if development occurs, services will be given too. Miami-Dade County will continue to provide garbage pick-up to all households two (2) times a week.

(f) Street Lighting

Florida Power and Light (FPL) currently provides the electrical service and the street lighting system for Sweetwater. FPL has adequate capacity to serve the future electrical needs of the subject area. It is also expected that FPL would provide these services to the proposed annexation area if any development occurs. The standards for street lighting in the proposed areas would be fully consistent with the South Florida Building Code and State Energy Code.

(g) Street Construction and Maintenance

Sweetwater maintains all of the local streets within its jurisdiction. Many minor arterial roads and collector streets are constructed and improved by the private sector as developments are completed. It is expected that the majority of roads and streets built in the future would be constructed or improved by private development, and maintained by the City of Sweetwater. The additional local roads will receive constant and routine inspections. The Maintenance Department will

continue to maintain local streets on an as needed basis (i.e., filling in potholes and other necessary repairs).

The additional 22 lane miles of local roads will be maintained by the City of Sweetwater as a part of the Department's continuous efforts to provide safe roadways. A large portion of the local roads in the proposed annexation area have been recently built as part of newly completed developments. The maintenance of the additional lane miles will not burden the City of Sweetwater. It is expected that roads and/or streets built in the future in any of the sub-areas would be constructed and/or improved by the private sector, and thereafter maintained by Sweetwater.

(h) Park and Recreation Facilities and Services

The City of Sweetwater has an exceptional parks system with onsite facilities and recreational programs for youth and adults. The City has four (4) parks. These facilities offer a wide range of programs, including youth and adults sports leagues. Facilities include playground equipment, basketball, volleyball, squash and tennis courts, baseball fields, open playfields, picnic grounds and passive recreational areas. There may also be office and industrial workers who would utilize park facilities at lunchtime and immediately following work. These facilities would be open to residents and visitors of the proposed annexation area.

The parks currently available to all City of Sweetwater residents are:

Beasley Linear Park located between S.W. 107th and 115th Avenues along S.W. 7th Terrace, Sweetwater, FL 33174. Primarily a passive park that is located near a canal with benches for reading or resting. This park also has an exercise and walking path.

Ronselli Park located at 250 S.W. 114th Avenue, Sweetwater, FL 33174. This park includes a Banquet Hall with a full kitchen and bathrooms, which can be rented for events like Sweet 16's, weddings and parties. This facility is available at a reasonable price for all City residents and will be available for the new residents of the different sub-areas.

Domino Park located at 7th Terrace & 106th Avenue, Sweetwater, FL 33174. This park is used by the elderly

population of the city to play Dominoes on the weekends, includes handicapped accessible bathrooms.

Carlow Park located at 10600 S.W. 4th Street, Sweetwater, FL 33174. Includes a complete kitchen and dining area and is used for senior citizens weekday hot lunch program, cold lunch programs on weekends and/or frozen meals. The facility is also utilized for special events such as Domino Tournaments, Bingo Nights and/or meetings.

The City also provides summer, winter and spring camp to city residents at a minimum cost at the Ronselli Park. These include field trips to different places (i.e., movie theater, swimming pools, roller and ice skating etc.), and lunch for all the kids attending.

(i) Building Inspection

The City of Sweetwater maintains a full service Building Division that processes building permits, conducts building inspections and issues citations for City and Building Code violations. These City services would be closer (within 2 miles) to the property owners of the proposed annexation area than similar services now provided by Miami-Dade County at the West Dade Permitting and Inspection Center. All applicable Federal, State, regional and County storm water management and environmental permits are required to be obtained prior to the issuance of any specific City building permit.

(j) Zoning Administration

The City of Sweetwater has a zoning board that reviews zoning-related matters such as variances, rezoning and special use permits. The Board subsequently submits recommendations related to these matters to the City Commission if there are any appeals to their first decision. The Zoning Board consists of seven members appointed by the City Commission. All board members are residents of the City of Sweetwater. Membership to the board will be available to any residents residing in the proposed annexation area. The City's current zoning department officials will handle the administration of zoning issues. These officials are located just minutes away from residents in the proposed annexation area.

If the annexation application is approved, the three (3) sub-areas will receive the site planning and zoning administration

services of the City of Sweetwater, which are considerably more accessible to the property owners of the areas than similar County services, saving those residents (owners) valuable time and money.

(k) Local Planning Services

The City of Sweetwater's local planning services will continue to function in the same manner in which it currently operates. All site plans for proposed development are reviewed for consistency with the Comprehensive Development Master Plan and Zoning Code by City staff or the City Engineer. Once the correct personnel review the site plans, they are recommended for approval. Local planning services will also be available to all areas in the annexed areas.

If annexation is approved, the 4 sub-areas will receive the site planning and zoning administration services of Sweetwater, which are considerably more accessible to the property owners of the areas than similar county services, thus saving those residents (owners) valuable time and money.

(l) Special Services Not Listed Above

Stormwater Management - The South Florida Water Management District and Miami-Dade County's Department of Environmental Resources Management generate regional stormwater management standards for the City of Sweetwater. These standards are then implemented by the City. All proposed development projects must obtain the required regional and County stormwater management permits prior to issuance of a City building permit. The same procedure will apply to the subject area. The City of Sweetwater operates stormwater utilities throughout the City and will provide stormwater management facilities and other related services to the area. This service will also include the cleaning of all drainages and the trimming of the trees.

Housing and Economic Development Programs - The City of Sweetwater provides a variety of assistances programs to its residents. Housing program assistance is available through our Special Services Coordinator. These programs are specially designed to greatly benefit low-income disadvantage residents. The City of Sweetwater currently has an elderly housing building within the city limits. There are two (2) additional elderly housing buildings in the proposed annexation area, to

which we currently provide the same services. The City of Sweetwater provides many residents in this program with nutritional assistance among many other services. The City of Sweetwater is working with different public and private organizations to provide economic development in the area. The proposed annexation area will have significant role in the City's quest to supply all residents' access to housing and economic development programs.

The City, through our Special Services Coordinator, also provides help to our residents and the surrounded areas with immigration applications, citizenship applications, work placement and by helping low-income parents look for affordable day care for their children through Family Central or any other agencies.

The City of Sweetwater's Clerk office is now providing passport applications for minors and adults and processing services at a low cost to the residents. These services are provided with no waiting time because the city has more than three (3) employees certified to help the residents. These services will be provided to the annexation area population as well.

(m) General Government

The City of Sweetwater is a municipal corporation established in 1941, under the laws of the State of Florida and the Miami-Dade County Charter and governed by an elected Mayor and seven (7) elected City Council members. The Mayor is also the City's Chief Executive Officer and is responsible for the direction and supervision of all departments, agencies and employees of the City. This annexation will provide area property owners closer access to their local government and political leaders. In their current situation, residents must travel to the Downtown Miami-Dade County Governmental Center (13 miles away) to participate in Metro Dade governmental activities and meet with their elected representatives, unless special alternative meeting locations are agreed upon.

F(3). Timetable For Supplying Services Listed Above

<u>Service</u>	<u>Timetable</u>
(a) Police Protection.....	Immediate

- (b) Fire Protection.....As required by future development
- (c) Water Supply and DistributionAs required by future development
- (d) Facilities for the Collection
and Treatment of Sewage..... As required by future development
- (e) Garbage and Refuse Collection Disposal....As required by future development
- (f) Street lighting..... As required by future development
- (g) Street Construction and Maintenance.....Immediate
- (h) Park and Recreation Facilities and Services.....Immediate
- (i) Building Inspection..... Immediate
- (j) Zoning Administration.....Immediate
- (k) Local Planning Services.....Immediate
- (l) Special Services Not Listed Above.....As required by future development
- (m) General Government.....Immediate

F(4) Financing of the Services

Table 6 (located at the bottom of this application) contains the estimated costs for those services that change with annexation. Several services such as parks will not be impacted. Below is a brief narrative of the financing of the different services that the City of Sweetwater will provide.

(a) Police Protection

The City of Sweetwater Police department is funded through the City's General Fund. If the sub-areas are annexed into the City, increased tax collections from those areas will pay for police services needed in the near term. If any development occurs in any of the sub-areas, it is anticipated that increased property values will generate greater revenues, which will offset additional police service cost over the long term.

(b) Fire Protection

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing tax revenue sources. Higher property tax revenues from annexation area will offset any additional fire and emergency medical costs incurred by the county as a result of future growth in the proposed annexation area.

(c) Water Supply and Distribution

Water supply and distribution will continue to be provided by Miami-Dade County.

(d) Facilities for the Collection and Treatment of Sewage

Sanitary Sewer will continue to be provided by Miami-Dade County.

(e) Garbage and Refuse Collection Disposal

Garbage and refuse will continue to be provided by the City of Sweetwater (General Fund) and Miami-Dade County.

The City of Sweetwater maintenance department will continue to do the regular weekly trash pick up around the City and around the three (3) sub-areas proposed in this annexation.

(f) Street Lighting

Florida Power and Light will fund electric service and street lighting through user fees if any future development occurs.

(g) Street Construction and Maintenance

New roadways and expansions of existing streets necessary to accommodate future development will be funded by the private development sector through direct construction and by the State, County and City using gas taxes, impact fees and grants. Maintenance of City streets will be funded through municipal impact fees and ad valorem taxes generated from future development in the proposed annexation area.

The City will be able to implement full service immediately with the current resources of the Public Works Department. The Department also intends to increase its employees as the sub-areas are phased in, to be able to implement a fast and

economic way to maintain all the streets in our city and the sub-areas.

(h) Park and recreation facilities and Services

Parks and recreational programs are funded through the City's General Fund. It is anticipated that existing development in the sub-areas will not impose any significant burdens on existing City parks and recreational facilities. These facilities should easily serve the purposed area, however the city may take into consideration to build several passive parks adjacent to the different areas.

(i) Building Inspection

Fees collected from private developers pay for building permitting and inspections. This same source would be used to pay for building permitting and inspections as future development occurs in the annexation area. This same procedure will be implemented immediately to the annexed area.

(j) Zoning Administration

Fees collected from private developers as they submit project applications will provide the funding source for site planning and zoning administration. This will be used to pay for site planning and zoning administration as future development occurs in proposed area. This procedure will be place in effect immediately after annexation takes place.

(k) Local Planning Services

Local planning services in the City of Sweetwater are paid from the General Fund. Planning for the proposed annexation area will be funded from increased property tax revenues. Private sector Comprehensive Plan amendments are funded from application fees.

Fees collected from private developers and/or owners as they submit project applications will fund site planning. This procedure will be place in effect immediately after annexation takes place.

(l) Special Services Not Listed Above

Stormwater Management- Local drainage improvements in the proposed area will be funded by the private sector as future development occurs. The South Florida Water Management District (through property tax revenue and other sources) would fund regional stormwater management improvements, if necessary to serve future development.

Housing and Economic Development Programs – These programs are funded from Federal, State and County sources.

(m) General Government

General government services in the City of Sweetwater are funded from the general fund. For the proposed annexation areas, these services would be funded from increased property tax revenues.

F(5). Tax Load on the Area to be Annexed

According to Miami-Dade Property Appraiser's Office the total taxable property value in the Annexation area is as follows (2008 Preliminary Assessment Roll):

SUB AREA 1 JUST VALUE TAXABLE VALUE
REAL ESTATE 41,892,855 28,020,862
PERS PROP 813,892 392,218
ALL ASSESSMENTS 42,706,747 28,413,080

SUB AREA 3 JUST VALUE TAXABLE VALUE
REAL ESTATE 233,207,207 151,385,751
PERS PROP 882,700 253,697
ALL ASSESSMENTS 234,089,907 151,639,448

SUB AREA 4 JUST VALUE TAXABLE VALUE
REAL ESTATE 759,860,380 731,100,811
PERS PROP 64,997,234 57,752,735
ASSESSMENTS 824,857,614 788,853,546

ALL FULL ANNEXATION AREA JUST VALUE TAXABLE VALUE
REAL ESTATE 1,034,960,442 910,507,424
PERS PROP 66,340,314 58,165,401
ALL ASSESSMENTS 1,101,654,268 968,906,074

The Countywide millage rate will not change. Hence, the residents of the annexed area will continue to pay this rate. The area, however, will produce increased tax revenues since it will be subject to Sweetwater's ad valorem tax rate of 3.4037 mills. If the area is annexed into the City

of Sweetwater, the area would produce \$3,132,972 (968,906,074 x 2.0083) in total taxable revenues, versus \$1,848,561 (968,906,074 x 2.0083) at the unincorporated rate of 2.0083 mills.

This increase in taxes (\$1,284,411) would be offset by numerous improvements in services and quality of life. As described throughout this document, residents will benefit from improved services such as superior police response time and the introduction of bulk trash pick-up. The close proximity of City Hall along with the Mayor and Chief of Police's "open-door" policies will allow residents to report issues that affect them directly to top decision-makers.

G. Certificate of the Director of the Department Planning and Zoning

To be provided by the County.

H. Petition

Attached

Table 6: Total General Fund Expenditures

Total General Fund Expenditures			
Expenditure Category			
Executive Services	Sweetwater	Proposed Annexed Area	New City of Sweetwater
1. Legislative Salaries	380,966	0	380,966
2. Executive Salaries	334,659	0	334,659
3. General Administration Salaries	1,577,364	0	1,577,364
<hr/>			
Building & Licenses			
Building & Licenses	91,812	106,822	198,634
<hr/>			
Public Works			
Public Works	818,864	356,944	1,175,808
<hr/>			
Parks & Recreation			
Parks & Recreation	444,062	0	444,062
<hr/>			
Public Safety			
Police	2,866,150	2,866,150	5,732,300
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Total Expenditures	6,513,877	3,329,916	9,843,793

Table 7: General Fund Expenditures in Detail

EXECUTIVE SERVICES

Executive Services by Population Average

Department/Fund	FY 06-07	Avg Cost Per Capita in Sweetwater	Expenditures for Annexed Area	Avg Cost Per Capita in Annexed Areas	Total for New City
1 Legislative	380,966	26.7044	0	0	114,495
2 Executive General	334,659	23.4585	0	0	433,280
3 Government	1,577,364	110.5680	0	0	4,894,920
	2,292,989	160.7309	0	0	5,442,695

Community	Population	1. Commission	2. Clerk	4. Gen Gov.	Total
1 Sweetwater	14,266	380,966	334,659	1,577,364	2,292,989
2 Annexation Area	Approx. 4,000	-	-	-	-
New City Total	14,266	380,966	334,659	1,577,364	2,292,989

BUILDING & LICENSES

Building by Population Average

	Sweetwater FY 06-07	Avg Cost Per Person	Expenditure Per 1000 Residents	Expenditures for Annexed Areas
1 Sweetwater	460,940	30.83	30,830	-
2 Annexation Area A	-	30.83	-	-
New City Total	460,940	30.83	30,830	-

PUBLIC WORKS

Public Works Expenditures per Square Mile

	Total Sq Miles	Total Acres	Public Works Exp FY06-07	Cost Per Acre
1 Sweetwater	1	640	818,864	1,279.48
2 Annexation Area	Approx. 3	1,920	356,944	185.91
New City Total	4	2,560	1,175,808	600.25

- 1. One square mile equals: 640 acres
- 2. One acre equals: 43560 sq feet

PARKS & RECREATION

Recreation by Population Average

	Sweetwater FY 06-07	Avg Cost Per Person	Expenditure Per 1000 Residents	Approx. Expenditures for Annexed Areas
1 Sweetwater	673,600	45.05	45,054	-
2 Annexation Area A	-	0	0	-
New City Total	673,600	45.05	45,054	45,054

POLICE

Police Per Population Average (annexation areas contain no population, city population figures were used for average calculation)

Police According to City Estimates	Sweetwater FY 06-07	Avg Cost Per Person	Expenditure Per 1000 Residents	Approx. Expenditures for Annexed Areas
1 Sweetwater	4,405,530	294.66	294,660	-
2 Annexation Area A	54,471	3.64	3,640	14,560
New City Total	4,460,001	298.3	298,300	