

Memorandum



Date: February 5, 2008

Agenda Item No.

12(B)3

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of the County Manager.

Subject: City of North Miami Annexation Application

Pursuant to Chapter 20-7 (B) of the Miami-Dade County Code (Code) and following the required public hearing before the Board of County Commissioners (BCC), the BCC shall take one (1) of the following actions:

- Deny the requested boundary change as presented by the City of North Miami.
- Direct the County Attorney to prepare an appropriate ordinance accomplishing the proposed boundary change.
- Defer such requested boundary change for further consideration at a subsequent meeting.

Recommendation

It is recommended that the BCC, pursuant to the Miami-Dade County Code Chapter 20, approve the boundary change as proposed by the City of North Miami. This recommendation is based upon a review of a staff report and information provided by the property owner. The parcels will be developed as workforce housing. On April 24, 2007, the BCC adopted resolution R-460-07 approving an interlocal agreement between the County and the City of North Miami authorizing the City to issue building permits, developmental approvals, building code compliance and code enforcement functions for the proposed annexation parcels within the Unincorporated Municipal Service Area (UMSA). Currently the parcels in question can only be accessed through the City of North Miami.

Scope

The proposed City of North Miami annexation is a 2.78 acre area contiguous to the City. This area is bounded on the North by a property line at approximately NE 139th Street, on the south by a property line at approximately NE 137th Street, on the west by NE 3rd Court and on the east by NE 2nd Court.

Fiscal Impact/Funding Source

Annexation of the area results in a net revenue loss to the UMSA budget. Based upon the revenues generated and services provided to the area as part of UMSA, a net annual budget loss of approximately \$4,000 should be realized. Section 20-8 of the Miami-Dade County Code allows the County to retain all franchise fees for the term of the agreement and all utility taxes in perpetuity. Because the area is not developed, it currently does not generate any utility taxes or franchise fees. It is recommended that any future franchise fees and utility taxes generated in the annexation area be retained by the County.

Track Record/Monitor

Upon approval of the proposed annexation by the BCC, the County Attorney shall prepare an appropriate ordinance accomplishing the proposed boundary change. The Office of Strategic Business Management Incorporation and Annexation Section will negotiate any interlocal agreements, as required.

Background

On March 22, 2005 the City of North Miami, pursuant to section 5.04 of the Miami-Dade Home Rule Charter and section 20-3 of the Code, approved Resolution R-2005-21, requesting that the BCC approve the annexation of three parcels into the municipal boundaries of the City. On September 23, 2005 the City submitted an application for the annexation to the Miami-Dade County Clerk of the Board. At the October 18, 2005 meeting the BCC accepted and forwarded the annexation application to the Office of Strategic Business Management (OSBM) for review and further processing as required by Code.

The land owner of these three parcels owns two adjacent parcels in the City of North Miami. The project being proposed will consist of 114 units of workforce housing. As previously stated, on April 24, 2007, the BCC adopted resolution R-460-07 approving an interlocal agreement between the County and the City of North Miami authorizing the City to issue building permits, developmental approvals, building code compliance and code enforcement functions for the parcels within UMSA. These parcels are only accessed through the parcels located within the City. Although, the PAB and the Department of Planning and Zoning have concerns with the boundaries being proposed in this annexation as being property lines, the approval of the annexation will create a contiguous development where the future residents will receive municipal services from one provider.

The Incorporation and Annexation Committee of the PAB held a public hearing on October 22, 2007 and recommended deferral of the annexation. The PAB held a public hearing on October 22, 2007 and recommended that the BCC defer the application.

The staff report supporting my recommendation, as reviewed by the PAB, is attached for your convenience.

Attachment



Jennifer Glazer-Moon
Director, Office of Strategic Business Management

Memorandum



Date: October 22, 2007

To: Chairperson and Members
Planning Advisory Board

From: Jorge Mc Fernandez, Jr.
Program Coordinator, Office of Strategic Business Management

Subject: City of North Miami Annexation Application

Background

On September 23, 2005, the City of North Miami (City) submitted an annexation application to the Miami-Dade County Clerk of the Board. The City's annexation application was placed on the October 18, 2005 Board of County Commissioners (BCC) agenda where it was accepted and forwarded to the Miami-Dade Office of Strategic Business Management for review and further processing as required by the Miami-Dade County Code (Code).

On November 1, 2005, the BCC adopted Ordinance 05-192, suspending consideration of certain proposed incorporations and annexations until receipt of a report from the County Manager on the effects of incorporations and annexations in Miami-Dade County. The County Manager's report was presented to the BCC on May 8, 2007, allowing the application to proceed.

Pursuant to Section 20-6 of the Code, the Office of Strategic Business Management submits this report for your review and recommendation.

Analysis

The proposed annexation area is bound on the north by a property line at approximately NE 139 Street, on the south by a property line at approximately NE 137th Street, on the west by NE 3rd Court, on the east by NE 2nd Court. The proposed annexation area consists of three contiguous parcels encompassing 2.78 acres located to the west of the city.

Police

The City of North Miami will provide police services to the proposed annexation area with available departmental resources. The North Miami Police Department is located at 700 NE 124 Street, 1.2 miles from the proposed annexation area. The department currently employs 131 sworn officers with 77 patrol vehicles, SWAT Team, Detective Bureau, Community Policing Unit, Police K-9 and a Traffic Safety Unit. The projected response time to the proposed annexation area will be consistent with other areas in the City.

In the event that the proposed annexation is approved, the total service area within the Unincorporated Municipal Service Area (UMSA) will be reduced by only a small amount resulting in little difference in the amount of services currently provided by the Miami-Dade Police Department (MDPD). However, due to continual incorporation and annexation endeavors, the full impact on UMSA is yet to be determined.

The following table portrays all calls for uniform and non-uniform Miami-Dade County police calls within the police grid in which this area is located for the past three years.

Year	Criteria	All Calls	Part I Crimes	Part II Crimes	Calls Not Reported
2004	Total Calls	0	0	0	0
2005	Total Calls	1	0	0	0
2006	Total Calls	0	0	0	0

Fire and Rescue

This annexation will not impact MDRF service delivery and/or response times. Currently, the area is served as part of UMSA. If the proposed annexation is approved, the area would continue to be served by the MDRF utilizing the same stations and resources.

The proposed annexation area is within the station territory of **Station 19, North Miami West**, located at 650 NW 131 Street. The station is equipped with a Rescue and a 65' Aerial TRT and permanently staffed by seven (7) firefighters/paramedics.

Other fire rescue stations within a three (3) mile radius are:

Station 20, North Miami East, located at 13000 NE 16th Avenue. Station is equipped with a Rescue and ALS Engine and permanently staffed by seven (7) firefighters/paramedics.

Station 22, Interama, located at 15655 Biscayne Blvd. Station is equipped with a 75' BLS Ladder and permanently staffed by four (4) firefighters/paramedics.

Station 30, Miami Shores, located at 9500 NE 2nd. Avenue. Station is equipped with a Rescue and ALS Engine and permanently staffed by seven (7) firefighters/paramedics.

Station 32, Uleta, located at 358 NE 168 Street. Station is equipped with a Rescue and ALS Engine and permanently staffed by seven (7) firefighters/paramedics.

Station 18, North Miami, is programmed for construction in the vicinity of NE 138 Street and 5 Avenue.

The proposed annexation area consists of a small portion within a police grid. Miami-Dade Fire Rescue (MDFR) collects data on a grid basis and is unable to break out any calls directly related to the three annexation parcels. The following information corresponds to the entire grid. In calendar year 2006, there were a total of 517 alarms in the grid area with an average travel time of 7:08 minutes. Of these, total life threatening calls were 363 with an average travel time of 6:51 minutes as noted in the table below.

The following table lists the travel time and alarm counts by type of alarm:

Alarm Count and Travel Time by Type of Alarm

TYPE OF ALARMS	CY 2004		CY 2005		CY 2006	
	Total Alarm Count	AVG 1st Disp to 1st Arrv	Total Alarm Count	AVG 1st Disp to 1st Arrv	Total Alarm Count	AVG 1st Disp to 1st Arrv
ALL ALARMS	512	6:22	495	6:41	517	7:08
LIFE THREATING EMERG	373	6:02	357	6:15	363	6:51
NON-LIFE THREATING EMERG	71	7:32	87	7:56	87	7:53
OTHER	0	N/A	12	8:40	38	8:32
OTHER FIRE	10	6:20	8	7:22	23	7:01
OTHER MISC.	55	7:10	27	7:32	0	N/A
STRUCTURE FIRE	3	5:02	4	5:46	6	4:30

Water and Sewer

The City of North Miami currently provides water and sewer services to the proposed annexation area. The water service area is provided entirely by the City from the Winson Water Treatment Plan at Sunkist Grove located at 12098 NW 11 Avenue. The sewer service area is provided entirely by the City from the Futura Station located at NE 2 Avenue and NE 142 Street. Future water and sewer service customers within the annexation area would receive service from the City. The annexation would have no impact on Miami-Dade Water and Sewer Department's ability to provide water and/or sewer services to the remaining unincorporated area in the vicinity.

Solid Waste

As the subject property is vacant, no reference is made to existing residential solid waste service levels provided by the County. The proposed annexation area is within the Department of Solid Waste Management (DSWM) waste collection service area and in accord with Ordinance 96-30 the Department would provide collection service to residential units (as defined in the code) if this type of development took place. As it is the City of North Miami's intent to see the property developed for multi-family use, the level of collection service (to residential units) is not relevant to this annexation. In the event the City of North Miami were to instead develop the property as residential, the County would (per Ordinance 96-30) retain the responsibility for provision of waste collection service until or unless the City of North Miami and County enter into the standard twenty-year interlocal agreement for delegation of waste collection authority.

The area is vacant and proposed for multi-family use. Accordingly, there is no immediate or anticipated impact on County waste collection services.

Since the property is vacant and proposed for multi-family use and the City does currently have an interlocal agreement with the County for long-term disposal, the annexation is compliant with the terms of ordinance (No. 96-30) and is not expected to have any impacts on the services or facilities that the DSWM is currently providing or programmed to provide.

As the City of North Miami does provide waste collection service to all single family and most multi-family facilities, the City of North Miami indicated that all future development of the site would have the option of utilizing the City of North Miami waste collection services or contracting with a licensed waste hauler to provide this service. It is concluded, therefore, that the service is adequate.

Public Works

There are no roads within the annexation area. The Miami-Dade County Public Works Department will continue to maintain NE 2 Court from NE 135 Street to NE 146 Street.

Park and Recreation

There are no Miami-Dade County parks within the proposed annexation area. This annexation will not have an impact on the Miami-Dade County Park and Recreation Department.

Department of Environmental Resources Management (DERM)

Potable Water

The area proposed to be annexed is within the franchised water service area of the City of North Miami. Existing water mains serve the area. The City uses the combination of two water sources to serve this area. The Winson Water Treatment Plant, which is owned and operated by the City, and is operating above the permitted capacity. Additionally, the City purchases water from the Miami-Dade Water and Sewer Department (MDWASD) Hialeah-Preston Water Treatment Plant. Both plants are presently producing water, which meets Federal, State, and County drinking water standards. The Hialeah-Preston Plant has spare capacity for development.

Sanitary Sewer

The proposed annexation area is within the franchised sanitary sewer service area of the City. The closest City sanitary sewer is an 8-inch gravity main running along N. E. 3rd Avenue from N. E. 135th to 139th Streets. This main discharges into the City's Bellows Pump Station, discharges into a force main system connected to the collection basin of the MDWASD's Pump Station S 30-0346, which discharges to the MDWASD's North District Wastewater Treatment Plant. At this time, the North District Wastewater Treatment Plant does have sufficient capacity to treat current and proposed sewage discharges, and the sanitary sewer system has adequate collection/transmission and treatment capacity to convey the flow.

Stormwater Utility (SWU) Program and Fees

At the time of annexation, any improved real estate in the proposed annexation area will be paying a SWU fee to Miami-Dade County (County). This fee is used to administer stormwater management programs throughout the County. It is expected that these accounts would revert to the City once the annexation occurs. There are currently no SWU accounts in the proposed annexation area.

Drainage Permitting

All new development requires that drainage systems be provided as part of the project. The objective of these systems is to reduce pollution in stormwater runoff, and reduce flooding impacts to residents. DERM has received delegated authority to issue permits for the South Florida Water Management District (SFWMD), through issuance of the Environmental Resources Permit (ERP). Jurisdiction to require an ERP is countywide, and is dependent upon the size of the development. Authority and attendant permits to allow construction of an overflow outfall to a body of water is also countywide, as is performing drainage works in County rights-of-way. The above requirements and authority would continue to exist in the proposed area the same as it currently does in the City.

National Flood Insurance Program (NFIP)

The NFIP is a program where the Federal Emergency Management Agency (FEMA) agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards.

Part of the NFIP includes notifying FEMA when corporate boundaries change. The City would, therefore, need to report the new annexed area as changed incorporated boundaries to FEMA as part of its biennial report.

Stormwater Management Master Plan

The County is undertaking a comprehensive effort to map the entire unincorporated area of the County to assess its drainage needs. This document is called a Stormwater Management Master Plan. The County is divided into drainage basins, which are then modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained.

If the proposed annexation area were approved, it would be likely that the County would have modeling data complete for the proposed area. The County recommends that the City coordinate with the County to obtain this valuable data, which also can be used to improve Flood Insurance Rate Maps.

National Pollutant Discharge Elimination System (NPDES)

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a Federal program, and has now been delegated to the State of Florida (the State). Cities must apply and receive from the State a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping, drainage maintenance and various other best management programs.

In the County's NPDES permit, a joint permit was created with 28 municipalities, and Miami-Dade as the lead agency. Because sampling of stormwater runoff is required, the County performs the sampling, and all the parties to the permit cost-share the costs.

Permit records reveal that the City is a participant in the County's joint permit. Therefore, any outfalls contained within the annexed area would change the City's cost-share percentage contribution. There is also a permit fee the City pays yearly to the State for the NPDES permit. The amount of this permit fee will increase if the annexation occurs.

Transfer of Roads

Certain County roads located within the proposed annexation may need to be transferred to the City. This is done through an Interlocal Agreement. This Agreement would outline the subject roads, various roads-related services, and the costs and responsibilities of the City and the County for these services. County SWU revenues are used to maintain rights-of-way and drainage systems in the County rights-of-way and roads, as well as canal maintenance activities. When transferring those roads, DERM would be a party to the Agreements.

Tree Program

The subject properties may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code of Miami-Dade County, Florida (the Code) requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. Also, the properties contain prohibited trees, as referenced in Section 24-49.9 of the Code. Per Section 24-49.9 of the Code, all prohibited trees must be removed from site prior to development. The applicant is required to comply with the above tree permitting requirements.

Natural Forest Community Comments

The subject properties are not designated Natural Forest Communities by the County.

Wetland Resources Comments

The subject properties do not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the SFWMD (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Additionally, we are submitting the following information concerning services provided by DERM on the subject areas, which include, but are not limited to:

I. Review and approval or disapproval of development orders

This includes the following:

- Building Permits
- Zoning Actions
- Platting Actions (Land Subdivision)
- Building Occupancies (Residential and Nonresidential)
- Municipal Occupational Licenses

DERM reviews applications for consistency with the requirements of the Code. The review includes, but is not limited to:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection
- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

II. Operating Permits

Section 24-18 of the Code authorizes DERM to require permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities and some ancillary operations to residential land uses.

III. Pollution Prevention and Educational Programs

The DERM Office of Sustainable Environment and Education (OSEE) is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO₂ reduction, and environmental education, in general. For additional information, OSEE can be reached at (305) 372-6828.

IV. Enforcement Activities

These include regular inspections of permitted facilities, as well as any potential source of pollution, responses to complaints, and general enforcement operations.

1. Inasmuch as DERM's regulatory activities are enforceable under County Code in both incorporated and unincorporated areas, DERM currently provides the above services to the subject area. Accordingly, annexation of the parcels in question will not affect DERM's ability to provide adequate levels of service.

2. The ability of DERM to provide adequate services to the areas being annexed will not be impaired in any manner by this action nor to the areas adjacent to the parcels being annexed.

Annexation Guidelines:

The following analysis addresses the factors required for consideration pursuant to Chapter 20 of the County Code.

1. The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.

- a) The area does not divide a Census Designated Place.

The entire proposed annexation area is located inside the Golden Glades 2000 Census Designated Place (CDP). The annexation of the proposed area would result in a smaller Golden Glades CDP.

- b) In no adjacent unincorporated area have a majority of ethnic minority or lower income residents petitioned to be in the annexation area.

No adjacent unincorporated areas have a majority of ethnic minority or lower income residents that have petitioned to be in the annexation area.

- c) The area is not, nor does it create, an unincorporated enclave area (surrounded on 80 percent or more of its boundary by municipalities) that cannot be efficiently or effectively served by the County.

The proposed annexation is not, nor does it create an unincorporated enclave.

- d) The boundaries are logical, consisting of natural, built, or existing features or city limits.

The proposed annexation area, which totals approximately 2.6 acres, consists of three parcels bounded by the City of North Miami on the east, NE 2nd Court, a minor roadway, on the west and by property lines on the north and south. While the city limits and the right-of-way are logical boundaries, the property lines are not.

2. The existing and projected property tax cost for the municipal-level service to the average homeowners in the area currently as unincorporated and as included as part of the annexing municipality.

The 2007 preliminary property tax value for the annexation area is \$1,863,345. At the FY 2007-08 City of North Miami millage rate (6.7943 mills), and the City's debt service millage rate (0.1375 mills) for a total millage rate of (6.9318 mills) the ad valorem revenues attributable to the annexation area would be \$12,270. At the FY 2007-08 UMSA millage rate (2.0416 mills), and the library millage rate (0.3842), for a total millage rate of (2.4258 mills), the ad valorem revenues attributable to the annexation area would be \$4,294. The library district is added to the UMSA millage rate because the City of North Miami does not belong to the library district and the charge for library services is included in their municipal millage rate. The expected tax increase if the annexation is approved would be \$7,976 as noted in Table 1.

Table 1		
Existing and Projected Property Tax Cost		
North Miami Annexation Area		
FY 2007-08		
	Millage Rate	Millage x Taxable Value
City of North Miami		
Municipal Millage	6.7943	
Debt Service	0.1375	
Total City of North Miami Millage	6.9318	\$12,270
Unincorporated Area		
UMSA Millage	2.0416	
Library District	0.3842	
Total UMSA Millage	2.4258	\$4,294
Increase	5.298	\$7,976

3. Relationship of the proposed annexation area to the Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP).

The entire annexation area is located inside the 2015 Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP). The County's Land Use Policy 2B states that "priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the 2015-2025 Land Use Plan Map (LUP)."

4. Impact of the proposal on the revenue base of the unincorporated area and on the ability of the County to efficiently and effectively provide services to the adjacent remaining unincorporated area.

The 2007 preliminary property tax value for the annexation area is \$1,863,345. The area generates approximately \$4,705 in UMSA (Unincorporated Municipal Services Area) revenues. The County spends approximately \$628 per year providing services to the area. Therefore, the net revenue loss to UMSA is approximately \$4,077. The UMSA revenues and expenses are derived using various factors such as taxable values, population, number of police calls for service, cost per lane miles, and number of lane miles in the proposed area. These factors are used in conjunction with formulas to calculate average revenue and expense figures for the area.

Section 20-8 of the County Code allows the County to retain all franchise fees for the term of the current franchise agreement and utility tax revenues in perpetuity, for the area if annexed. Because the area is not developed at the present time, it does not currently produce any utility taxes or franchise fees, any future development in the area will be subject to utility taxes and franchise fees that will be paid to the County.

5. Fiscal impacts of the proposed annexation on the remaining unincorporated area. Specifically, does the per capita taxable value of the area fall within the range of \$20,000 to \$48,000?

The area is currently undeveloped therefore, there is no per capita taxable value.

6. Consistency with the Land Use Plan of the County's Comprehensive Development Master Plan (CDMP).

The future land use designation for the proposed annexation area is "Low-Medium Density Residential." The CDMP describes this land use as follows:

Low-Medium Density. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

In its application for annexation, the City of North Miami states that it would adhere to County land use designation. Adherence to current land use parameters would be consistent with the goals, objectives, policies and Land Use Plan Map of the County's CDMP.

The following guidelines were provided for consideration by the Planning Advisory Board:

1. Is the annexation compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed?

The proposed annexation area is currently undeveloped. The County's future/planned land use designation for the subject area is Low-Medium Density Residential while the current zoning classification is RU-3M, Minimum Apartment House, which allows up to 12.9 units per net acre. The City of North Miami's future/planned land use designation for the area abutting the proposed annexation is Multi-Family and the current zoning is R-5 Multi-Family Residential, which allows up to 16.3 units per net acre. In its application the City states that upon annexation it would designate the subject area as Multi-Family in its comprehensive plan and as R-5 in its zoning map.

2. Will the area, if currently qualified, continue to be eligible for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state and local government agencies?

The proposed annexation if approved will have a minimal impact on the County's community development program. North Miami is an entitlement city and has its own community development program. The area will become eligible for City of North Miami CDBG and HOME funds.

3. Will the annexation impact public safety response times?

Neither the Miami-Dade Police Department nor the Miami-Dade Fire Rescue Department expects any negative impact on emergency response times as a result of this annexation.

4. Will the annexation introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?

The annexation will not introduce barriers to municipal traffic circulation. Traffic engineering will remain under the Miami-Dade County Public Works Department.

5. Will the annexation area be served by the same public service franchises, such as cable and communication services, as the existing municipality, or will it have full access to all available municipal programming through its franchises provider?

The proposed annexation will continue to be served by the same cable television and telecommunication operators. Pursuant to new State law effective July 1, 2007, Miami-Dade County will no longer have the ability to license new cable television companies and enforcement activities will be limited to Rights-of-Way issues only. Therefore the proposed annexation will not have an impact on our ability to enforce Rights-of-Way issues as per the Miami-Dade County Code should they arise. A list of new Cable Franchise Certificates that may affect Miami-Dade County's Rights-of-Way can be found at <http://sunblz.org/scripts/cable.exe>.

Currently, the proposed annexation area is receiving cable services from Comcast Cable Communications, Inc. There will be no changes in cable services for the proposed annexed area.

Telecommunications Service Providers are required to register with the County only if they have facilities located within the unincorporated areas. The purpose of the registration process is to determine users of the County's Rights-of-Way. Therefore, companies that have facilities within the proposed annexation area will no longer be required to register with the County. Municipalities requesting annexations will be responsible for managing their public thoroughfares.

Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexation area if required.

6. If the area has been identified by the federal government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary means that may arise?

The entire proposed annexation area is located inside the federally designated, 100-year floodplain. The proposed annexation area is not located within any County designated hurricane evacuation zone and residents of the area are not obligated to evacuate when hurricane warnings are issued.

7. Will the annexation area be connected by public transportation to municipal government offices and commercial centers?

There are no bus routes that operate within the area to be annexed. However, there are bus routes that operate close to this area. They include the Route 9 that operates on NE 6 Ave., the Route 2 that operates on N. Miami Ave. and Route 28 that operates on NE 135 St. These routes do provide connections to government offices and retail centers.

8. To the degree possible, would the proposed annexation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining municipality?

Yes, the proposed annexation area is contained within the same school district boundaries as the adjoining unincorporated area and municipalities. The schools are Linda Lentin K-8 Center, North Miami Middle, and North Miami Senior High.

ADDITIONAL INFORMATION

City of North Miami Proposed Annexation Area

2007 Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent Of Total)	North Miami (Acres)	North Miami (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	2076.8	37.0	107,711.5	7.0
Commercial & Office	0.0	0.0	260.2	4.6	14,769.1	1.0
Industrial	0.0	0.0	93.5	1.7	16,717.2	1.1
Institutional	0.0	0.0	281.5	5.0	13,568.1	0.9
Parks/Recreation	0.0	0.0	1159.7	20.7	789,628.2	51.0
Transportation, Communication, Utilities	0.0	0.0	1275.7	22.8	86,666.7	5.6
Agriculture	0.0	0.0	0.0	0.0	68,463.0	4.4
Undeveloped	2.6	100.0	293.0	5.2	133,774.1	8.6
Inland Waters	0.0	0.0	166.4	3.0	317,413.4	20.5
Total:	2.6	100.0	5,606.8	100.0	1,548,711.3	100.0

Source: Miami-Dade County Department of Planning and Zoning, Research Section August, 2007

SUMMARY OF ISSUES FOR CONSIDERATION/RECOMMENDATION

The Miami-Dade Department of Planning and Zoning is concerned about the boundaries of the proposed annexation area. As previously stated, the eastern and western boundaries are logical. However, the northern and southern boundaries consist of property lines in the middle of a residential block. Annexation of the proposed area would effectively render three of the 10 parcels along the east side of NE 2nd Court under the City of North Miami's jurisdiction, including that of planning and zoning matters, while the remaining seven parcels would be under the County's planning and zoning.

Aside from the planning and zoning jurisdictional issue, the Department is also concerned about the concept of 'piecemeal,' or 'spot,' or 'parcel by parcel' annexations.

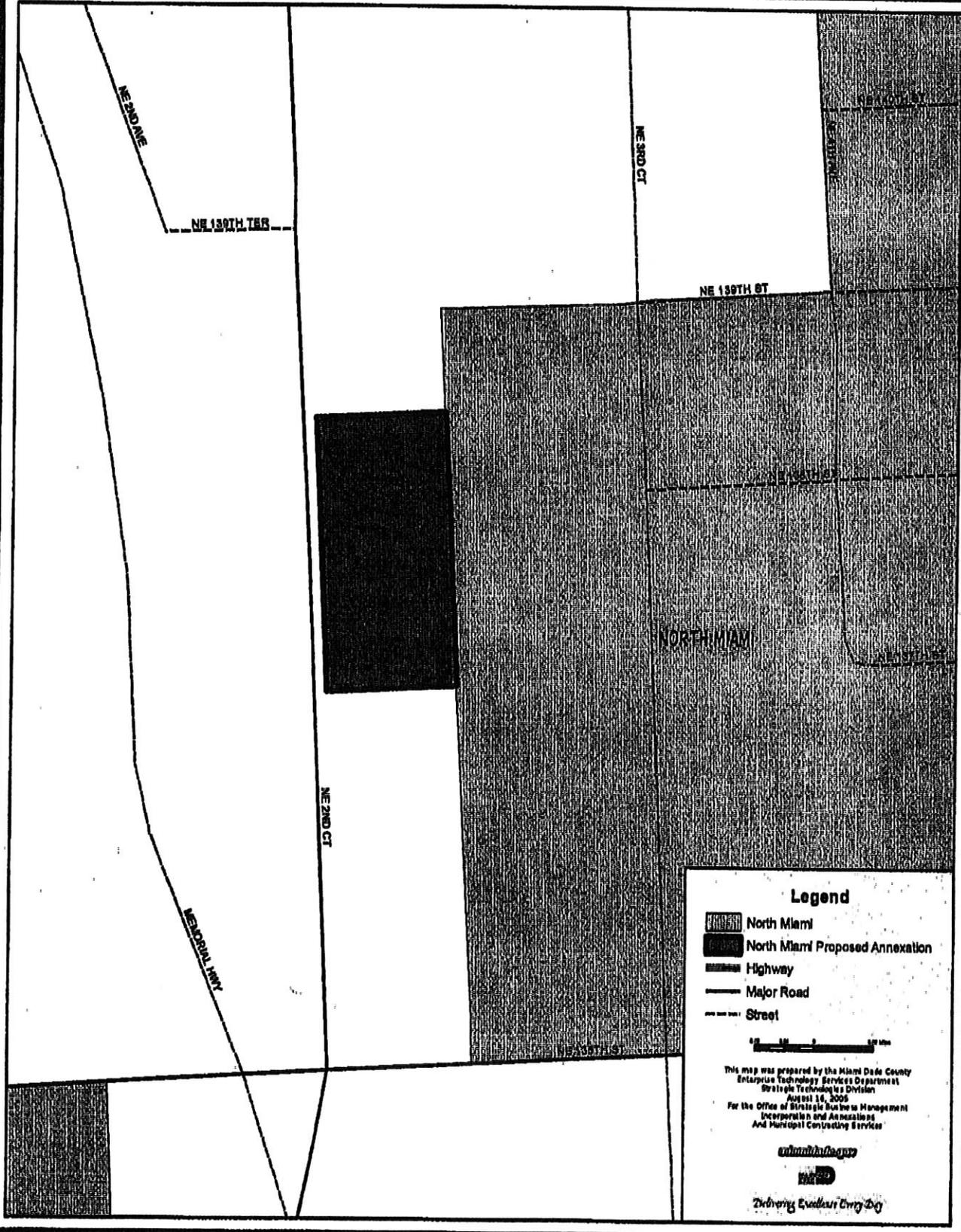
Attachment A – Financial Impact to UMSA Analysis
 Attachment B – Map

c: Jennifer Glazer-Moon, Director, Office of Strategic Business Management

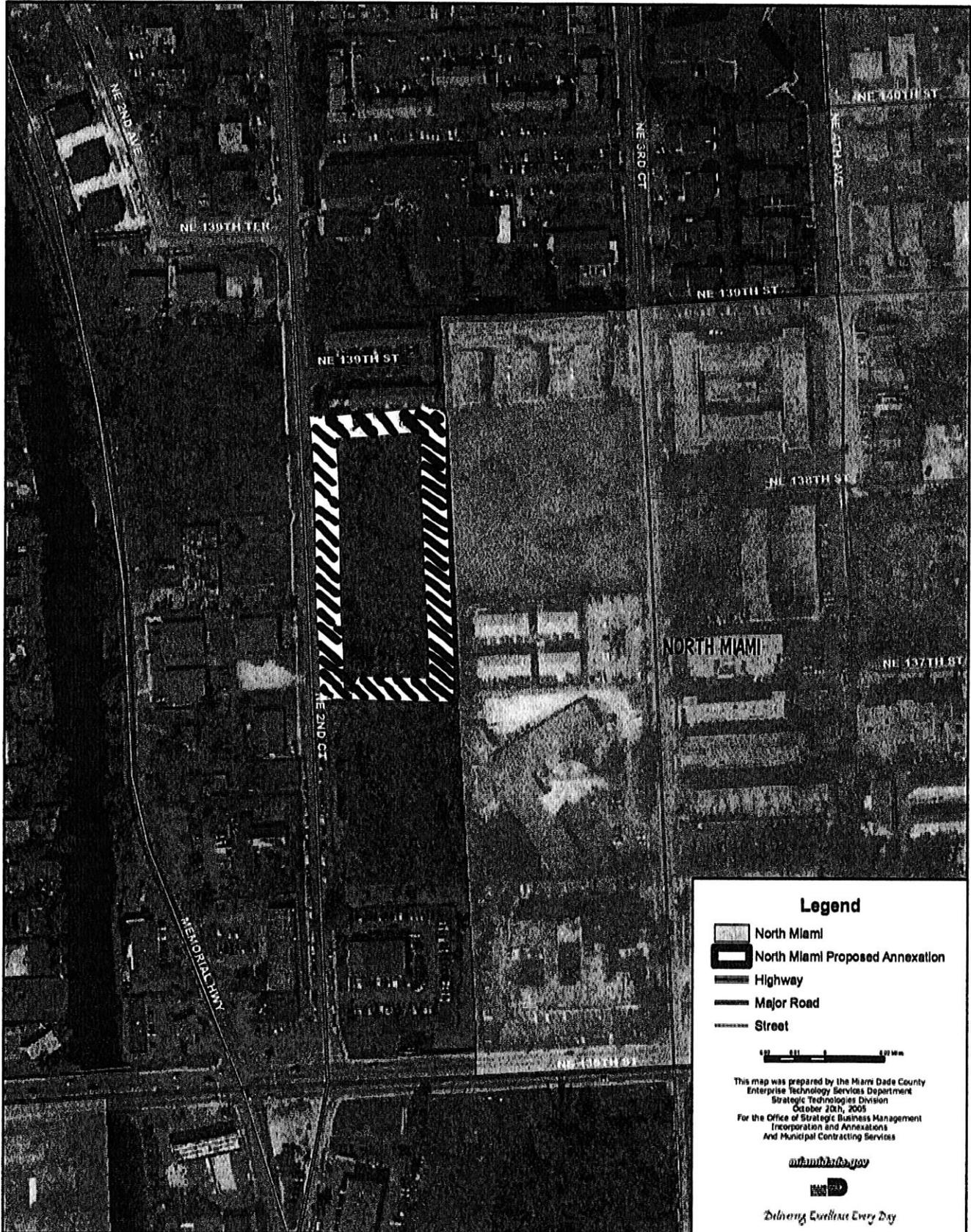
Estimated Impact on UMSA Budget

Based on FY 07-08 Budget	Incorporation Assumptions	
Property Tax Revenue	Allocation based on tax roll & millage	\$4,000
Franchise Fees	County Retains Revenues	
Sales Tax	Allocation based on \$64.62 per person	\$0
Utility Taxes	County Retains Revenues	
Communications Tax	Allocated based on tax roll/population	\$644
Alcoholic Beverage License	Allocation based on \$0.24 per person	\$0
Occupational License	Allocation based on \$1.72 per person	\$0
Interest	Allocation based on 1.31% of total revenue	\$61
Miscellaneous Revenues	Allocation based on \$0.45 per person	\$0
Revenue to UMSA		\$4,705
Cost of Providing UMSA Services		
Police Department		\$513
UMSA Police Budget (without specialized)	\$284,505,000	
Park and Recreation Dept	Based on cost of parks	\$0
Public Works		
Centerline Miles	Centerline miles times cost per lane mile	\$0
Planning, Team Metro and others	Direct cost times 11.2%	\$57
QNIP (pay-as you-go)	Utility Taxes as a % of debt service 14.8%	\$0
Policy Formulation/Internal Support	Direct cost times 11.2%	\$57
Cost of Providing UMSA Services		\$628
Net to UMSA		\$4,077
<p>1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals</p> <p>Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.</p>		
2007 Taxable Property Rolls		\$1,863,345
2006 Area Census Population		0
2006 UMSA Population		1,091,421
2008-07 UMSA Millage		2.0418
Patrollable Sq. Miles - UMSA (post Cutler Bay)		443.53
Total Calls For Service - UMSA 2006		649,776
Part 1 Crimes - UMSA 2006		54,753
Part 2 Crimes - UMSA 2006		21,408
Patrollable Sq. Miles - Study Area		0.004
Total Calls for Service - Study Area		0
Part 1 Crimes - Study Area		0
Part 2 Crimes - Study Area		0
Cost per Centerline Mile		\$2,424
Number of Centerline Miles		0
Per Capita Taxable Value		N/A

Miami-Dade County North Miami Proposed Annexation



Miami-Dade County
North Miami Proposed Annexation



**RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING
ADVISORY BOARD RECOMMENDING THAT THE BOARD OF
COUNTY COMMISSIONERS DEFER THE PROPOSED
ANNEXATION TO THE CITY OF NORTH MIAMI.**

WHEREAS, the City of North Miami has petitioned for the annexation of the area generally described below:

Area: On the North: Property line at approximately NE 139 Street;
On the South: Property line at approximately NE 137 Street;
On the West: NE 2 Court, a minor roadway;
On the East: City of North Miami; and

WHEREAS, the Board of County Commissioners referred the application to the Planning Advisory Board; and

WHEREAS, the Planning Advisory Board Incorporation and Annexation Committee reviewed staff's report dated October 22, 2007; and

WHEREAS, on October 22, 2007, the Planning Advisory Board Incorporation and Annexation Committee held an advertised public meeting, concerning this application for annexation by the City of North Miami; and

WHEREAS, the Planning Advisory Board Incorporation and Annexation Committee recommended defer the proposed annexation until such time that adjacent property owners have the opportunity to be included in the application; and

WHEREAS, on October 22, 2007, the Planning Advisory Board held an advertised public hearing, concerning this application by the City of North Miami; and

WHEREAS, the Planning Advisory Board took into consideration the recommendation of the Incorporation and Annexation committee; and

NOW THEREFORE BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD, that it recommends the Board of County Commissioners defer the proposed annexation until such time that adjacent property owners have the opportunity to be included in the application.

The forgoing resolution was offered by Board Member Fraga, who moved its adoption and was seconded by Board Member Riley, and upon being put to a vote the vote was as follows:

Reginald J. Clyne	Absent	Serafin Leal	Yes
Antonio Fraga	Yes	Al Maloof	Yes
Pamela Gray	Yes	William Riley	Yes
Horacio Carlos Huembes	Absent	Georgina Santiago	Yes
Rolando Iglesias	Yes	Christi Sherouse	Yes
Daniel Kaplan	Absent	Jay Sosna	Absent
Douglas Krueger	Absent		

Wayne Rinehart, Chair Absent

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING
ADVISORY BOARD INCORPORATION AND ANNEXATION
COMMITTEE RECOMMENDING THAT THE PLANNING
ADVISORY BOARD DEFER THE PROPOSED
ANNEXATION TO THE CITY OF NORTH MIAMI.

WHEREAS, the City of North Miami has petitioned for the annexation of the area generally described below:

Area: On the North:	Property lines;
On the South:	Property lines;
On the West:	NE 2 Court, a minor roadway;
On the East:	City of North Miami; and

WHEREAS, the Board of County Commissioners referred the application to the Planning Advisory Board (PAB); and

WHEREAS, the PAB referred the application to the Incorporation and Annexation Committee which reviewed staff's report dated October 22, 2007; and

WHEREAS, on October 22, 2007, the Incorporation and Annexation Committee held an advertised public meeting, concerning this application for annexation by the City of North Miami; and

NOW THEREFORE BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD INCORPORATION AND ANNEXATION COMMITTEE, that it recommends the Planning Advisory Board defer the proposed annexation until such time that adjacent property owners have the opportunity to be included in the application.

The forgoing resolution was offered by Board Member Riley, who moved its adoption and was seconded by Board Member Fraga, and upon being put to a vote the vote was as follows:

Antonio Fraga	Yes	William Riley	Yes
Daniel Kaplan	Absent	Jay Sosna	Absent

Georgina Santiago, Chair Yes

The Chair thereupon declared the resolution duly passed and adopted this 22nd day of October 2007.

I hereby certify that the above information reflects the action of the Board.



Subrata Basu
Executive Secretary