

# Memorandum



**Date:** January 10, 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 "G. Burgess", written over the printed name of George M. Burgess.

**Subject:** City of Homestead Annexation Application of Area NW 2

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 Homestead
- 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 Homestead area known as NW2. This recommendation is based upon a review of a staff report and consideration of the Planning Advisory Board (PAB) Incorporation and Annexation Committee, PAB recommendations and Staff's recommendation to approve another proposed City of Homestead annexation NW1 that is contiguous to this annexation area.

## **Scope**

The proposed City of Homestead annexation is a 162.29 acre area contiguous to the City. This area is approximately bounded on the North by SW 288<sup>th</sup> Street, on the south by SW 304<sup>th</sup> Street, on the west by SW 194<sup>th</sup> Avenue and on the east by SW 192 Avenue. This area is located entirely within the Urban Development Boundary.

## **Fiscal Impact/Funding Source**

Annexation of the area does not result in a net revenue loss to the Unincorporated Municipal Service Area (UMSA) budget. Based upon the revenues generated and services provided to the area as part of UMSA, a net annual budget savings of approximately \$27,000 should be realized. In addition, pursuant to Section 20-8 of the Miami-Dade County Code, it is recommended that the County retain an estimated \$2,700 in franchise fees and \$3,800 in utility taxes.

## **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 April 19, 2004 the City of Homestead, pursuant to section 5.04 of the Miami-Dade Home Rule Charter and section 20-3 of the Code, approved Resolution R2005-09-128, requesting that the BCC approve the annexation of "Area NW2" into the municipal boundaries of the City. On October 13, 2005 the City submitted an application for the annexation to the Miami-Dade County Clerk of the Board. At the June 26, 2007 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 Incorporation and Annexation Committee of the PAB held a public hearing on October 22, 2007 and recommended approval of the annexation. The PAB held a public hearing on October 22, 2007 and recommended that the BCC deny the application. Some of the concerns expressed by the PAB members were: the logic of parcel by parcel annexation, the proposed annexation splits the unincorporated area within the UDB, and none of the property owners within the annexation area live in the subject properties. There was also a question as to why the owners would pursue higher municipal taxation if the conditions (land use and zoning) on the subject properties were to remain the same.

Of the 162 acres that represents this annexation, the City of Homestead has received petitions from four of the six land owners in the area which own 155 of those acres. It is estimated that this annexation will result in a net gain to the unincorporated area of approximately \$27,000.

The Homestead NW1 annexation area application is a contiguous area east of the NW2 annexation, was recommended for approval by the Boundaries Commission and PAB. On September 11, 2007, the Governmental Operations and Environment Committee (GOE) held a public hearing and forwarded with a favorable recommendation to the BCC. At the October 2, 2007 BCC meeting, the application was referred back to committee for additional public comment. On October 12, 2007, GOE meeting a second public hearing was held and the item was forwarded to the BCC and is scheduled to be considered by the BCC on December 4, 2007.

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

Attachment

  
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Jennifer Glazer-Moon  
Director, Office of Strategic Business Management

# Memorandum



**Date:** October 22, 2007  
**To:** Chairperson and Members  
Planning Advisory Board  
**From:** Jorge M. Fernandez, Jr.  
Program Coordinator, Office of Strategic Business Management  
**Subject:** City of Homestead NW2 Annexation Staff Report

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## **Background**

On October 13, 2005, the City of Homestead (City) submitted an annexation application to the Miami-Dade County Clerk of the Board. The City's annexation application was placed on the June 26, 2007, 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 SW 288<sup>th</sup> Street, on the south by SW 304<sup>th</sup> Street, on the west by SW 194<sup>th</sup> Avenue, on the east by SW 192 Avenue. The proposed annexation area consists of three contiguous parcels encompassing 162.29 acres located to the northwest of the city limits.

## **Police**

The City of Homestead will provide police services to the proposed annexation area with available departmental resources. The Homestead Police Department is located at 4 South Krome Avenue, approximately 2.7 miles from the proposed annexation area. The department currently employs 97 fulltime employees and 20 reserve officers. 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 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
2004	Total Calls	27	2	0
2005	Total Calls	20	1	0
2006	Total Calls	29	1	0

**Fire and Rescue**

This annexation will not impact MDFR 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 Miami-Dade Fire Rescue (MDFR) utilizing the same stations and resources as listed below.

The first MDFR Station responding to an alarm in the Homestead NW2 proposed Annexation Area will be Station 16 located at 325 NW 2<sup>nd</sup> Street, and equipped with the following Units: 1 Rescue, 1 ALS Engine and 1 ALS 65' Ladder.

The second MDFR Station to respond will be Station 6 located at 15890 SW 298 Street, equipped with the following Units: 1 Rescue, 1 BLS Tanker & 1 Battalion.

There are no planned Stations in the immediate vicinity of the Annexation Area.

**Service Delivery**

In Calendar Year 2006, there were a total of 12 alarms in the proposed annex area with an average travel time of 8:17 minutes. Of these, total life threatening calls were 2 with an average travel time of 7:22 minutes. Refer to Table below.

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 annexation parcels. The following information corresponds to three entire grids. In calendar year 2006, there were a total of 12 alarms in the grid area with an average travel time of 8:17 minutes. Of these, total life threatening calls were 2 with an average travel time of 7:22 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**

Travel Time	Type	CY04	CY05	CY06
Elap 1 <sup>st</sup> Disp Dt to 1st Arrv Dt				
AVG- ALL CALLS		8:30	8:56	8:17
Elap 1 <sup>st</sup> Disp Dt to 1st Arrv Dt AVG	LIFE THREATING EMERG	8:20	6:32	7:22
	NON-LIFE THREATING			
Elap 1 <sup>st</sup> Disp Dt to 1st Arrv Dt AVG	EMERG	5:40	8:34	11:58
Elap 1 <sup>st</sup> Disp Dt to 1st Arrv Dt AVG	OTHER FIRE	8:11	N/A	8:27
Elap 1 <sup>st</sup> Disp Dt to 1st Arrv Dt AVG	OTHER MISC.	10:39	14:27	N/A
Count	Type			
Alarm Record COUNT - ALL		9	11	12
Alarm Record Counter COUNT	LIFE THREATING EMERG	5	1	2
	NON-LIFE THREATING			
Alarm Record Counter COUNT	EMERG	1	7	3
Alarm Record Counter COUNT	OTHER FIRE	2	2	6
Alarm Record Counter COUNT	OTHER MISC.	1	1	1

### **Water and Sewer**

The City of Homestead NW2 proposed annexation is within the water and sewer service area of the Miami-Dade County Water and Sewer Department (WASD). Requests for future water and sewer service within the annexation area shall be determined at the time the proposed development occurs based on the capacity of the County's water and sewer systems at the time the proposed development occurs. The annexation will have no impact on WASD's ability to provide services to the remaining unincorporated area in the vicinity.

According to the application filed by the City of Homestead, the City's water and sewer system has excess capacity to accommodate the future development within its current boundaries. The City claims it can service the proposed annexation area with this excess capacity.

### **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) as development occurs. In accord with Ordinance No. 96-30, since the City has entered into the standard twenty year interlocal agreement with the County for waste disposal, the County may consider delegation of residential waste collection to the City.

According to the application filed by the City of Homestead, the City states its intent to assume provision of residential waste collection services. Provided that DSWM determines that the cumulative impacts of this delegation and those that have taken place since February 16, 1996, do not significantly impact its ability to meet debt service coverage requirements or to hold down the cost of collection, the delegation will be granted. If it is determined that delegation is not appropriate at this time, the County would provide residential waste collection services as such development occurs.

### **Public Works**

The Miami-Dade Public Works Department (PWD) has identified approximately 1.28 lane miles within the City of Homestead "Area NW2" Annexation Application. The County will retain 1.12 lane miles. These lane miles include the following:

- SW 304 Street from SW 194 Avenue to SW 192 Avenue
- SW 296 Street from 690 feet East of SW 197 Avenue to 320 feet East of SW 192 Avenue
- SW 288 Street from SW 193 Avenue to 330 feet East of SW 193 Avenue

### **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)**

Services provided by DERM on the subject areas 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 Chapter 24 of the Code of Miami-Dade County, Florida (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 is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO<sub>2</sub> reduction, and environmental education, in general.

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.

DERM's regulatory activities are enforceable under the Code in both incorporated and unincorporated area, 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.

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.

Stormwater Utility (SWU) Program and Fees

Although the NW-2 proposal lists the land as vacant at the time of annexation, County records reveal the existence of two Stormwater Utility accounts that have a total of three Equivalent Residential Units. These accounts have been paying a stormwater utility fee to Miami-Dade County. This fee is used to administer stormwater management programs throughout the County. It is expected that any such accounts would revert to Homestead once the annexation occurs.

There will need to be a "transition" mechanism where the County can manage Stormwater Utility accounts in the NW-2 area until Homestead can assume the extra accounts. This can be accomplished through an Interlocal Agreement. Please also note that until the Miami-Dade County Board of County Commissioners approves the annexation, all SWU fees collected in the area of the annexation to that point are still available for general County use.

If stormwater utility accounts in the annexed area are billed through the Miami-Dade Water and Sewer Department (WASD) or directly by DERM, it will be up to Homestead to negotiate with WASD, DERM, or another service provider to provide stormwater billing services.

The City of Homestead must also pay its pro rata share of the debt service on the 1999 and 2004 Stormwater Utility Revenue Bonds for the proposed annexed area. Payment to the County for the Homestead debt service on these bonds will initiate immediately upon annexation.

#### Canal Maintenance Agreement

A review of County records did not reveal any secondary canals within the NW-2 area.

A cost-share for Federal Emergency Management Agency (FEMA)-funded projects may be necessary, if such projects are under construction, have been constructed or are planned for 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, 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. Said requirements and authority would continue to exist in the proposed Area.

#### National Flood Insurance Program (NFIP)

The NFIP is a program where the 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. Homestead 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

Miami-Dade 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 Homestead 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. Cities must apply to, 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 and drainage maintenance, and various other best management programs.

In Miami-Dade County's NPDES permit, a joint permit was created with 28 municipalities and Miami-Dade County 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 of Homestead is a participant in the County's joint permit. Therefore, any outfalls contained within the NW-2 area would change the Homestead cost-share percentage contribution. There is also a permit fee Homestead pays yearly to the state for the NPDES permit. The amount of this permit fee may increase if the annexation occurs.

#### Transfer of Roads

Certain county roads located within the proposed annexation may need to be transferred to Homestead. This can be done with an Interlocal Agreement. This Agreement would outline the subject roads various road-related services, and the costs and responsibilities of Homestead and the County for these services. Because County Stormwater Utility funds 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, the Water Management Division would be a party to the Agreement.

#### Forest Resources

There are no designated Natural Forest Communities by Miami-Dade County within the area proposed to be annexed. However, some properties therein may contain specimen-sized (trunk diameter 18 or greater inches) trees. Section 24-49.2(II) of 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.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject annexation proposal is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

#### Wetlands

There are no jurisdictional wetlands, as defined by Section 24-5 of the Code in the area proposed to be annexed; 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 South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### **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 proposed annexation area is entirely located outside a 2000 Census Designated Place (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 area is not an enclave nor would it create one. However, as shown in Figure 5 (Page 11), the proposed annexation area is located within a potential enclave between the proposed incorporation boundaries of the Redland area and the municipal boundaries of Homestead and Florida City. This potential enclave is generally located south of SW 304th Street and west of the municipal boundaries of the cities of Homestead and Florida City. 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 area is bounded on the north by SW 288 Street (half-section line road and Urban Development Boundary); on the south by SW 302 and SW 304 Streets (minor road and half-section line road respectively) and the City limits; on the east by the City limits and property lines; on the west by SW 193 and SW 194 Avenues (minor roads) and property lines. While the city limits and the rights-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 \$7,091,755. At the FY 2007-08 City of Homestead millage rate (5.1585 mills), the ad valorem revenues attributable to the annexation area would be \$34,754. At the FY 2007-08 UMSA millage rate (2.0416 mills), the ad valorem revenues attributable to the annexation area would be \$13,755. The expected tax increase if the annexation is approved would be \$20,999 as noted in Table 1.

Table 1		
Existing and Projected Property Tax Cost		
Homestead NW2 Annexation Area		
FY 2007-08		
	Millage Rate	Millage x Taxable Value
City of Homestead		
Municipal Millage	5.1585	\$34,754
Unincorporated Area		
UMSA Millage	2.0416	\$13,755
Increase	3.1169	\$20,999

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 \$7,091,755. The area generates approximately \$17,116 in UMSA (Unincorporated Municipal Services Area) revenues. The County spends approximately \$44,431 per year providing services to the area. Therefore, the net revenue gain to UMSA is approximately \$27,315. 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 Miami-Dade 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. It is estimated the County will retain approximately \$2,700 in franchise fees and \$3,800 in utility taxes if this annexation is approved.

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?

There are only 5 persons within the proposed annexation area. The area is generally un-developed, therefore the per capita taxable value is not valid.

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

According to the Adopted 2015-2025 Land Use Plan map of the County's Comprehensive Development Master Plan (CDMP), the planned land use designations within the proposed annexation area are "Estate-Density Residential Communities" (1 to 2.5 dwelling units per gross acre) and "Low Density Residential Communities" (2.5 to 6 dwelling units per gross acre).

The estate density residential land use is characterized by detached estates which utilize only a small portion of the total parcel while the low-density residential land use category is characterized by single-family housing of a variety of types including detached, cluster and townhouses.

In its application for annexation, the City of Homestead states that it would adhere to adopted County planned land use designations and existing zoning. Adherence to estate-density and low-density residential 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 existing land uses in the proposed annexation area are agriculture, transportation/communication/utilities, residential and park/recreation. The existing underlying zoning is AU, Agriculture. In general, the uses in the proposed annexation area are consistent with the land uses and zoning within the City of Homestead and inside the UDB.

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 annexation will not have an impact on the County's Community Development Block Grant (CDBG) program, the City of Homestead participates in the State's small cities CDBG Program.

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 as before. Pursuant to new State law effective July 1, 2007, Miami-Dade County's will no longer have the ability 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://sunbiz.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 its 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 annexed areas 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?

Approximately 15% of the proposed annexation area is located within the federally designated, 100-year floodplain. This area will flood under sustained rains and property owners within it are required to obtain flood insurance. 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?

Miami-Dade Transit does not provide transit service to the proposed Homestead NW 2 Annexation. At this time, there are no plans to extend transit service into the area.

The nearest bus stop to the NW 2 Annexation area is Route 70 at NW 15 Street (SW 304 Street) and NW 2 Avenue (SW 179 Avenue), approximately 1.3 miles from the southeast corner of the annexation area. Major commercial areas directly served by Route 70 include the Prime Outlets at Florida City and Southland Mall in Cutler Bay. Route 70 serves the South Dade Government Center on SW 211 Street. The route does not serve the Homestead City Hall but it can be accessed with a transfer to Route 35 at SW 312 Street and Krome Avenue.

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 area is contained within the same school district boundaries as the adjoining unincorporated area and municipalities. The schools are Redondo Elementary, South Dade Middle (Grades 4 to 8), and South Dade Senior High. As expected, future development of the proposed annexation area will impact these schools.

### **ADDITIONAL INFORMATION**

#### **Demographic Profile of the Area**

As shown on Table 1, the estimated 2000 Census population of the proposed annexation area is five (5) persons while the City of Homestead's population is 31,909 persons. Table 1 and Table 2 (Page 2) show that the predominant group within the proposed annexation area is non-Hispanic whites while Hispanic prevail within the City boundaries.

**Table 1**  
**City of Homestead Proposed Annexation Area "NW2"**  
**Social and Economic Characteristics**  
**Annexation Area and Miami-Dade County, 2000**

	NW2 Area	City of Homestead*	Miami-Dade
<b>Population Characteristics, 2000</b>	5	31,909	2,253,362
Percent White, Not Hispanic	80.0	22.9	20.7
Percent Black, Not Hispanic	0.0	21.6	19.0
Percent Other, Not Hispanic	0.0	3.7	3.0
Percent Hispanic Origin	20.0	51.8	57.3
<b>Income</b>			
Median Household Income	---	\$26,775	\$35,966
Per-capita Income	---	\$11,357	\$18,497
<b>Housing</b>			
Percent Owner Occupied	---	36.0	57.8
Percent Single Unit detached	100.0	32.5	42.7

Source: U.S. Census Bureau, Census 2000 Summary File 1 and Summary File 3. Miami-Dade County, Department of Planning and Zoning, 2007.

Note: Income and some specific housing data for an area as small as the "NW2" Annexation Area is not available through the U.S. Census.

**Table 2**  
**City of Homestead Proposed Annexation Area "NW2"**  
**Population By Race and Hispanic Origin**  
**Miami-Dade County, 2000**

Tract	Block	Total Persons	White Not Hispanic	Black Not Hispanic	Other Not Hispanic	Hispanic Origin Any Race
011201	4000 p	4	4	0	0	0
011201	4001	0	0	0	0	0
011201	4009	1	0	0	0	1
011201	4010	0	0	0	0	0
011201	4016	0	0	0	0	0
011201	4017	0	0	0	0	0
011201	4018 p	0	0	0	0	0
011201	4019 p	0	0	0	0	0
011201	4020 p	0	0	0	0	0
011201	4021	0	0	0	0	0
011201	4022	0	0	0	0	0
<b>Total:</b>		<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Percent:</b>		<b>100%</b>	<b>80%</b>	<b>0%</b>	<b>0%</b>	<b>20%</b>

Source: U.S. Census Bureau, Census 2000 Summary File 1, Miami-Dade County, Department of Planning and Zoning, 2005.

Note: (p) denotes partial Census Block represented.

Development Profile of the Area

Table 3 below reports the 2007 land use profile for the area proposed for annexation. Approximately 60 percent of the 420 acres in the proposed annexation area are in agricultural use while the remaining 40 percent is mostly being used for roadways and utilities with very little land devoted to residential use.

**Table 3  
 City of Homestead Annexation Area (NW2)  
 2007 Existing Land Use**

Land Use	Annexation Area (Acres)	Annexation Area (Percent Of Total)	Homestead (Area Acres)	Homestead (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	3.1	0.7	2398.7	24.7	107,711.5	7.0
Commercial & Office	0.0	0.0	629.5	6.5	14,769.1	1.0
Industrial	0.0	0.0	224.6	2.3	16,717.2	1.1
Institutional	0.0	0.0	306.3	3.2	13,568.1	0.9
Parks/Recreation	17.2	4.1	527.7	5.4	789,628.2	51.0
Transportation, Communication, Utilities	121.6	28.9	1601.2	16.5	86,666.7	5.6
Agriculture	242.8	57.8	1482.3	15.3	68,463.0	4.4
Undeveloped	35.7	8.5	1975.7	20.4	133,774.1	8.6
Inland Waters	0.0	0.0	554.7	5.7	317,413.4	20.5
<b>Total:</b>	<b>420.4</b>	<b>100.0</b>	<b>9700.7</b>	<b>100.0</b>	<b>1,548,711.3</b>	<b>100.0</b>

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

**SUMMARY OF ISSUES FOR CONSIDERATION/RECOMMENDATION**

The Miami-Dade Department of Planning and Zoning is concerned that the proposed annexation splits a contiguous unincorporated area located north and west of the boundaries of Homestead and within the UDB.

The Department questions the City's logic of parcel-by-parcel or piecemeal annexation proposals.

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	
<b>Property Tax Revenue</b>	<b>Allocation based on tax roll &amp; millage</b>	\$14,000
<b>Franchise Fees</b>	<b>County Retains Revenues</b>	
<b>Sales Tax</b>	<b>Allocation based on \$64.52 per person</b>	\$323
<b>Utility Taxes</b>	<b>County Retains Revenues</b>	
<b>Communications Tax</b>	<b>Allocated based on tax roll/population</b>	\$2,560
<b>Alcoholic Beverage License</b>	<b>Allocation based on \$0.24 per person</b>	\$1
<b>Occupational License</b>	<b>Allocation based on \$1.72 per person</b>	\$9
<b>Interest</b>	<b>Allocation based on 1.31% of total revenue</b>	\$221
<b>Miscellaneous Revenues</b>	<b>Allocation based on \$0.45 per person</b>	\$2
<b>Revenue to UMSA</b>		\$17,116
<b>Cost of Providing UMSA Services</b>		
<b>Police Department</b>		\$35,912
<b>UMSA Police Budget (without specialized)</b>	\$284,505,000	
<b>Park and Recreation Dept</b>	<b>Based on cost of parks</b>	\$0
<b>Public Works</b>		
<b>Centerline Miles</b>	<b>Centerline miles times cost per lane mile</b>	\$388
<b>Planning, Team Metro and others</b>	<b>Direct cost times 11.2%</b>	\$4,066
<b>QNIP (pay-as you-go)</b>	<b>Utility Taxes as a % of debt service 14.8%</b>	\$0
<b>Policy Formulation/Internal Support</b>	<b>Direct cost times 11.2%</b>	\$4,066
<b>Cost of Providing UMSA Services</b>		\$44,431
<b>Net to UMSA</b>		(\$27,315)
<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>		
<b>2007 Taxable Property Rolls</b>		\$7,091,755
<b>2000 Area Census Population</b>		5
<b>2006 UMSA Population</b>		1,091,421
<b>2006-07 UMSA Millage</b>		2.0416
<b>Patrollable Sq. Miles - UMSA (post Cutler Bay)</b>		443.53
<b>Total Calls For Service - UMSA 2006</b>		649,776
<b>Part 1 Crimes - UMSA 2005</b>		54,753
<b>Part 2 Crimes - UMSA 2005</b>		21,408
<b>Patrollable Sq. Miles - Study Area</b>		0.25
<b>Total Calls for Service - Study Area</b>		29
<b>Part 1 Crimes - Study Area</b>		1
<b>Part 2 Crimes - Study Area</b>		0
<b>Cost per Centerline Mile</b>		\$2,424
<b>Number of Centerline Miles</b>		0.16
<b>Per Capita Taxable Value</b>		\$1,418,351.00



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

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

Area: On the North: SW 288 Street and Urban Development Boundary;  
On the South: SW 302 and 304 Streets and the City of Homestead;  
On the West: City of Homestead and property lines;  
On the East: SW 193 and 194 Avenues; 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 Homestead; 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 approve the proposed annexation.

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

Antonio Fraga	Yes	William Riley	No
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.



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Subrata Basu  
Executive Secretary

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING  
ADVISORY BOARD RECOMMENDING THAT THE BOARD  
OF COUNTY COMMISSIONERS DENY THE PROPOSED  
ANNEXATION TO THE CITY OF HOMESTEAD.

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

Area: On the North: SW 288 Street and Urban Development Boundary;  
On the South: SW 302 and 304 Streets and the City of Homestead;  
On the West: City of Homestead and property lines;  
On the East: SW 193 and 194 Avenues; 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 Homestead; and

WHEREAS, the Planning Advisory Board Incorporation and Annexation Committee recommended approval of the proposed annexation; and

WHEREAS, on October 22, 2007, the Planning Advisory Board held an advertised public hearing, concerning this application by the City of Homestead; 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 deny the proposed annexation application.

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

Reginald J. Clyne	Absent	Serafin Leal	Yes
Antonio Fraga	No	Al Maloof	No
Pamela Gray	Yes	William Riley	Yes
Horacio Carlos Huembes	Absent	Georgina Santiago	No
Rolando Iglesias	Yes	Christi Sherouse	Yes
Daniel Kaplan	Absent	Jay Sosna	Absent
Douglas Krueger	Absent		

Wayne Rinehart, Chair Absent

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.



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Subrata Basu  
Executive Secretary