



**MEMORANDUM**  
Harvey Ruvin  
Clerk of the Circuit and County Courts  
Clerk of the Board of County Commissioners  
Miami-Dade County, Florida  
(305) 375-5126  
(305) 375-2484 FAX  
www.miami-dadeclerk.com

**Agenda Item No. 14 (B) 3**

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TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. DATE: September 9, 2004  
and Members, Board of County Commissioners

FROM: Honorable Harvey Ruvin, Clerk  
Circuit and County Courts  
*Kay Sullivan*  
Kay Sullivan, Director  
Clerk of the Board Division

SUBJECT: Proposed Boundary Change  
to the Town of Medley  
Section 14

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Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition requesting a boundary change to the Town of Medley, Section 14. (See Exhibit A in the application for the legal description).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachment  
KMS/kk

Medley

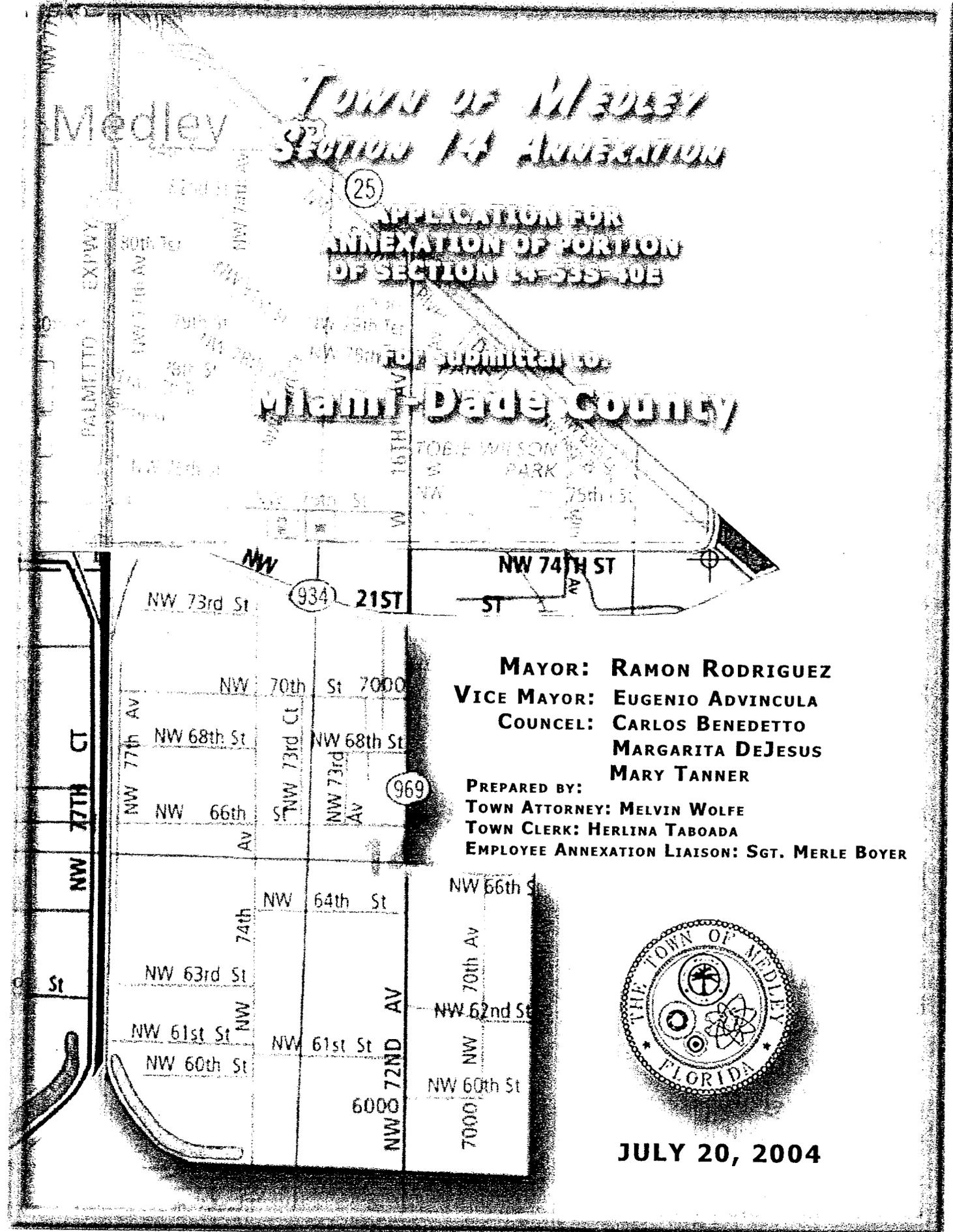
# TOWN OF MEDLEY SECTION 14 ANNEXATION

(25)

## APPLICATION FOR ANNEXATION OF PORTION OF SECTION 14-585-10B

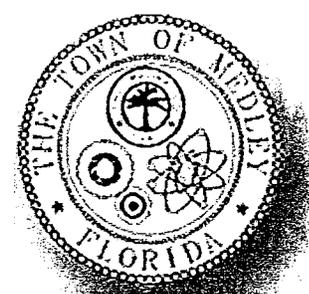
Submitted to:

# Miami-Dade County



**MAYOR: RAMON RODRIGUEZ**  
**VICE MAYOR: EUGENIO ADVINCULA**  
**COUNCIL: CARLOS BENEDETTO**  
**MARGARITA DEJESUS**  
**MARY TANNER**

**PREPARED BY:**  
**TOWN ATTORNEY: MELVIN WOLFE**  
**TOWN CLERK: HERLINA TABOADA**  
**EMPLOYEE ANNEXATION LIAISON: SGT. MERLE BOYER**



**JULY 20, 2004**

**TOWN OF MEDLEY  
SECTION 14 ANNEXATION**

**APPLICATION FOR ANNEXATION  
OF PORTION OF SECTION 14  
(TOWNSHIP 53 SOUTH, RANGE 40 EAST)**

**For submittal to: Miami-Dade County**

Mayor: Ramon Rodriguez  
Vice Mayor: Eugenio Advincula  
Council: Carlos Benedetto  
Margarita De Jesus  
Mary Tanner

**Prepared by:**  
Town Attorney: Melvin Wolfe  
Town Clerk: Herlina Taboada  
Employee Annexation Liaison: Sgt. Merle Boyer

**July 20, 2004**

CLERK OF THE BOARD  
2004 JUL 27 PM 1:49  
CLERK, CIRCUIT & COUNTY COURTS  
DADE COUNTY, FLA.  
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**I. Medley Council Resolution # C-881**

[To be provided following Town Council consideration on 7-19-04.]

7331 Northwest 74th Street  
Medley, Florida 33166-2488



Town Clerk\*  
Herlina Taboada

(305) 887-9541, Ext. 112  
Fax: (305) 884-4827

*"The Perfect Location for Industrial Development"*

### CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT  
COPY OF RESOLUTION C-881, AS PASSED AND ADOPTED BY THE  
TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, ON THE 19<sup>th</sup>  
DAY OF July, 2004.

TOWN OF MEDLEY, FLORIDA

BY: Herlina Taboada  
HERLINA TABOADA, TOWN CLERK

**RESOLUTION NO. C-881**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA APPROVING PROPOSED MUNICIPAL BOUNDARY CHANGES BY ANNEXING ADDITIONAL LANDS INTO THE TOWN OF MEDLEY; ADDRESSING THE CONCERNS OF THE BOARD OF COUNTY COMMISSIONERS REGARDING THE FISCAL IMPACT THAT ANNEXATIONS HAVE ON THE REMAINING UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING FOR REIMBURSEMENT OF AN EQUITABLE PORTION OF THE PRORATA SHARE OF STORMWATER UTILITY BOND INDEBTEDNESS FOR STORMWATER FACILITIES CONSTRUCTED WITHIN THE LANDS TO BE ANNEXED; REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY TO EFFECT BY ORDINANCE THE PROPOSED BOUNDARY CHANGES; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Section 5.04 of the Charter of Miami-Dade County, Florida empowers the Board of County Commissioners of Miami-Dade County, Florida to effect annexation on request of the governing body of a municipality; and,

WHEREAS, the governing body of the Town of Medley consists of the Town Council; and,

WHEREAS, the Town Council of the Town of Medley wishes to change the boundaries of the Town by annexing certain lands as more particularly described in the legal

descriptions attached hereto on Exhibit "A" titled Medley Section 14 Annexation and depicted on the map attached hereto as Exhibit "B"; and,

**WHEREAS**, the Supervisor of Elections of Miami-Dade County has certified to the Town of Medley that there is one (1) registered voter residing within the boundaries of the lands that the Town of Medley desires to annex and accordingly a special referendum will not be required regarding the proposed annexation; and,

**WHEREAS**, the Town Council of the Town of Medley as its governing body is aware of, and intends to address, the concerns of the Board of County Commissioners regarding the fiscal impact of the annexation by the proposed annexation on the remaining unincorporated areas of Miami-Dade County and intends to properly address such issues by negotiating in good faith and entering into an equitable agreement with the County to mitigate such fiscal impact. Further, to reimburse the Miami-Dade County Stormwater Utility on an equitable basis the prorata share of the Stormwater Utility's bond indebtedness for the stormwater facilities constructed within the lands to be annexed; and,

**WHEREAS**, it is in the best interests of the Town of Medley to accomplish such annexation.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA:**

**SECTION ONE:** The above recitals are true and correct and are incorporated herein by reference.

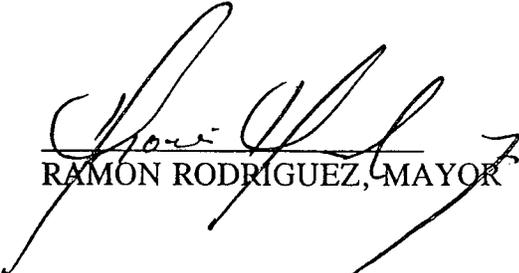
**SECTION TWO:** That the Town of Medley shall address the currently existing concerns of the Board of County Commissioners regarding the fiscal impact that the annexation by the Town of Medley will have on the remaining unincorporated areas of

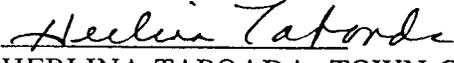
Miami-Dade County, Florida by negotiating in good faith and entering into an equitable agreement with the County to mitigate such fiscal impact including within such agreement a reimbursement to the County's Stormwater Utility, on an equitable basis, the prorata share of Stormwater Utility bond indebtedness that the area annexed into the Town covers in proportion to the entire area covered by such bonding.

**SECTION THREE:** That the Town of Medley hereby requests the Board of County Commissioners of Miami-Dade County Florida, pursuant to Section 5.04 of the Charter of Metropolitan Dade County, to pass an appropriate Ordinance effecting annexation of the properties legally described in Exhibit "A" attached hereto and depicted on the attached map as Exhibit "B", both of which are made a part hereof, into the municipal boundaries of the Town of Medley.

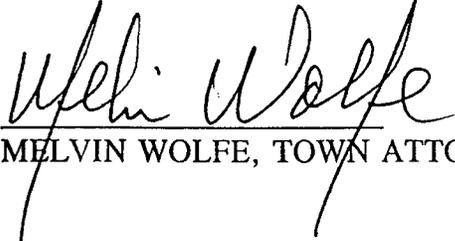
**SECTION FOUR:** Effective Date: This Resolution shall become effective immediately upon its passage and adoption by majority vote of the Town Council of the Town of Medley, Florida.

**PASSED AND ADOPTED** by Unanimous vote of the Town Council of the Town of Medley, Florida, this 19th day of July, 2004.

  
RAMON RODRIGUEZ, MAYOR

  
HERLINA TABOADA, TOWN CLERK

Approved as to form and sufficiency:

  
MELVIN WOLFE, TOWN ATTORNEY

SUMMARY OF THE VOTE

Mayor Ramon Rodriguez:	yes
Vice-Mayor Eugenio Advincula:	yes
Councilperson Carlos Benedetto:	yes
Councilperson Margarita DeJesus:	yes
Councilperson Mary Tanner	yes

## **Town of Medley Annexation: Section 14**

### **Legal Description**

A PORTION OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, more particularly described as follows: Begin at the intersection of the east right-of-way line for State Road 826 (Palmetto Expressway) and NW 74th Street; proceed east along the south right-of-way line for NW 74th Street to its intersection with the south right-of-way line for State Road 934 (Hialeah Expressway); proceed east along the south right-of-way line for State Road 934 to its intersection with the centerline of NW 72nd Avenue; proceed south along the centerline of NW 72nd Avenue to its intersection with the centerline of NW 65th Street; proceed east along the centerline of NW 65th Street to its intersection with the centerline of NW 69th Avenue; proceed south along the centerline of NW 69th Avenue to its intersection with the centerline of NW 58th Street; proceed west along the centerline of NW 58th Street to its intersection with the east right-of-way line for State Road 826; proceed north along the east right-of-way line for State Road 826 to the point of beginning. Containing 380 acres more or less located within Section 14, Township 53 South, Range 40 East, Miami-Dade County, Florida.

EXHIBIT "A"

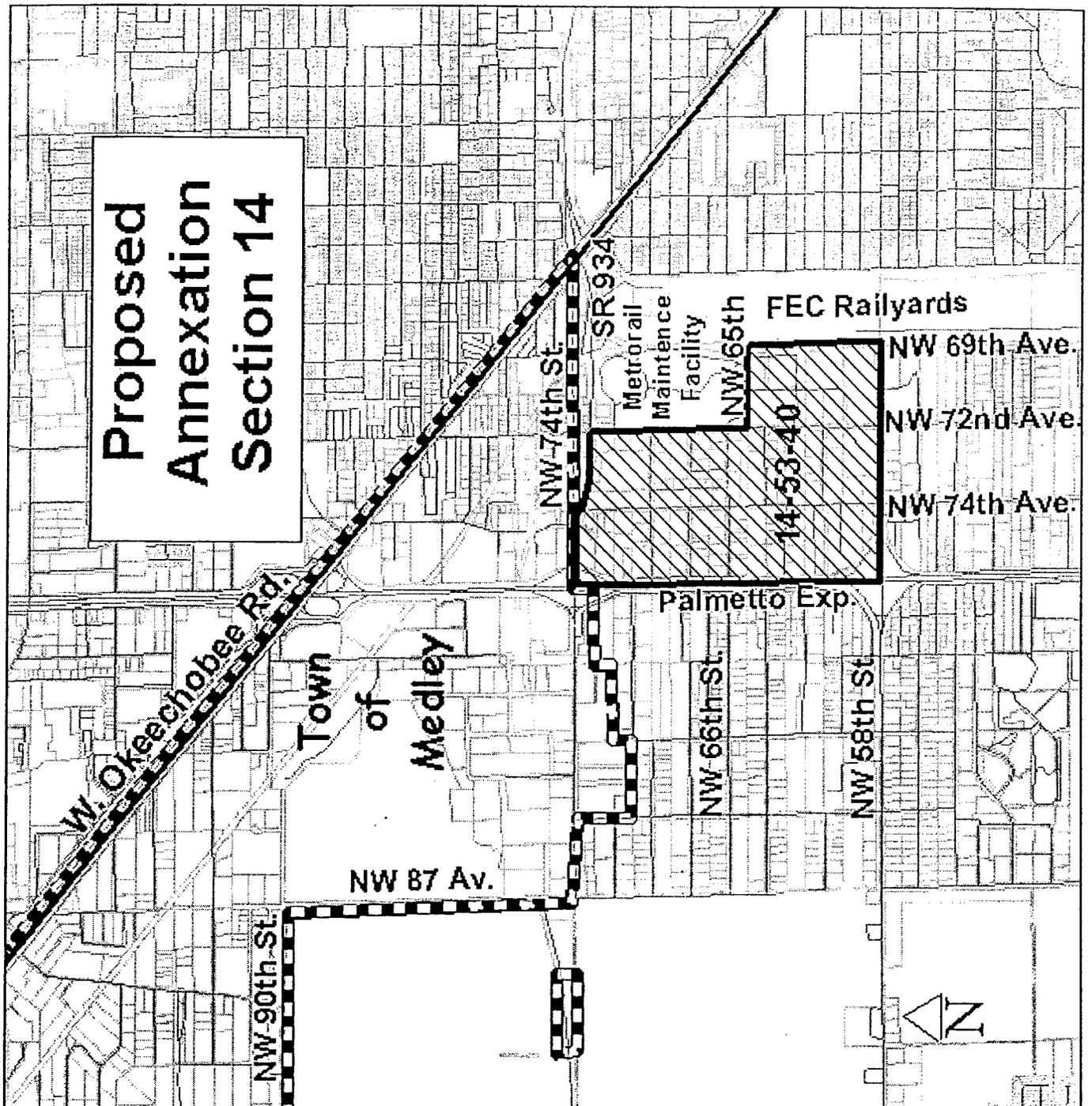


EXHIBIT "B"

## II. Legal Description and Location Map

The legal description for the Section 14 Annexation Area is provided below and Figure 1 shows the location of the area.

### Legal Description

Begin at the intersection of the east right-of way line for State Road 826 (Palmetto Expressway) and NW 74th Street; proceed east along the south right-of-way line for NW 74th Street to its intersection with the south right-of-way line for State Road 934 (Hialeah Expressway); proceed east along the south right-of-way line for State Road 934 to its intersection with the centerline of NW 72nd Avenue; proceed south along the centerline of NW 72nd Avenue to its intersection with the centerline of NW 65th Street; proceed east along the centerline of NW 65th Street to its intersection with the centerline of NW 69th Avenue; proceed south along the centerline of NW 69th Avenue to its intersection with the centerline of NW 58th Street; proceed west along the centerline of NW 58th Street to its intersection with the east right-of-way line for State Road 826; proceed north along the east right-of-way line for State Road 826 to the point of beginning. Containing 380 acres more or less located within Section 14, Township 53 South, Range 40 East, Miami-Dade County, Florida.

# Town of Medley

## Legend

-  Section 14
-  Medley Existing Town Boundary
-  Deferred Annexation

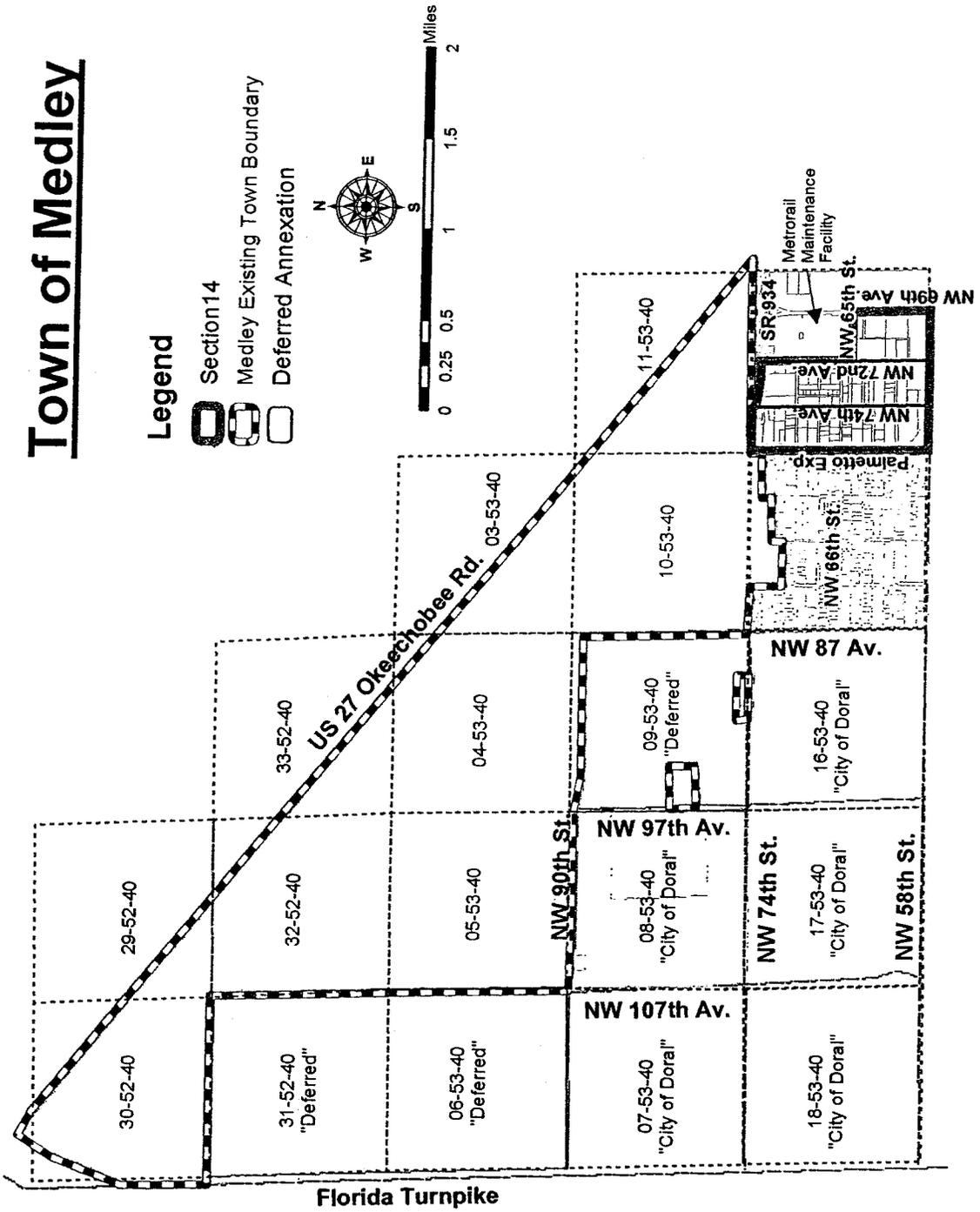
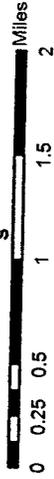
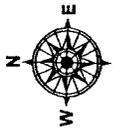


Figure 1. Medley Section 14 Annexation Map, July 13, 2004.

### **III. Grounds for the Proposed Boundary Changes**

On July 19, 2004, the Town of Medley Town Council considered and passed Resolution #C-881 requesting Miami-Dade County to effect the annexation of the Section 14 Annexation Area, as shown in Figure 1, into the jurisdiction of Medley pursuant to the Metropolitan Dade County Charter. The land area which is the subject of this application is approximately 380 acres. It is specifically excludes the FEC rail facility and the Metro Rail facility. Further not included in this application is a small strip of land northerly of the Hialeah expressway which is the subject matter of a prior application (currently pending) for annexation.

#### **Background**

Section 14, in its entirety, comprises approximately 640 acres of land located southeast of, and contiguous to, the Town. The FEC rail facility and the Metro Rail facility comprise approximately 260 acres in Section 14 which facilities are not subject to this application. The southern boundary of this area is NW 58th Street. Section 14 is shown on the Miami-Dade County Comprehensive Development Master Plan (CDMP) for Industrial and Office land use, and the entire Area is located within the County's Urban Development Boundary (UDB). Most of the land in this area is developed in commercial and industrial uses. Future development in Section 14 shall be consistent with all applicable codes and ordinances of Miami-Dade County, regulations of the South Florida Water Management District, Florida Statutes, and other governmental agencies.

#### **Grounds for Annexation**

The Town of Medley is ready, willing and able to cost-efficiently serve existing and future development in Section 14. However, water and sewer is currently served by the Miami-Dade County Water and Sewer Department (WASD) and this service is expected to continue.

As the primary local government influencing Section 14, Medley is best suited to provide effective comprehensive planning and coordinated growth management for the area. This is due to the fact that the portion of Section 14 Medley seeks to annex will become an integral component of a planned future land use pattern emanating outward from the nearby Medley town center, which is the location of Town Hall, Police Department, and the Building and Zoning Department. The Town has a significant need for industrial and commercial lands for tax base and long-range growth purposes, and to maintain current levels of public facilities and social services. The three hundred eighty acres which is the subject hereof in Section 14 offers a good opportunity to effectively meet that need. Upon annexation, the Town's Code Section 62 provides that "the property will remain under its present zoning classification the same as if it had been zoned by the Town, and the Town will honor and recognize such zoning and the use thereof and the same to be commensurate with the present zoning regulations of the Town."

Major roadway boundaries encompass Section 14 and make jurisdictional responsibility and service provision by the Town logical. These manmade boundary features are the

Palmetto Expressway to the west, the Metro-Rail and FEC maintenance yards on the east and NW 58<sup>th</sup> Street on the south. Contiguous with the current Medley town limit to the north, Section 14 is readily-defined by major roads and rail facilities, making governmental and infrastructure services from Medley the most appropriate choice.

Due to this boundary geography and other applicable factors, the Town is the governmental entity in the best position to cost-efficiently extend a number of existing urban services, such as police protection, utilities, code enforcement, building and zoning, and permitting and inspection services to Section 14 as future development and redevelopment occurs. It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners of this area. This includes expedited permitting which saves private developers time and money, and places newly redeveloped and renovated properties on the tax role much faster, not only to the financial benefit of the Town of Medley, but very importantly, Miami-Dade County.

During the processing of its annexation application in year 2000, Medley voluntarily deferred over 60% of its land request to provide the Doral MAC (now City of Doral) and major landowners opportunities to assess their options. Specifically Section 8, Township 53 South, Range 40 East, which had been part of Medley's year 2000 annexation application was granted to Doral, with the Town of Medley's blessing, during the political process preceding the formal incorporation of the Town. During the intervening three (3) years since the deferral, the need for Medley's community and tax base growth has not decreased. The approval of the Medley Section 14 annexation will help to partially fill the void left by prior annexation initiative deferrals and to "square off" the Town's existing boundaries.

#### **Land Use, Zoning and Redevelopment**

The proposed future land use in Section 14 would be consistent with the Industrial and Office designation shown on the County's Adopted 2000 and 2010 Land Use Plan. As previously noted, Section 62 of the Town Code specifies that current land use and zoning in the area will remain as is, if annexation occurs. The commercial and industrial development in these areas can best be guided by Medley whose Town Hall is located much closer to Section 14 than any other existing municipality as well as the County. The Town intends to encourage older industrial parcels in this area to redevelop thru zoning and development incentives, thereby generating future accelerated tax base growth for the benefit of the County and Medley.

#### **Public Services and Infrastructure**

The Town has made significant infrastructure system improvements including water, sewer and drainage, immediately north of the Annexation Area. The critical road, potable water, sanitary sewer and drainage systems referenced above can be cost-efficiently extended only by the Town. Medley also currently provides water and sewer services in portions of Section 14.

The Town of Medley is currently providing support police services to portions of Section 14 and is ready, willing and able to cost-efficiently serve existing and future development in the area. Medley police response to Section 14 is between 1 to 3 minutes which constitutes a substantially faster response than that of the nearest County police facilities or those of any other municipality. The greater ability of the Medley Police Department to serve this area is further illustrated by the fact that the County has given the Town "concurrent jurisdiction" to assist in providing timely police response to Section 14. It should be noted that rail traffic often blocks vehicles from passing through "at grade" rail crossings which would prevent any other municipality from responding to emergencies during many critical hours of the day and night.

The Town intends to fix the significant drainage problems in Section 14 through its stormwater utility. These upgrades will also greatly help the redevelopment process mentioned earlier.

It is also important to note that the Town has worked closely with Miami-Dade County to plan and construct the MetroRail Terminus Station at the Palmetto Expressway in, and with access to, Medley. This station, now completed, is located a short distance northwest of the proposed Annexation Area and will readily serve workers from Section 14 and commuters into the Miami-Dade County central commercial and health care centers. This intergovernmental partnership is bringing fixed-rail transit to the Town for the first time, where little in transit opportunities were not previously available, and will change travel patterns throughout northwest Miami-Dade County, as well as, in Medley and Section 14. The development and redevelopment of the industrial and commercial sites in Section 14 will create additional jobs and thus provide additional riders for the Metro Rail and MetroBus systems, to the benefit of both the County and the Town. The Town is also planning its own circulating mini-bus to enable commuters and those with access to Metro Rail to reach the employment centers in and around Medley.

#### **Proximity of Governmental Services**

Property owners in Section 14 will also benefit from close proximity to the Town's general government activities and services including Town Council meetings, elected officials, administrative personnel, and building review and permitting. This proposed annexation area is appropriate to become a natural extension of the Town's industrial and commercial development pattern in the south portions of Medley. The Area is most closely linked to, and influenced by, private development, public utility, and road construction occurring in Medley.

#### **Mitigation Contribution**

In order to help mitigate the potential revenue loss to the County from the proposed annexation, Medley will annually contribute an equitable amount agreed-upon on a millage rate basis, to mitigate the County's loss of net UMSA revenues from Section 14 to a Trust Fund which would be used by the County for improvements and services now paid for out of existing UMSA revenues. Reimbursement to Miami-Dade County for

stormwater infrastructure debt service expenses related to Section 14 improvements made in the past will also be considered.

**Consistency with County Requirements**

This report has been prepared consistent with the requirements of Chapter 20, Article I, Section 20-3 of the Miami-Dade County Code in order to document the key characteristics and impacts of the proposed Section 14 annexation by the Town of Medley.

**Summary**

In summary, the portions of Section 14 the town seeks to annex, will provide future land for the long-term growth and redevelopment of Medley, significant new (as apposed to relocated) job creation for the residents of the entire central portions of Miami-Dade County, and increase the tax base of the Town and Miami-Dade County for operations and infrastructure improvements in the future. Landowners in the Area will have much greater and closer access to local government officials and services provided by Medley, as well as, benefit from future infrastructure improvements sponsored by the Town.

## **IV. Service Provision**

### **1. Police Protection**

Police protection will be provided for in the proposed annexation area by the Medley Police Department. Medley Police Headquarters is located at Town Hall, 7331 NW 74<sup>th</sup> Street, which is within 1/4 mile of the northern boundary of Section 14. The Department currently has 33 sworn officers and 31 patrol cars. The Department also has motorcycle and bicycle patrols, a general investigation unit, a domestic violence section, and a CARE (Crime Awareness and Resistance Education) unit. The daily police manpower and facilities available close to Section 14 will allow for better and faster police protection for the area, than that which can be provided by any other municipality.

The Town of Medley is currently providing police support services to Section 14 and is ready, willing and able to cost-efficiently serve existing and future development in the entire area with full police services. The close proximity of Medley police services will provide much faster police response to the area than can currently be provided by the Miami-Dade Police Department. Projected Town police emergency response to the area is 1 to 3 minutes. The nearest Miami-Dade police substations to the Area are the Miami Lakes and Doral substations with an estimated 15-20 minute emergency response time from the nearest substation to the proposed annexation area. Thus, Medley can provide faster service and more frequent crime-deterrent patrols for the proposed annexation area than can now be provided by the County Police Department or which any other municipality can provide. A strong working partnership with the County Police Department will continue to be maintained after annexation to provide backup for Town Police in cases of major crime events and major traffic accidents, should they occur.

### **2. Fire Protection/Emergency Medical**

Fire protection and emergency medical services will continue to be provided by Metropolitan Miami-Dade County. Station 46, located in Medley at 10200 NW 116<sup>th</sup> Way. The station is approximately 1/2 to 2 miles from Section 14 and is equipped to handle hazardous and toxic material spills.

### **3. Water Supply and Distribution**

As indicated earlier, most of Section 14 is currently served by the Miami-Dade County Water and Sewer Department (WASD) and this will continue. The portion served by the town will continue to be so served. Medley's central water is supplied in bulk under an agreement with the Miami-Dade Water and Sewer Authority Department. The water is distributed to Medley customers through a water pipe system built and maintained by the Town. While the Town would be available to provide water services to the entire annexation area, it is more probable that water for this area will continue to be supplied by WASD.

#### **4. Sanitary Sewer Facilities**

Most of Section 14 is currently served by the Miami-Dade County Water and Sewer Department (WASD) and this will continue. The Town built and maintains the gravity and force main collection system within its service area, and purchases wastewater treatment capacity from Miami-Dade County. Sewage collected from the Town is treated at the Miami-Dade County Regional Treatment Facilities. Medley can provide extension of sanitary sewer services into this area if desired by the WASD, however it is more probable that sanitary sewer will continue to be supplied by the WASD.

#### **5. Solid Waste Removal and Disposal**

Currently Medley provides garbage and trash pickup for all Town residents. Garbage is collected twice a week and trash once a week. It is expected that commercial solid waste removal services will continue to be contracted on an individual business basis with qualified commercial haulers. Disposal facilities are currently located at the Medley landfill. Solid waste from the annexation area is disposed of in appropriate regional facilities by the private garbage and trash haulers.

#### **6. Road Construction and Maintenance**

Medley maintains all streets within its jurisdiction with the exception of State and County roadways. Many minor arterials and collector streets are constructed and improved by the private sector as development occurs with maintenance responsibility transferring to the Town once improvements are completed. It is expected that future roads and streets in Section 14 would be constructed/improved by private development and thereafter maintained by Medley. Existing roads and streets, as well as subsequently conveyed roads and streets, will be maintained by Medley's Public Works Department.

#### **7. Parks and Recreation**

The current and proposed land use for the subject Areas is Industrial and Office. If annexation is approved, the Town will keep this same land use pattern in place. No residential uses exist in the area. Office and industrial workers may utilize park facilities at lunchtime and immediately following work. The Town has the following park facilities near the proposed Section 14 annexation area:

- Town of Medley Park. Includes swimming pool, "kiddie" park area with specialized equipment, and barbeque and square dance pavilion.
- Teenage Game Room.
- Daniel Meehan Softball Field. Available for daily use for boys and girls intramural softball activities.
- Toby Wilson Basketball and Tennis Courts.

- NW South River Drive and NW 105<sup>th</sup> Way Linear Park. Primarily a passive park including benches and tables for reading and picnics.
- Medley Lakeside Retirement Recreation Building. Includes complete kitchen and dining area, and is used for senior resident weekday hot lunch programs and weekend cold lunch programs. This facility is also utilized for special events, billiards, dominos, and card/board games, and contains group meeting areas, gym equipment and workout area, as well as a fully-equipped laundry room.

Medley is currently developing additional passive park facilities that will be located northwest of Section 14. For the users from Section 14, Medley park and recreation sites and facilities are much more accessible than existing County and any other municipal facilities.

#### **8. Electric Service and Street Lighting**

Electric service and the street lighting system in Medley is currently provided by Florida Power and Light (FPL). FPL has adequate capacity to serve the future electrical needs of the subject areas. It is expected that FPL would provide services to the proposed annexation area as development occurs. The standards for street lighting in the proposed area would be fully consistent with the Florida Building Code and State Energy Code, as well as existing County codes.

#### **9. Stormwater Management**

Regional stormwater management standards in Medley are implemented by the South Florida Water Management District (SFWMD) and Miami-Dade County Department of Environmental Resources Management (DERM). All proposed development projects must obtain the required regional and county stormwater management permits prior to issuance of a Town building permit. If annexation is approved, this same procedure will apply to the subject area. Medley operates a Stormwater Utility town-wide and will provide stormwater management facilities and services to the annexation area. As development occurs, parcel owners and/or developers will be required to install stormwater management facilities in accordance with existing codes and the Town will maintain and service the facilities.

#### **10. Comprehensive Planning**

The current Town of Medley Comprehensive Plan was approved, pursuant to Florida Statutes, in September 1990. The proposed land use category (Town) for the Section 14 Annexation Area is Industrial (see Figure 3). This proposed future land use is consistent with the Industrial and Office designation shown on the County's Adopted 2000 and 2010 Land Use Plan (see Figure 2). Comprehensive Plan amendments are reviewed by the Town staff and recommendations are forwarded to the Town Council which acts as the Local Planning Agency (LPA). Following LPA action, Plan amendments are considered by the Town council and, if approved, transmitted to the Florida Department

of Community Affairs (FDCA) for review and an eventual compliance finding, pursuant to Florida Statutes.

If this annexation request is approved, a Comprehensive Plan Amendment will be initiated to formally add the new area to the Future Land Use Map (FLUM), including any capital improvements necessary to maintain level-of-service standards, ensure that all environmental goals, objectives, and policies are met, and modify other Plan Elements as appropriate.

Medley is better able to provide effective and coordinated future comprehensive planning for the areas. This is due to the fact that Section 14 will become an integral component of a planned future land use pattern emanating outward from the nearby Medley town center rather than remaining as another generic industrial area within the core industrial area of the county.

#### **11. Site Planning and Zoning Administration**

Medley maintains a Town Zoning Code (Chapter 62 of the Municipal Code of Medley, Florida) consistent with the adopted Comprehensive Plan (current county zoning in Section 14 is set forth in Figure 4). The Town intends to zone the subject areas as M-1 Light Manufacturing Industrial (see Figure 5) which is consistent with the current County zoning and existing development pattern in the Area.

All site plans for proposed development are reviewed for consistency with the Comprehensive Plan and Zoning Code by Town staff. Site plans are reviewed by staff and the Town Council. Site plans which meet all Town planning and zoning requirements are recommended by the Town Council to the Chief Building Official for administrative approval.

The Town staff reviews all requests for rezonings, variances and special use permits, and submits recommendations related to these matters to the Town Council for final action. If annexation is approved, Section 14 will receive the site planning and zoning administration services of Medley which are considerably more accessible to the property owners of the subject Area than similar County services, saving those owners valuable time and money.

#### **12. Building Permitting and Inspections**

The Town maintains departments which process building permits, conducts building inspections, and issues citations for Town and Building Code violations. All building review and inspection services are provided by Town staff, except for reviews by DERM and the Fire Department. Town building services would be much closer (within ½ mile) to the property owners of Section 14 than similar services now provided by Miami-Dade County. All applicable federal, state, regional, and county stormwater management and environmental permits are required to be obtained prior to the issuance of any specific Town building permit.

### **13. General Government**

Medley is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected Mayor and four (4) elected Town Council members. The Mayor is also the Town's Chief Executive Officer and is responsible for the direction and supervision of all departments, agencies, and employees of the Town. Annexation approval will provide individual Section 14 property owners and business owners much better access to their local government and political leaders compared to the current situation where persons must travel to the Downtown Miami-Dade County Governmental Center (12 miles away) to participate in Metro-Dade governmental activities and meet with their elected representatives, unless special alternative meeting locations are agreed upon.

**V. Timetable to Supply Services**

<u>Service</u>	<u>Timetable</u>
1. Police Protection .....	Immediate
2. Fire Protection/Emergency Medical .....	As required by future development
3. Water Supply and Distribution .....	As required by future development
4. Sanitary Sewer Facilities.....	As required by future development
5. Solid Waste Removal.....	As required by future development
6. Road Construction and Maintenance .....	As required by future development
7. Parks and Recreation.....	As required by future development
8. Electric Service and Street Lighting .....	As required by future development
9. Stormwater Management.....	Immediate
10. Comprehensive/Environmental Planning .....	Immediate
11. Site Planning and Zoning Administration.....	Immediate
12. Building Permitting and Inspections.....	Immediate
13. General Government.....	Immediate

## **VI. Financing of Services**

### **1. Police Protection**

The Medley Police Department is funded through the Town's General Fund. If annexation is completed, increased property tax collections from the Area will pay for police services needed. As development and redevelopment occurs in Section 14, it is anticipated that increased property values will generate greater revenues, which will offset additional police service costs over the longer term.

### **2. Fire Protection/Emergency Medical**

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing revenue sources. Any additional fire and emergency medical costs incurred by the County as a result of future growth in the proposed Annexation Area is expected to be offset by higher county revenues from the Area.

### **3. Water Supplies and Distribution**

Future costs associated with water main extensions and connections will be paid for by private developers as development in the proposed Area progresses. Monthly water usage charges will provide the revenues necessary for operation and maintenance of the potable water treatment and distribution system.

### **4. Sanitary Sewer Facilities**

Future costs associated with sanitary sewer line extensions and connections will be paid by private developers as development in the proposed area progresses. Monthly sewer usage charges will provide the revenues necessary for operation and maintenance of the wastewater facilities, pump stations, and lines outside of Medley by Miami-Dade County and the collection system within Medley.

### **5. Solid Waste Removal and Disposal**

Waste removal costs will be paid by individual businesses in Section 14 who contract with licensed commercial haulers. Solid waste disposal costs generated from the proposed Area will be borne by private garbage and trash haulers who pay bulk fees to regional disposal facilities.

### **6. Road 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 Town using gas taxes, impact fees, and ad valorem taxes generated from future development in the proposed Annexation Area.

**7. Parks and Recreation**

No new park and recreation facilities will be needed to serve the industrial and commercial land uses proposed for the subject Area. However, the Town is planning to build a new passive park, as well as expand the Town of Medley Park within walking distance of Section 14.

**8. Electric Service and Street Lighting**

Electric service and street lighting will be funded by Florida Power and Light through user fees as future development occurs.

**9. Stormwater Management**

Local drainage improvements in the proposed area will be funded by the private sector as future development occurs and maintenance of those facilities will be implemented through the Medley Stormwater Utility. Regional stormwater management improvements, if necessary to serve future development in Section 14, would be funded by the South Florida Water Management District.

**10. Comprehensive Planning**

Comprehensive planning services in Medley are paid from the General Fund. Planning for the proposed areas would be funded from property tax revenues.

**11. Site Planning and Zoning Administration**

Site planning and zoning administration are funded by fees collected from private developers as they submit project applications. This same source would be used to pay for site planning and zoning administration as future development occurs in the annexation area.

**12. Building Permitting and Inspections**

Building permitting and inspections are paid for by fees collected from private developers as project applications are submitted. This same source would be used to pay for building permitting and inspections as future development occurs.

**13. General Government**

General government services in Medley are funded from the General Fund. For the proposed Annexation Area, these services would be funded from increased property tax revenues.

## VII. Projected Tax Load on Section 14

According to Miami-Dade County Property Appraiser's Office, the 2004 total taxable property value in Section 14 is \$188,996,338. Applying the 8.916 mill unincorporated ad valorem tax rate, the 2003 property tax collections by Miami-Dade County from Section 14 would total approximately \$1.69 million.

If the portion of Section 14, which is the subject of this application, is annexed into Medley, the County would collect the countywide ad valorem tax rate of 6.469 mills (2003), but would not assess the Urban Municipal Service Area (UMSA) rate of 2.447 mills. To mitigate the revenue loss to the County from the proposed annexation, Medley will annually contribute an agreed upon equitable amount, determined on a millage rate basis, to mitigate the County's loss of net UMSA revenues from the annexation area to a Trust Fund which would be used by the County for improvements and services now paid for out of existing UMSA revenues.

The portion Section 14 to be annexed would be subject to the Town's current ad valorem tax rate of 7.45 mills, which would generate an estimated \$1.41 million annually in real and personal property tax revenues for the Town. As of the date of the filing of this application, Medley anticipates its 2005 millage rate to be reduced 7.25 mills. Thus, the Town's annual revenues from this annexation would be approximately \$1.37 million from which the Town would pay its agreed upon equitable mitigation and reimbursements. Additionally, the County would no longer be obligated to provide UMSA services within this annexation area. The annexation of Section 14 would impose an additional ad valorem tax on Area property owners of 5.476 mills (current net tax rate). However, it must be noted that the net annual revenue to Medley which can be used to supply services and facilities to the annexation area will be reduced by Medley's to be agreed upon yearly monetary contribution back to Miami-Dade County, as previously noted, for its loss of net UMSA revenues.

Due to the completion of the annexation of new areas on the west and south boundaries of the Town in recent years, Medley staff is projecting the 2005 tax rate will be reduced by approximately 3% (to 7.25 mills). Medley intends to continue this tax rate reduction policy as future annexation occurs. It is anticipated that such reduced property taxes will help stimulate new development, redevelopment and job creation, which will benefit not only the Town, but also all of Miami-Dade County.

### **VIII. Land Use Plan and Zoning for Subject Areas**

Figures 2–5 depict the existing and future land use and zoning designations for the Section 14 Annexation Area.

The proposed land use category (Town) for the Annexation Area is Industrial (see Figure 3). This proposed future land use in Section 14 is consistent with the existing Industrial and Office designation shown on the County’s Adopted 2000 and 2010 Land Use Plan (see Figure 2).

Current County zoning in Section 14 comprises various zoning categories (see Figure 4). The Town intends to zone the entire Section 14 area as M-1 Light Manufacturing Industrial (see Figure 5), which is generally consistent with the current County zoning pattern and existing development in the Area.

# Town of Medley

## Legend

-  Industrial and Office
-  Medley Existing Town Boundary
-  Deferred Annexation

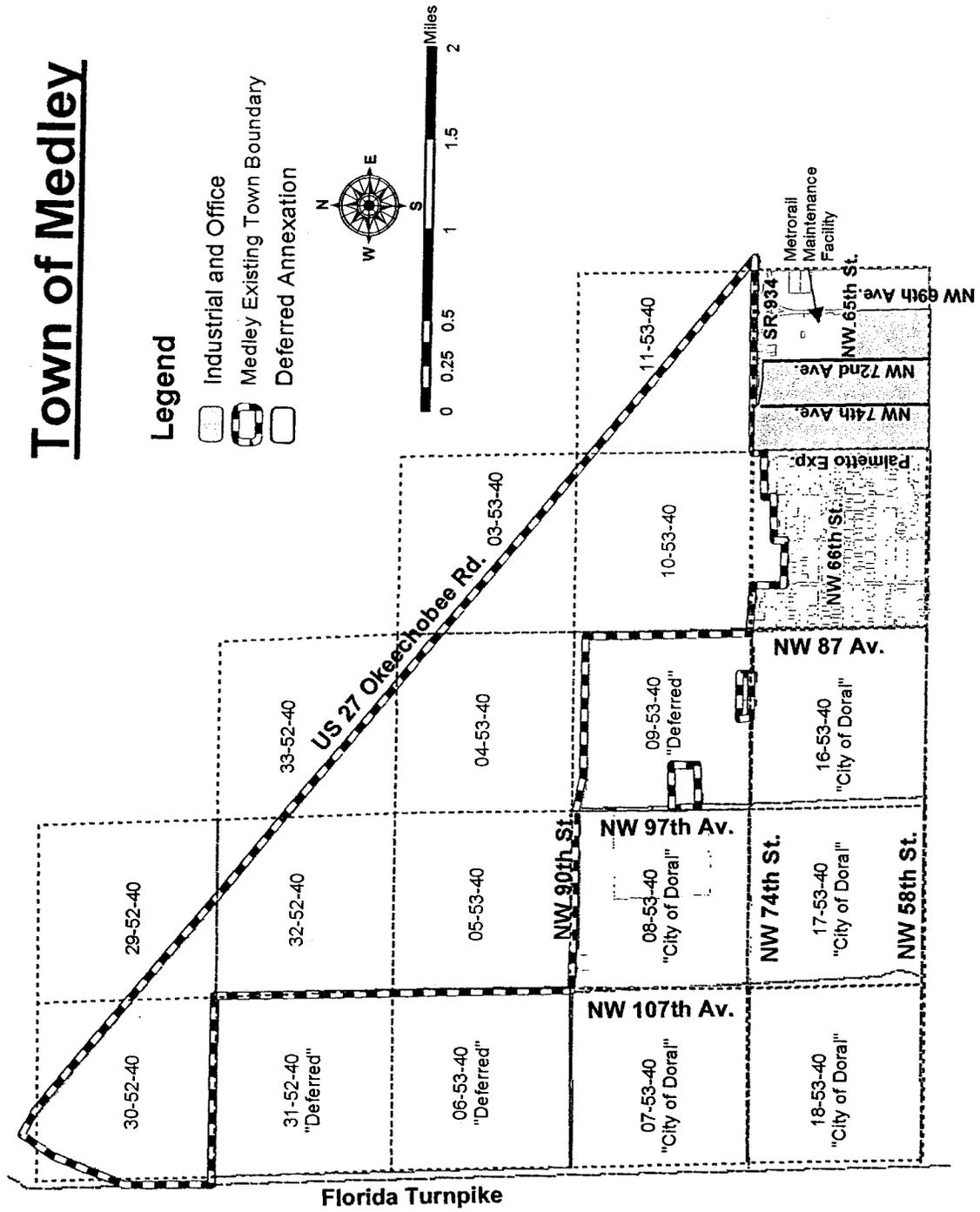
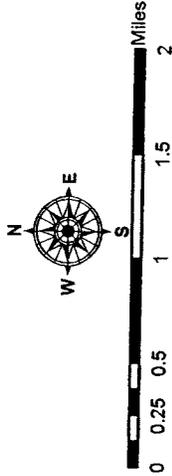


Figure 2. Current Land Use Map (County), July 13, 2004.

# Town of Medley

## Legend

-  Industrial and Office
-  Medley Existing Town Boundary
-  Deferred Annexation

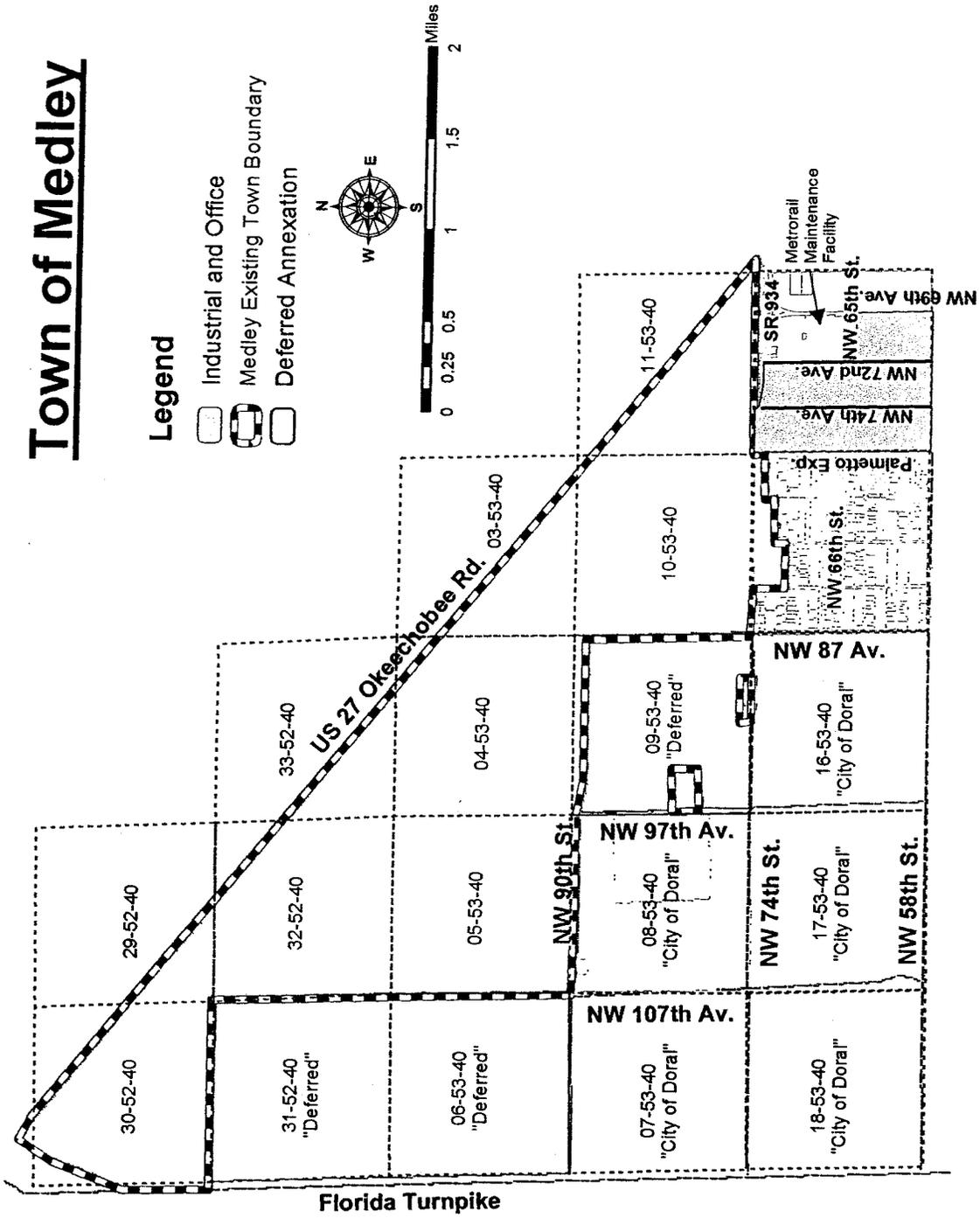
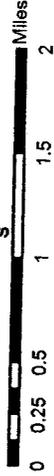
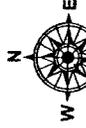


Figure 3. Proposed Land Use Map (Town), July 13, 2004.

# Town of Medley

## Legend

-  IU-1 Industrial Light Manufacturing District
-  IU-3 Industrial Unlimited Manufacturing District
-  Medley Existing Town Boundary
-  Deferred Annexation

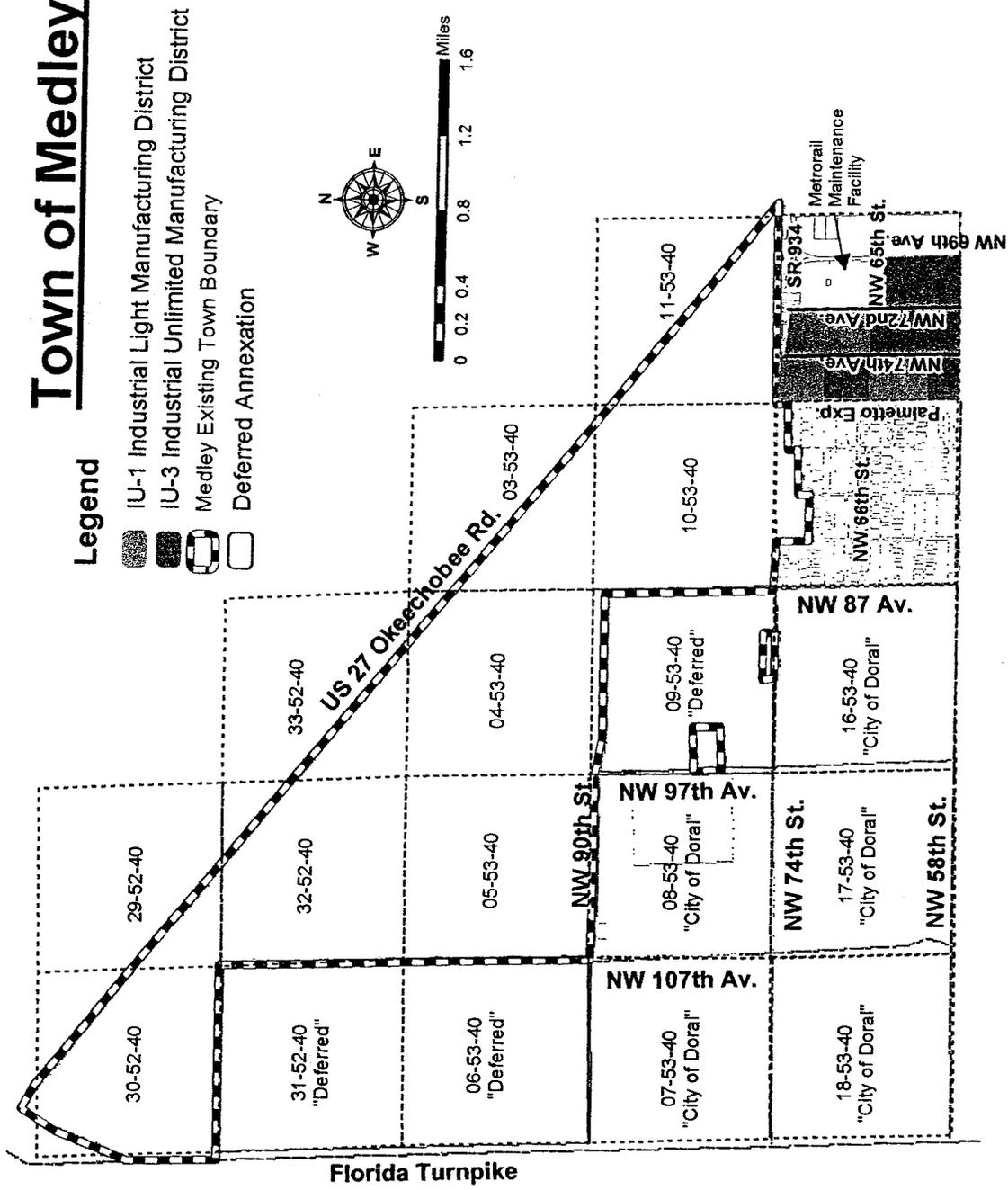
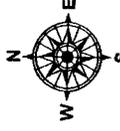


Figure 4. Existing Zoning (County), July 13, 2004.

# Town of Medley

## Legend

-  M-1 Light Manufacturing Industrial District
-  Medley Existing Town Boundary
-  Deferred Annexation

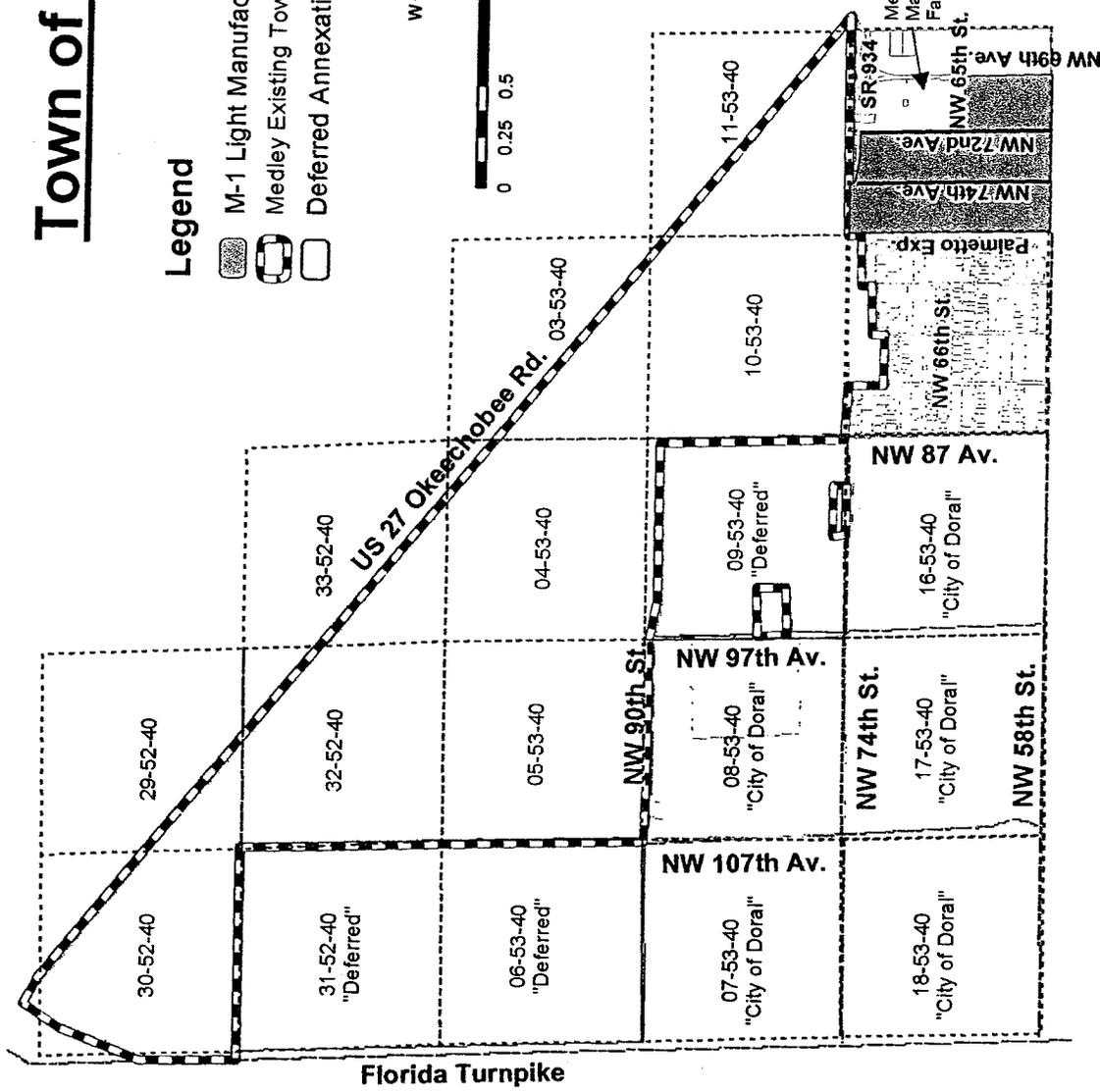
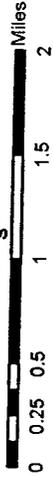
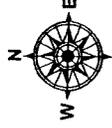


Figure 5. Proposed Zoning (Town), July 13, 2004.

**IX. County Supervisor of Elections Certificate**



MIAMI-DADE COUNTY  
ELECTIONS DEPARTMENT  
2700 N.W. 87TH AVENUE  
MIAMI, FLORIDA 33172

(305) 499-VOTE (8683)  
Fax: (305) 499-8547  
TTY: (305) 499-8480  
WEBSITE: <http://elections.miamidade.gov>

## Certification

(STATE OF FLORIDA)

(COUNTY OF MIAMI-DADE)

I, Constance A. Kaplan, Supervisor of Elections of Miami-Dade County, Florida, pursuant to Section 20-4 of the Miami-Dade County Code, do hereby certify that the area described as: Proposed Annexation Area Section 14 contains 1 voter.

WITNESS MY HAND AND

OFFICIAL SEAL, AT MIAMI,

MIAMI-DADE COUNTY,

FLORIDA, ON THIS 16<sup>th</sup>

DAY OF JULY 2004.

Constance A. Kaplan  
Supervisor of Elections  
Miami-Dade County

**X. County Planning Director's Certification of Residential Lands**

[To be provided following submittal of annexation application to Miami-Dade County.]

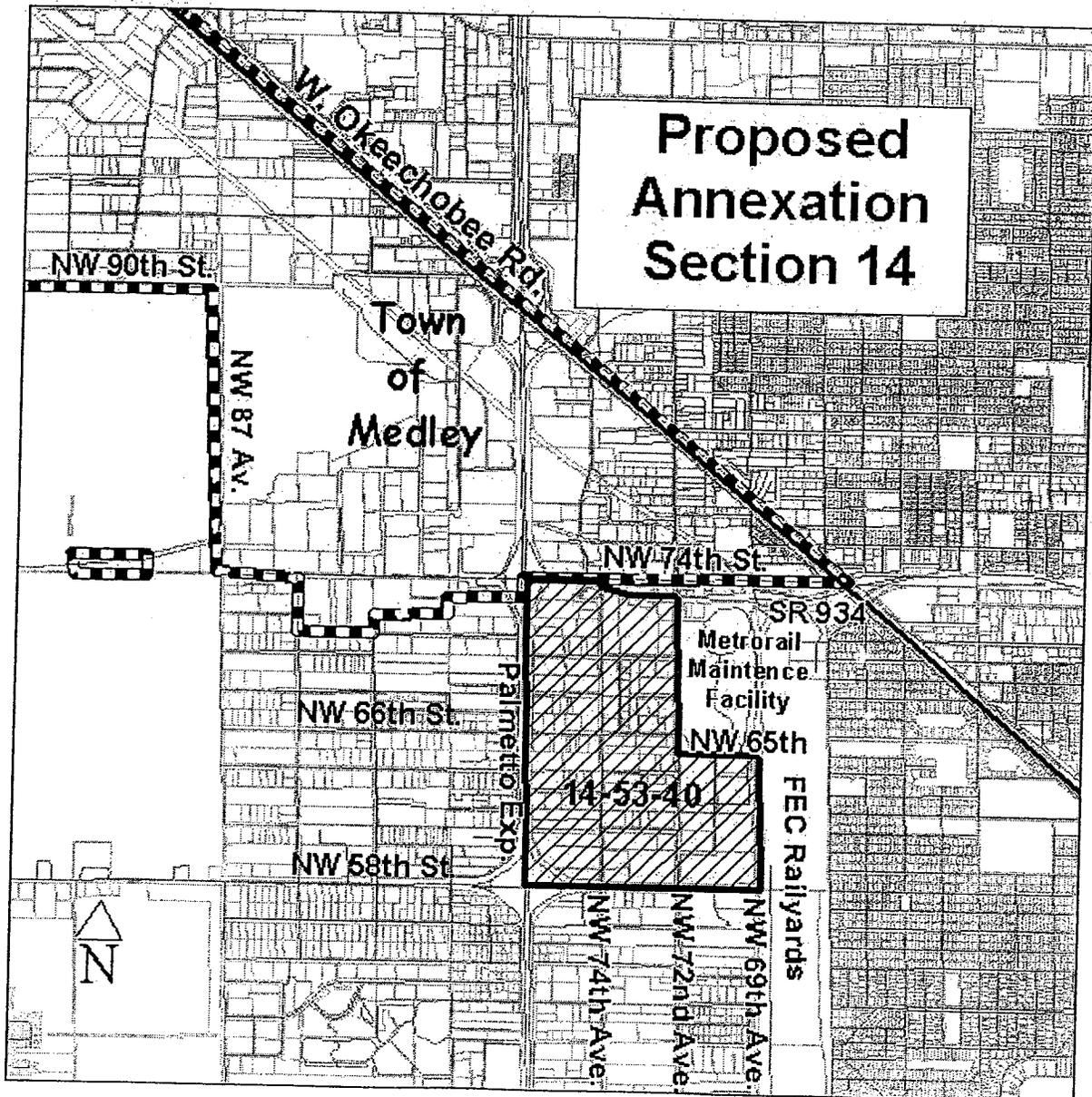
**XI. Certificate of Written Notice Mailing to Owners within 600 Feet**



## **XII. Certificate of Public Hearing Notice Publication**

**NOTICE OF PUBLIC HEARING  
(SPECIAL MEETING)  
TOWN OF MEDLEY**

Notice is hereby given that a Special Meeting of the Town Council of the Town of Medley for purposes of a Public Hearing will be held on Monday, July 19, 2004, at 6:15 P.M. in the Council Chambers, 7331 N.W. 74th Street, Medley, Florida, 33166, pursuant to the Miami-Dade Charter Section 5.04 and the Miami-Dade County Code of Ordinances, Section 20-3 to consider annexation and an enactment of a Resolution concerning the annexation of certain land described in the following description of lands and the map. The Meeting will address the annexation of certain lands described below. The proposed annexation area known as Medley Section 14 Annexation is shown on the map below by a diagonal line designation and is also enclosed by bold lines.



All interested parties are encouraged to attend this meeting and be heard. For further information contact Herlina Taboada, Town Clerk at (305) 887-9541, extension 112.

The legal descriptions of the lands to be annexed is as follows:

**Town of Medley Annexation: Section 14**

**Legal Description**

A PORTION OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, more particularly described as follows: Begin at the intersection of the east right-of way line for State Road 826 (Palmetto Expressway) and NW 74th Street; proceed east along the south right-of-way line for NW 74th Street to its intersection with the south right-of-way line for State Road 934 (Hialeah Expressway); proceed east along the south right-of-way line for State Road 934 to its intersection with the centerline of NW 72nd Avenue; proceed south along the centerline of NW 72nd Avenue to its intersection with the centerline of NW 65th Street; proceed east along the centerline of NW 65th Street to its intersection with the centerline of NW 69th Avenue; proceed south along the centerline of NW 69th Avenue to its intersection with the centerline of NW 58th Street; proceed west along the centerline of NW 58th Street to its intersection with the east right-of-way line for State Road 826; proceed north along the east right-of-way line for State Road 826 to the point of beginning. Containing 380 acres more or less located within Section 14, Township 53 South, Range 40 East, Miami-Dade County, Florida.

Any and all interested parties are invited to attend this meeting and be heard.

A copy of the Annexation Resolution and copies of the boundaries of Medley Section 14 Annexation and a copy of a map may be obtained from the office of the Town Clerk.

If any person decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing such person will need a record of the proceedings, and for that reason, 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.

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), DISABLED PERSONS WHO, BECAUSE OF THEIR DISABILITIES, NEED SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE TOWN OF MEDLEY RECEPTIONIST OR JOSIE PEREZ AT TOWN HALL, TOWN OF MEDLEY, 7331 N.W. 74TH STREET, MEDLEY, FLORIDA, 33166 OR TELEPHONE (305) 887-9541, EXT. 0 NOT LATER THAN SEVEN (7) BUSINESS DAYS PRIOR TO SUCH PROCEEDING.**

This Notice of Public Hearing dated at Medley, Florida this 8th day of July, 2004.

HERLINA TABOADA, TOWN CLERK.