



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. 15(B)3

TO: Honorable Chairman Dennis C. Moss, and
Members, Board of County Commissioners

DATE: June 30, 2009

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Proposed Boundary Change
to the City of Miami Springs

Diane Collins, Acting Division Chief
Clerk of the Board Division

Diane Collins

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the City of Miami Springs requesting a boundary change to the City of Miami Springs. (See legal description in the attached application).

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

DC:kk
Attachments

CLERK OF THE BOARD

2009 MAY 19 PM 12:18

CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

CITY OF MIAMI SPRINGS, FLORIDA
ANNEXATION REPORT



May 11, 2009

CITY OF MIAMI SPRINGS, FLORIDA ANNEXATION REPORT

Pursuant to Ordinance No. 977-2009, the City of Miami Springs duly authorizes the submittal of this Annexation Report to Miami-Dade County.



Submitted by:

Mayor Billy Bain

Councilman Robert A. Best

Councilman George V. Lob

Councilman Dan Espino

Councilman Jennifer Ator

Staff

James R. Borgmann, City Manager

Ronald Gorland, Assistant City Manager

Prepared by:

**THE
CORRADINO
GROUP**

4055 NW 97th Avenue
Doral, FL 33178

(395) 594-0735



BELL DAVID PLANNING GROUP, INC.
Respecting Florida's Planning Requirements

80 SW 8th Street, Suite 2000
Miami, FL 33130

(786) 514-0121

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Attachment "A"

1. Executive Summary

With this re-submittal, the City of Miami Springs (City) wishes to reinitiate the annexation process begun in November 2002. Since that time the proposed annexation area boundaries have been amended and/or readjusted based on negotiations with the surrounding municipalities of: the Village of Virginia Gardens, the Town of Medley and the City of Doral. At this time agreements have been reached which allows this application to move forward at this time.

The City wishes to annex approximately 1,331 acres (2.08 square miles) which are contiguous to the City's current western municipal boundary (See Location Aerial). This area is located generally south of the NW 74th Street Connector, north of NW 36th Street, east of SR 826 and west of the City's current western boundary (NW 67th Avenue). This proposed annexation area comprises mostly industrial and commercial land (See attached). The Annexation Area is also described as portions of: Sections Portions of Sections 11, 12, 13, 14, 23, 24 and 26, Township 53, Range 40.

The predominant character of the City is that of an enclave of approximately 14,000 persons residing in a fully developed, residential community with retail and office components within the urbanized area of Miami-Dade County. Industrial and Terminal land uses are currently not authorized land use categories. Amendments to the Comprehensive Plan of the City would take place to allow such uses after successfully annexing the proposed area. Commercial development within the City, center around Curtiss Parkway, Westward Drive, Royal Poinciana Boulevard and NW 36th Street. The City has numerous unique historic and archeological resources.

The City is bordered to the north by the City of Hialeah, to the east by the City of Miami, to the south by the Miami International Airport, to the southwest by Virginia Gardens and to the west by unincorporated Miami-Dade County.

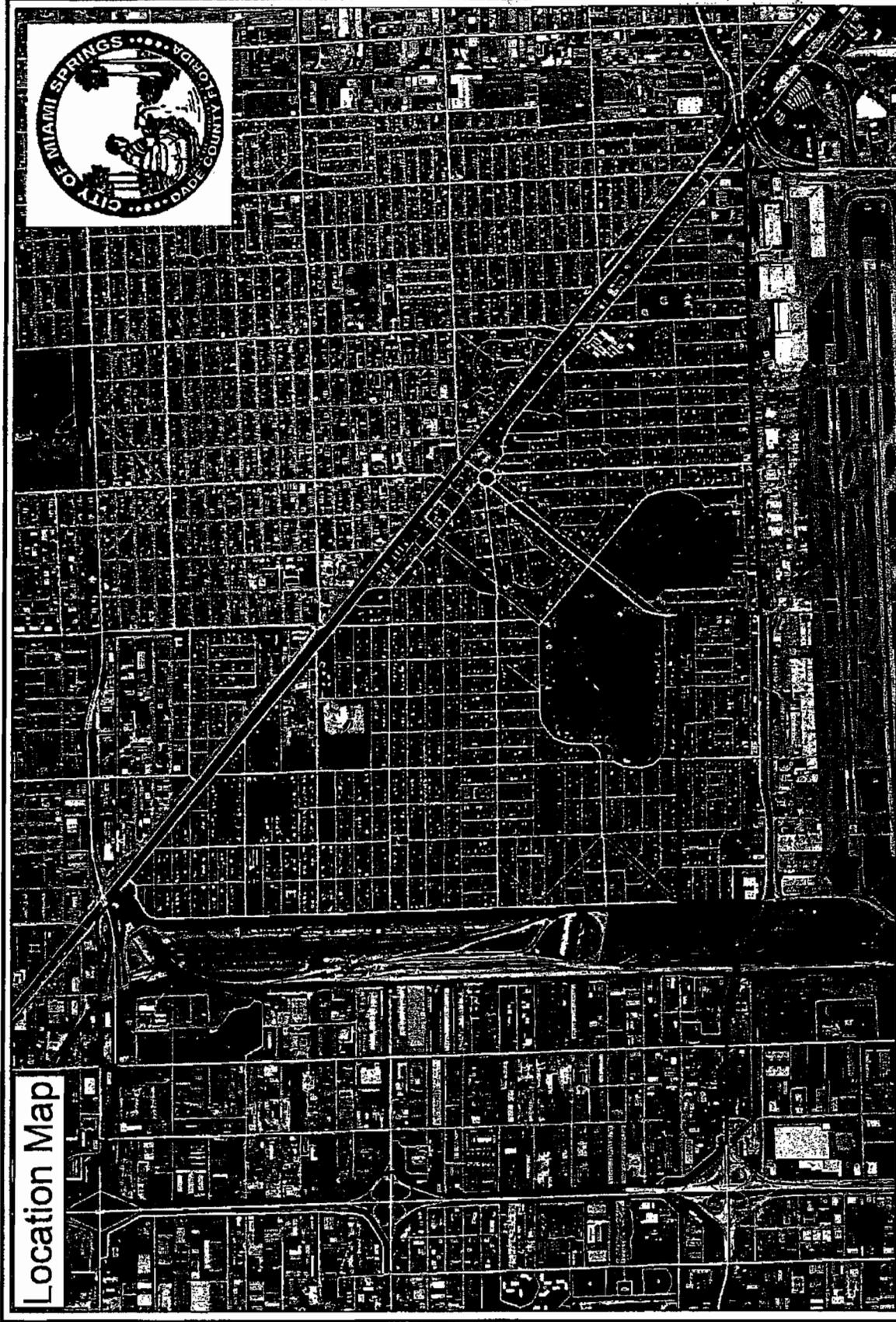
As a successful, well planned and maintain community the City wishes to expand its municipal boundaries so that the following goals may also benefit the Annexation Area:

- Improving services and infrastructure;
- Having a local government that is aware of and concerned with the business community's development and the quality of life for local residents ad businesses;
- Instilling pride and participation;
- Improving the process of development regulation; and
- Providing for a local government that is accountable for how taxes are spent and is willing to participate with all other Miami-Dade municipalities, old and new, in providing financial assistance to some of the less fortunate areas of the County.

In summary, the Annexation Area will further provide for the fiscal strength of the City by increasing its tax base and allowing for significant job creation opportunities. Through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized. Additionally, the City is aware of the provisions of the Miami-Dade County Terminal Ordinance and would abide by the terms within the Ordinance with respect to planning and zoning regulation.

2. Location Aerial

Location Map



MIAMI SPRINGS
Annex Area

Major Roadways
Roadways

Miami Springs Annexation Sections 14, 23 and 26

3. Resolutions Authorizing Submittal of Annexation Requests to Miami-Dade County

Ordinance No. 977-2009 (Adopted May 11, 2009)

Summary of Voting Results on Annexation Question

Resolution No. 2002-3204 (Adopted November 12, 2002)

Ordinance No. 900-2003 (Adopted July 14, 2003)

Ordinance No. 912-2004 (Adopted March 30, 2004)

ORDINANCE NO. 977-2009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; INITIATING AND REQUESTING A BOUNDARY CHANGE, BY ANNEXATION, FOR THE CITY OF MIAMI SPRINGS OF CERTAIN IDENTIFIED AND SPECIFIED CONTIGUOUS AND ADJACENT UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING CITY OF MIAMI SPRINGS CITY COUNCIL APPROVAL; DELINEATING THE REQUESTED ANNEXATION BOUNDARY CHANGE BY MIAMI-DADE COUNTY; AUTHORIZING ALL APPROPRIATE AND CONSISTENT ACTIONS BY CITY OFFICERS, OFFICIALS, AND CITY COUNCIL MEMBERS; DIRECTIONS TO THE CITY CLERK FOR ACTIONS REQUIRED BY THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council of the City of Miami Springs previously authorized and approved City Resolution No. 2002-3204 which notified Miami-Dade County of the City's interest in the annexation of certain contiguous and adjacent unincorporated areas of the county; and,

WHEREAS, at that time the City contracted with The Corradino Group to investigate and prepare a report on the feasibility and appropriateness of the City annexing the subject contiguous and adjacent unincorporated areas of the county identified in Resolution No. 2002-3204; and,

WHEREAS, the City previously received, reviewed and discussed the City of Miami Springs Annexation Report received from The Corradino Group; and,

Ordinance No. 977-2009

WHEREAS, pursuant to state law, municipalities located within the boundaries of Miami-Dade County are required to comply with the annexation procedures and requirements established by Miami-Dade County; and,

WHEREAS, Section 5.04 of the Home Rule Charter of Miami-Dade County authorizes and empowers the Board of County Commissioners of Miami-Dade County to effect boundary changes through the annexation process upon the request of a municipality; and,

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances specifies the procedures and requirements that must be complied with by a municipality wishing to initiate a boundary change by the annexation process with the county; and,

WHEREAS, in 2003, the City Council of the City of Miami Springs determined that it was desirous of changing its municipal boundaries by the addition of certain contiguous and adjacent unincorporated areas of the county through the utilization of the county annexation process by and through the enactment of Ordinance No. 900-2003 on July 14, 2003; and,

WHEREAS, following the enactment of Ordinance No. 900-2003, the City determined that certain lands sought for annexation therein and thereby should no longer be annexed by the City; and,

WHEREAS, at that time, the City was also desirous of correcting certain inconsistencies and conflicts, and complying with certain requirements noted by Miami-Dade County in its review of the City's application for annexation filed in conjunction with Ordinance No. 900-2003; and,

Ordinance No. 977-2009

WHEREAS, in an effort to present the County with a more concise and accurate application, the City determined that it was then appropriate to again follow, and comply with, the ordinance and application processes required for the filing of a new annexation application instead of amending the presently pending application; and,

WHEREAS, the City attached thereto, as Exhibit "A", the legal description of those unincorporated areas of the county being sought for the proposed boundary change through the annexation process and a map, attached as Exhibit "B", which depicted and more graphically identified the unincorporated areas of the county sought for annexation by the City; and,

WHEREAS, City of Miami Springs Charter Section 2.02 requires and mandates that any proposed annexation by the City must be authorized by ordinance; and,

WHEREAS, in the process of enactment of ordinance No. 912-2004, the City complied with all city requirements for enactment and the notice and public hearing requirements mandated by Miami-Dade County Code of Ordinance Section 20-3; and,

WHEREAS, that in addition to the foregoing, the City previously accomplished all threshold requirements mandated by county ordinance for the initiation of boundary change/annexation proceedings and was prepared to comply with all the requirements of Code of Ordinance Section 20-3 and all other code requirements and procedures of Miami-Dade County for annexation; and,

Ordinance No. 977-2009

WHEREAS, the City was prepared to address the fiscal impacts of its proposed annexation with the appropriate county officials and the Board of County Commissioners and believed that the proposed annexation was both proper and appropriate and consistent with the policy of Miami-Dade County to provide balance in the annexation process between those municipalities which are primarily residential and those which are predominantly industrial and commercial; and,

WHEREAS, the City Council of the City of Miami Springs determined that it was both proper and appropriate, and in the best interests of the City and its citizens, to secure the requested boundary change through the annexation process with Miami-Dade County by the enactment of City ordinance No. 912-2004; and,

WHEREAS, since the enactment of ordinance No. 912-2004, the City participated in County mandated conferences with the Village of Virginia Gardens, Town of Medley and City of Doral in an effort to secure joint approval of the annexation boundary lines for each of the four cities; and,

WHEREAS, following many conferences, meetings, discussions, and an "ex parte session" with county officials, the four (4) cities were finally able to agree on the annexation boundary lines to be provided to the County; and,

WHEREAS, it was mutually agreed by the four (4) cities and the county, that each city would only be required to file amended annexation applications instead of starting the process from the beginning; and,

Ordinance No. 977-2009

WHEREAS, the city re-hired The Corradino Group to update its annexation report previously provided to the city and to amend the city's pending annexation application with the county; and,

WHEREAS, the City Council continued to conduct discussion and debate on annexation at its City Council meetings, conducted a Special Meeting for the purpose of presenting the updated annexation report by The Corradino Group, and called a Special City Election for citizens to vote on the pending annexation (copies of the ballot question and diagram of the proposed annexation area are attached hereto for reference); and,

WHEREAS, the City Council adopted Resolution No. 2009-3437 on March 16, 2009, which supported the pending annexation by the City and the citizens of Miami Springs authorized and approved the City's proposed annexation by a margin of 76.09% for and 23.91% against (a copy of the ballot tabulation sheet is attached hereto for reference) at the city's Special Election of April 7, 2009; and,

WHEREAS, in light of all the foregoing acts and actions taken by the city in the investigation of annexation, the currently updated city annexation report and amended annexation application, City Resolution No. 2009-3437 supporting annexation and the mandate of the voters in support of annexation secured at the Special City Election of April 7, 2009, the City Council has determined, that is both proper and appropriate and in the best interests of the City and its citizens, to enact this ordinance to comply with the City Charter and the annexation procedures of Miami-Dade County, and to secure the requested boundary change through the annexation process with Miami-Dade County:

Ordinance No. 977-2009

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF MIAMI SPRINGS, FLORIDA:**

Section 1: That the above recitals are true and correct and are hereby incorporated herein and made a part hereof by this reference.

Section 2: That the City Council of the City of Miami Springs hereby authorizes and approves the boundary change and annexation proposed in this ordinance and the corresponding amendment of the legal description of the City contained in the Charter of the City of Miami Springs to reflect the addition of the contiguous and adjacent unincorporated areas of Miami-Dade County acquired through the annexation process which are more particularly described in the legal description and map attached hereto as Exhibits "A" and "B" respectively.

Section 3: That the City Council of the City of Miami Springs hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance granting the request of the City of Miami Springs for the annexation of the contiguous and adjacent unincorporated areas of Miami-Dade County identified in Exhibits "A" and "B" attached hereto, and by so doing, authorize the amendment and enlargement of the municipal boundaries of the City of Miami Springs.

Section 4: That the proper City officers, officials and members of the City Council are hereby authorized and directed to take such action and to execute such documentation as may be deemed necessary or desirable to effectuate the intent and mandate evidenced herein in regard to the City's annexation and boundary change request of Miami-Dade County.

Ordinance No. 977-2009

Section 5: That the City Clerk is hereby authorized and directed to transmit three (3) duly certified copies of this Ordinance, including the exhibits attached hereto, together with proof of compliance of the notice requirements set forth in Miami-Dade County Ordinance Section 20-3, accompanied by all other documentation and information required by the aforesaid Code Section to Miami-Dade County.

Section 6: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 7: That this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs,
Florida this 11th day of May, 2009.

The motion to adopt the foregoing ordinance was offered on
second reading by VICE MAYOR BEST ,
seconded by COUNCILWOMAN ATOIZ ,
and on roll call the following vote ensued:

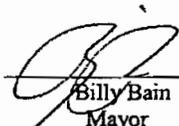
Vice Mayor Best
Councilman Espino

"aye"
"aye"

Ordinance No. 977-2009

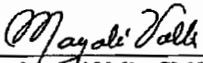
Councilman Lob
Councilwoman Ator
Mayor Bain

"aye"
"aye"
"aye"


Billy Bain
Mayor



ATTEST:


Magali Vallis, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


Jan K. Seiden, Esquire
City Attorney

First reading: 04/22/2009
Second reading: 05/11/2009

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

Ordinance No. 977-2009

Legal Description

A portion of sections 11, 12, 13, 14, 23, 24 and 26, lying in township 53 south, range 40 east, all lying and being in Miami-Dade County, Florida, as it is more particularly described to wit;

Begin at the northeast corner of section 26, township 53 south, range 40 east; thence southerly along the east line of said section 26 to a point, said point being the intersection of the centerline of NW 36 Street (state road 948) as shown on Florida Department of Transportation right-of-way map section 87220-2506 and the east line of said section 26; thence westerly along the centerline of NW 36 Street (state road 948) as shown on Florida Department of Transportation right-of-way map section 87220-2506 to the intersection of the southerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2516; thence northerly along the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map sections 87260-2516 and 87260-2517 to the intersection of the north line of section 23, township 53 south, range 40 east and the northerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2517; thence easterly along the south line of said section 23 to a point, said point being the intersection of the southerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2517 and the south line of said section 23, thence continue northerly along the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map sections 87260-2517 and 87260-2518 to a point, said point being the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence easterly along the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515 to a point, said point being the intersection of the centerline of NW 74 Avenue and the easterly extension on the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence northerly along the centerline of NW 74 Avenue to a point of intersection with the westerly extension of the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence continue easterly along the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515 to a point, said point being the intersection of the west line of the NE $\frac{1}{4}$ of section 14, township 53 south, range 40 east and the easterly extension of the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515, thence northerly along the west line of the NE $\frac{1}{4}$ of said section 14, also being the centerline of state road 969 (NW 72 Avenue) to a point of intersection with the easterly extension of the southerly right-of-way line of NW 74 Street as shown on Florida Department of Transportation right-of-way map section 87080-2515, thence easterly along the southerly right-of-way line of NW 74 Street and NW 74 Street extension, said right-of-way line also being 40.00 feet south of and parallel to the north line of the NE $\frac{1}{4}$ of section 14, township 53 south, range 40 east, to a point on the west line of the NW $\frac{1}{4}$ of section 13, township 53 south, range 40 east; thence continue easterly along a line 40.00 feet south of and parallel to the north line of the NW $\frac{1}{4}$ of said section 13 to a point, said point being on the easterly right-of-way line of Royal Poinciana Boulevard; thence southeasterly along the easterly right-of-way line of Royal Poinciana Boulevard to a point, said point being the intersection of the centerline of the Florida East Coast Railroad and the easterly right-of-way line of Royal Poinciana Boulevard; thence southwesterly along the centerline of the Florida East Coast Railroad, also being the northern city limits of the City of Miami Springs, to a point, said point being on a line 50.00 feet west of and parallel to the west line

of section 13, township 53 south, range 40 east and the western city limits of the City of Miami Springs; thence southerly along a line 50.00 feet west of and parallel to west line of sections 13 and 24, township 53 south, range 40 east, to a point, said point being on the south line of the SE ¼ of section 23, township 53 south, range 40 east; thence easterly along the south line of the SE ¼ of said section 23 to the Point of Beginning.

Containing 1,352 acres more or less.

SUMMARY REPT-GROUP DETAIL

OFFICIAL MUNICIPAL ELECTION
 MIAMI SPRINGS, FLORIDA
 APRIL 7, 2009

OFFICIAL RESULTS

RUN DATE:04/09/09 01:41 PM

REPORT-EL45A PAGE 001

	TOTAL VOTES	%	ED OSS	ED IVO	ABSENTEE	EV OSS	EV IVO
PRECINCTS COUNTED (OF 4)	4	100.00					
REGISTERED VOTERS - TOTAL	8,122						
BALLOTS CAST - TOTAL	2,420		1,195	2	540	682	1
VOTER TURNOUT - TOTAL		29.80					
MAYOR CITY:MIAMI SPRINGS							
(Vote for) 1							
Billy Bain	1,473	61.30	735	1	289	447	1
Paul C. Dotson	930	38.70	449	1	245	235	0
Total	2,403		1,184	2	534	682	1
Over Votes	1		0	0	1	0	0
Under Votes	16		11	0	5	0	0
CITY COUNCIL - GROUP I CITY:MIAMI SPRINGS							
(Vote for) 1							
Bob Best	1,381	58.37	677	1	285	417	1
Jim Llewellyn	985	41.63	495	1	235	254	0
Total	2,366		1,172	2	520	671	1
Over Votes	0		0	0	0	0	0
Under Votes	54		23	0	20	11	0
CITY COUNCIL - GROUP II CITY:MIAMI SPRINGS							
(Vote for) 1							
Dan Espino	1,448	62.07	742	1	313	391	1
Todd Stiff	885	37.93	409	0	203	273	0
Total	2,333		1,151	1	516	664	1
Over Votes	1		0	0	1	0	0
Under Votes	86		44	1	23	18	0
CITY COUNCIL - GROUP III CITY:MIAMI SPRINGS							
(Vote for) 1							
Mal P. Johnson	553	23.65	234	1	182	136	0
George V. Lob	1,166	49.87	613	1	178	373	1
Fernando J. "Fred" Suco	619	26.48	310	0	155	154	0
Total	2,338		1,157	2	515	663	1
Over Votes	2		0	0	2	0	0
Under Votes	80		38	0	23	19	0
CITY COUNCIL - GROUP IV CITY:MIAMI SPRINGS							
(Vote for) 1							
Jennifer Ator	1,289	55.92	612	1	261	414	1
Peter G. Newman	1,016	44.08	527	1	249	239	0
Total	2,305		1,139	2	510	653	1
Over Votes	0		0	0	0	0	0
Under Votes	115		56	0	30	29	0
Amend1 CITY:MIAMI SPRINGS							
(Vote for) 1							
YES/SI	1,502	64.49	702	1	383	416	0
NO/NO.	827	35.51	438	1	142	245	1
Total	2,329		1,140	2	525	661	1
Over Votes	4		0	0	4	0	0
Under Votes	87		55	0	11	21	0

SUMMARY REPT-GROUP DETAIL

OFFICIAL MUNICIPAL ELECTION
 MIAMI SPRINGS, FLORIDA
 APRIL 7, 2009

OFFICIAL RESULTS

RUN DATE:04/09/09 01:41 PM

REPORT-EL45A PAGE 002

	TOTAL VOTES	%	ED OSS	ED IVO	ABSENTEE	EV OSS	EV IVO
Question1 CITY:MIAMI SPRINGS							
(Vote for) 1							
YES/SI	1,779	76.09	890	1	346	541	1
NO/NO.	559	23.91	274	1	167	117	0
Total	2,338		1,164	2	513	658	1
Over Votes	1		0	0	1	0	0
Under Votes	81		31	0	26	24	0

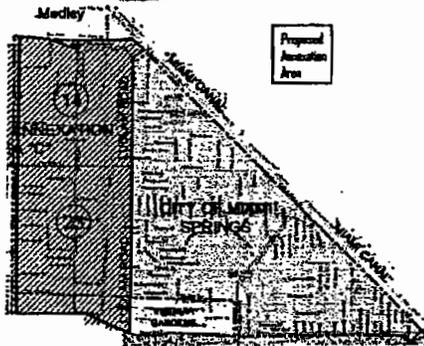


City of Miami Springs **ANNEXATION: WHAT YOU NEED TO KNOW**

April, 2009

Mayor Billy Bain
Councilman Bob Best
Councilman Paul Dotson

Councilman Xavier Garcia
Councilman Rob Youngs
City Manager James R. Borgmann



At the April 7th municipal election, or by absentee ballot or early voting, Miami Springs voters will be deciding important questions regarding annexation. This fact sheet has been prepared to acquaint our residents with the key facts of this significant opportunity. An expanded version of this information may be viewed at www.miamisprings-fl.gov.

The map to the left shows the 2.11 square mile area under consideration. It includes all land north of NW 36th Street on the south, to NW 74th Street on the north (except for certain small "out parcel" areas), to Ludlum Drive on the east, and to the service road parallel to the Palmetto Expressway on the west.

YOUR CITY COUNCIL HAS VOTED TO URGE YOU TO VOTE "YES" ON THIS OPPORTUNITY!

- ✓ This property is currently zoned industrial and commercial by Miami-Dade County. Miami Springs intends to maintain this zoning until this area can be included in the Miami Springs Comprehensive Plan. There are no residential properties in this area.
- ✓ This area will be annexed by some city, either Doral, Medley, Virginia Gardens or Miami Springs. These cities have all agreed that they will not object to the annexation of this area by Miami Springs.
- ✓ This is a chance for Miami Springs to:
 - Secure much needed additional revenue without increasing millage rates.
 - Achieve agreement with the County on the control of zoning, land use and code enforcement under the County's "Terminal Ordinance" in this area. (Although the County will retain zoning and land use authority so long as a terminal "use" exists in the area.)
 - Achieve a more balanced commercial/residential tax base ratio, ensuring the financial viability of our City into the future. This annexation will improve our assessed tax base ratio to approximately 50% commercial in comparison to 90% residential today.
 - Achieve the ability to lower taxes by up to 3.2 mils and increase the quality of services for current and future tax payers.
- ✓ The proposed annexation will produce (according to our consultant using 2008 County records and our current millage rate) net surplus taxes of approximately \$3.2 million after providing City services such as Police, Street Maintenance, Drainage, Building Inspection, Planning and Zoning.
- ✓ If property tax revenues decrease due to economic conditions, the City believes there will still be a substantial net revenue gain to the City.
- ✓ The City will not be assuming any responsibility or incurring any financial liability for cleanup costs for any of the County designated 27 hazardous waste sites in this area, or any new sites in the future. According to State and Federal law, the cleanup costs are the responsibility of the property owners, site operators, site contributors, or site transporters and is administered and controlled by the County Department of Environmental Resource Management (DERM) and the Federal Environmental Protection Agency (EPA).

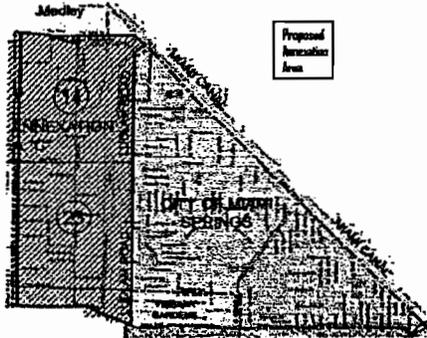


Ciudad de Miami Springs ANEXION: LO QUE NECESITA SABER

Abril del 2009

Alcalde Billy Bain
Concejal Bob Best
Concejal Paul Dotson

Concejal Xavier Garcia
Concejal Rob Youngs
Administrador de la Ciudad James R. Borgmann



En la Elección Municipal del 7 de abril, o por medio de la boleta de ausente o por votación anticipada, los electores de Miami Springs tomarán decisiones sobre preguntas importantes respecto a la anexión. Esta hoja de datos ha sido preparada para familiarizar a nuestros residentes con los puntos más sobresalientes de esta oportunidad tan significativa. Se puede encontrar una versión más completa de esta información en www.miamisprings-fl.gov.

El mapa a la izquierda presenta el área que se va a considerar de 2.11 millas cuadradas. Incluye toda la zona al norte de la calle 36 del NW por el sur, hasta la calle 74 del noroeste por el norte, (excepto por unas pequeñas "parcelas externas"), hasta Ludlam Drive por el este, y hasta la vía de servicio paralela a la autopista del Palmetto por el oeste.

¡EL CONCEJO MUNICIPAL VOTÓ Y LOS EXHORTA A QUE VOTEN "SÍ" EN ESTA OPORTUNIDAD!

- ✓ En la actualidad, esta propiedad está considerada como zona industrial y comercial por el Condado de Miami-Dade. Miami Springs tiene la intención de mantener esta zonificación hasta que esta área esté incluida en el Plan General de Miami Springs. No hay propiedades residenciales en esta área.
- ✓ El área será anexada por alguna ciudad, que puede ser Doral, Medley, Virginia Gardens o Miami Springs. Todas estas ciudades han acordado no oponerse a la anexión de esta área por Miami Springs.
- ✓ Esta es una oportunidad para Miami Springs de:
 - Asegurar ingresos adicionales de los cuales estamos muy necesitados, sin subir la tasa de amillaramiento.
 - Llegar a un acuerdo con el Condado sobre el control de la zonificación, el uso de los terrenos y la aplicación del código bajo la "Ordenanza Terminal" del Condado en esta área. (A pesar de que el Condado retendrá la autoridad sobre la zonificación y el uso de los terrenos hasta que el "uso" terminal exista en el área).
 - Lograr una tasa de impuestos comercial/residencial más equilibrada, asegurando la viabilidad financiera de nuestra Ciudad para el futuro. Esta anexión mejorará la tasa básica de impuestos de amillaramiento hasta aproximadamente un 50% comercial en comparación con el 90% residencial actual.
 - Tener la habilidad de rebajar los impuestos hasta un amillaramiento de 3.2 e incrementar la calidad de servicios para los actuales y futuros pagadores de impuestos.
- ✓ La anexión propuesta producirá (de acuerdo con nuestro asesor y utilizando los datos del Condado del 2008 y nuestra tasa de amillaramiento actual) un superávit neto de aproximadamente \$3.2 millones en los impuestos después de que la Ciudad provea servicios tales como Policía, Mantenimiento y Drenaje de las Calles, Inspección de Edificios y Zonificación y Planeamiento.
- ✓ Si los ingresos de los impuestos de la propiedad disminuyen debido a las condiciones económicas, la Ciudad estima que todavía quedaría una ganancia substancial neta para la Ciudad.
- ✓ La Ciudad no asumirá ninguna responsabilidad ni incurrirá en ninguna obligación financiera por los gastos de limpieza de ninguno de los 27 sitios existentes designados por el Condado como áreas de materiales de desechos peligrosos en esta área, o ningún nuevo sitio en el futuro. De acuerdo con las leyes estatales y federales, los costos de limpieza recaerán sobre los dueños de la propiedad, los operadores del lugar, los que llevan desechos a ese lugar, o los transportadores a ese lugar, y es legislada y controlada por el Departamento de Administración de Recursos Ambientales del Condado (DERM) y la Agencia Federal de Protección Ambiental (EPA).

24

RESOLUTION NO. 2002-3204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS NOTIFYING MIAMI-DADE COUNTY OF THE CITY'S INTEREST IN THE ANNEXATION OF CERTAIN UNINCORPORATED AREAS ADJACENT TO THE CITY; REQUESTING PARTICIPATION IN ALL FUTURE ANNEXATION PROCESSES; DIRECTING PARTICIPATION BY ALL APPROPRIATE MUNICIPAL PERSONNEL; DIRECTING TRANSMISSION OF RESOLUTION BY CITY CLERK; EFFECTIVE DATE

WHEREAS, Miami-Dade County has previously announced that it would consider the annexation of certain unincorporated areas into adjacent and neighboring municipalities under appropriate circumstances; and,

WHEREAS, the City of Miami Springs has received notification that certain areas to the west, south, and east of the City are being considered for annexation by other municipalities; and,

WHEREAS, at its Regular Meeting of October 8, 2002, the Miami-Dade County Commission deferred, for further discussion and review, any decision on the annexation of certain unincorporated areas to the west of the City by the Town of Medley and the yet to be incorporated area of Doral; and,

WHEREAS, the County Commissioner directed the County Administrative Staff to further review the annexation of the subject area and to secure and consider the positions of all adjacent municipalities in evaluating the feasibility and desirability of any annexation; and,

Resolution No. 2002-3204

WHEREAS, at its Regular City Council Meeting of October 14, 2002, the City Council of the City of Miami Springs directed the City Administrative Staff and the City Attorney's office to initiate all appropriate investigations, inquiries, and discussions regarding the possible annexing of unincorporated areas into the City; and,

WHEREAS, the initial investigations, inquiries, and discussions in regard to the annexation of unincorporated areas adjacent to the City have been conducted; and,

WHEREAS, the City has reviewed the policies and procedures adopted and implemented by the County in annexation matters in anticipation of the City's participating in the annexation process with the County and other interested municipalities; and,

WHEREAS, the City Council of the City of Miami Springs has determined that before the City would be in a position to enact an appropriate annexation resolution or to enter into discussions with the County Staff and other interested municipalities in the annexation of the unincorporated areas adjacent to all municipalities, it is both appropriate and proper for the City to officially notify Miami-Dade County of its interest in participating in, and being considered for, the annexation of the unincorporated areas to the west, south, and east of the City:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the City Council of the City of Miami Springs hereby officially notifies Miami-Dade County of the City's desire to participate in all appropriate processes and discussions with the County and any other interested municipality in regard to the annexation of the unincorporated areas depicted on the map attached hereto as Exhibit "A".

Resolution No. 2002-3204

Section 2: That the City Council of the City of Miami Springs hereby requests that the City be included in all future discussions, negotiations, and meetings that relate to the annexation of any of the unincorporated areas depicted on Exhibit "A" attached hereto.

Section 3: That the City Council of the City of Miami Springs hereby directs all proper and appropriate City officers, officials, employees, and representatives, to participate in any and all future discussions, negotiations, and meetings regarding the annexation of any of the unincorporated areas depicted on Exhibit "A" attached hereto.

Section 4: That the City Clerk is hereby directed to forward a certified copy of this Resolution to the Clerk of the Miami-Dade County Commission for distribution to all appropriate County officials and officers.

Section 5: That this Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida, this 12th day of November, 2002.

The motion to adopt the foregoing resolution was offered by Councilwoman Gannon, seconded by Councilman Caudle, and on roll call the following vote ensued:

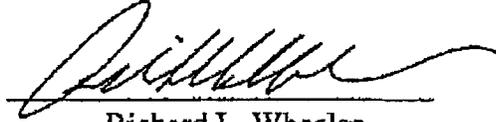
Vice Mayor Youngs
Councilman Caudle

"aye"
"aye"

Resolution No. 2002-3204

Councilwoman Fulton
Councilwoman Gannon
Mayor Wheeler

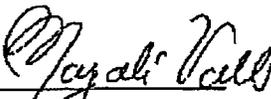
"aye"
"aye"
"aye"



Richard L. Wheeler
Mayor

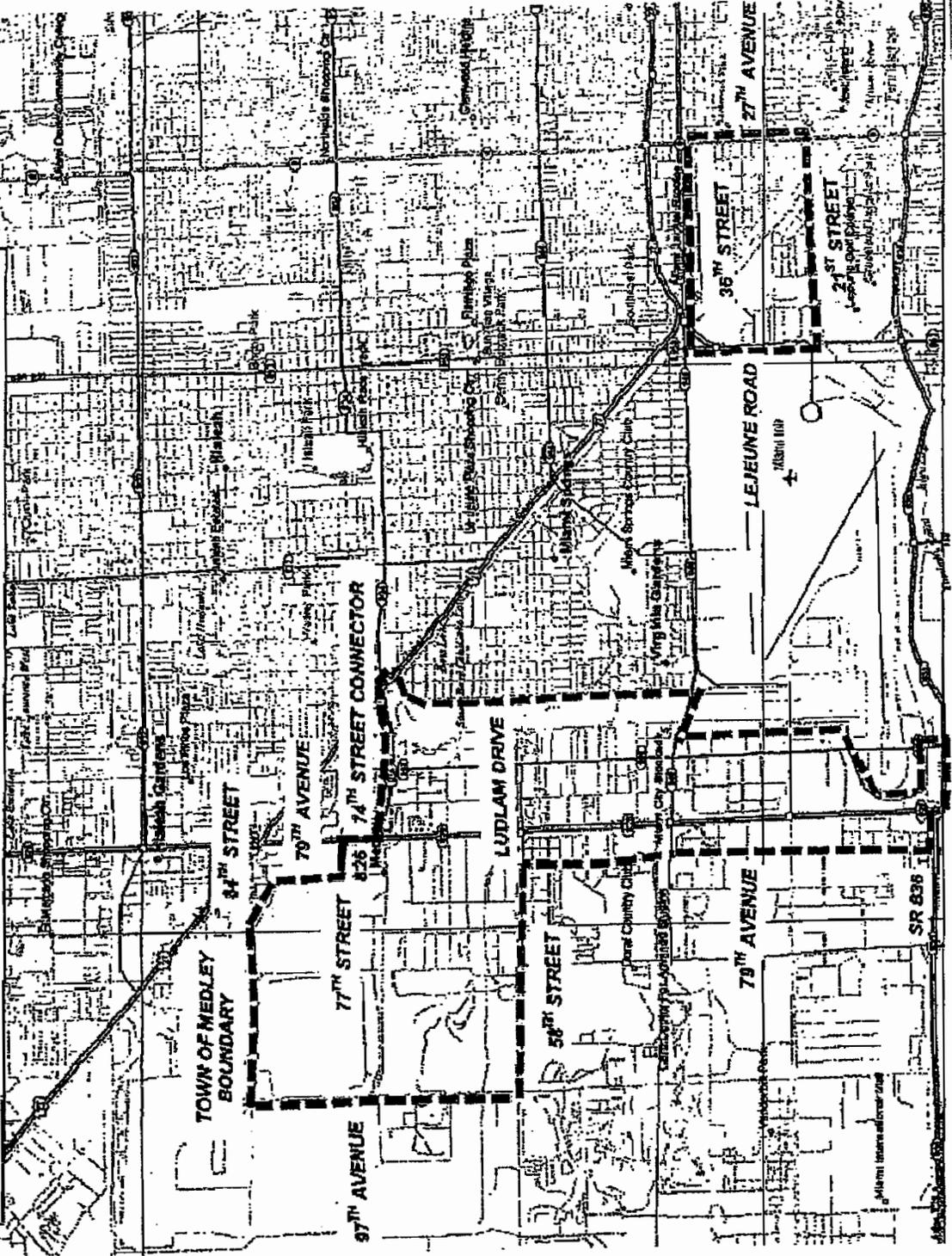
ATTEST:

APPROVED AS TO LEGALITY AND FORM:


Magali Valls, CMC
City Clerk

Jan K. Seiden
Assistant City Attorney

Miami Springs: Proposed Annexation Areas



ORDINANCE NO. 900-2003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; INITIATING AND REQUESTING A BOUNDARY CHANGE, BY ANNEXATION, FOR THE CITY OF MIAMI SPRINGS OF CERTAIN IDENTIFIED AND SPECIFIED CONTIGUOUS AND ADJACENT UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING CITY OF MIAMI SPRINGS CITY COUNCIL APPROVAL; DELINEATING THE REQUESTED ANNEXATION BOUNDARY CHANGE BY MIAMI-DADE COUNTY; AUTHORIZING ALL APPROPRIATE AND CONSISTENT ACTIONS BY CITY OFFICERS, OFFICIALS, AND CITY COUNCIL MEMBERS; DIRECTIONS TO THE CITY CLERK FOR ACTIONS REQUIRED BY THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council of the City of Miami Springs previously authorized and approved City Resolution No. 2002-3204 which notified Miami-Dade County of the City's interest in the annexation of certain contiguous and adjacent unincorporated areas of the county; and,

WHEREAS, the City contracted with The Corradino Group to investigate and prepare a report on the feasibility and appropriateness of the City annexing the subject contiguous and adjacent unincorporated areas of the county identified in Resolution No. 2002-3204; and,

WHEREAS, the City has received, reviewed and discussed the City of Miami Springs Annexation Report received from The Corradino Group; and,

WHEREAS, pursuant to state law, municipalities located within the boundaries of Miami-Dade County are required to comply with the annexation procedures and requirements established by Miami-Dade County; and,

Ordinance No. 900-2003

WHEREAS, Section 5.04 of the Home Rule Charter of Miami-Dade County authorizes and empowers the Board of County Commissioners of Miami-Dade County to effect boundary changes through the annexation process upon the request of a municipality; and,

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances specifies the procedures and requirements that must be complied with by a municipality wishing to initiate a boundary change by the annexation process with the county; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is desirous of changing its municipal boundaries by the addition of certain contiguous and adjacent unincorporated areas of the county through the utilization of the county annexation process; and,

WHEREAS, the City has attached hereto, as Exhibit "A", the legal description of those unincorporated areas of the county being sought for the proposed boundary change through the annexation process and a map, attached as Exhibit "B", which depicts and more graphically identifies the unincorporated areas of the county sought for annexation by the City; and,

WHEREAS, City of Miami Springs Charter Section 2.02 requires and mandates that any proposed annexation by the City must be authorized by ordinance; and,

WHEREAS, in the process of enactment of this ordinance, the City has complied with all city requirements for enactment and the notice and public hearing requirements mandated by Miami-Dade County Code of Ordinance Section 20-3; and,

WHEREAS, that in addition to the foregoing, the City has accomplished all threshold requirements mandated by county ordinance for the initiation of boundary change/annexation proceedings and is prepared to comply with all the requirements of Code of Ordinance Section 20-3 and all other code requirements and procedures of Miami-Dade County for annexation; and,

WHEREAS, although the City is prepared to address the fiscal impacts of its proposed

Ordinance No. 900-2003

annexation with the appropriate county officials and the Board of County Commissioners, the City believes that the proposed annexation is both proper and appropriate and consistent with the policy of Miami-Dade County to provide balance in the annexation process between those municipalities which are primarily residential and those which are predominately industrial and commercial; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is both proper and appropriate, and in the best interests of the City and its citizens, to secure the requested boundary change through the annexation process with Miami-Dade County:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the above recitals are true and correct and are hereby incorporated herein and made a part hereof by this reference.

Section 2: That the City Council of the City of Miami Springs hereby authorizes and approves the boundary change and annexation proposed in this ordinance and the corresponding amendment of the legal description of the City contained in the Charter of the City of Miami Springs to reflect the addition of the contiguous and adjacent unincorporated areas of Miami-Dade County acquired through the annexation process which are more particularly described in the legal description and map attached hereto as Exhibits "A" and "B" respectively.

Section 3: That the City Council of the City of Miami Springs hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance granting the request of the City of Miami Springs for the annexation of the contiguous and adjacent unincorporated areas of Miami-Dade County identified in Exhibits "A" and "B" attached hereto, and by so doing, authorize the amendment and enlargement of the municipal

Ordinance No. 900-2003

boundaries of the City of Miami Springs.

Section 4: That the proper City officers, officials and members of the City Council are hereby authorized and directed to take such action and to execute such documentation as may be deemed necessary or desirable to effectuate the intent and mandate evidenced herein in regard to the City's annexation and boundary change request of Miami-Dade County.

Section 5: That the City Clerk is hereby authorized and directed to transmit three (3) duly certified copies of this Ordinance, including the exhibits attached hereto, together with proof of compliance of the notice requirements set forth in Miami-Dade County Ordinance Section 20-3, accompanied by all other documentation and information required by the aforesaid Miami-Dade County Code Section.

Section 6: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 7: That this Ordinance shall take effect in the manner provided by law.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 14th day of July, 2003.

The motion to adopt the foregoing ordinance was offered on second reading by Vice Mayor Elza, seconded by Councilman Pacheco, and on roll call the following vote ensued:

Vice Mayor Elza
Councilman Caudle

"aye"
"absent"

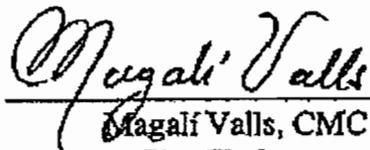
Ordinance No. 900-2003

Councilman Pacheco
Councilman Youngs
Mayor Bain

"aye"
"aye"
"aye"


Billy Bain
Mayor

ATTEST:


Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Jan K. Seiden, Esquire
City Attorney

1st reading: 06/23/2003
2nd reading: 07/14/2003

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

Ordinance No. 900-2003

ORDINANCE NO. 912-2004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS; INITIATING AND REQUESTING A BOUNDARY CHANGE, BY ANNEXATION, FOR THE CITY OF MIAMI SPRINGS OF CERTAIN IDENTIFIED AND SPECIFIED CONTIGUOUS AND ADJACENT UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; PROVIDING CITY OF MIAMI SPRINGS CITY COUNCIL APPROVAL; DELINEATING THE REQUESTED ANNEXATION BOUNDARY CHANGE BY MIAMI-DADE COUNTY; AUTHORIZING ALL APPROPRIATE AND CONSISTENT ACTIONS BY CITY OFFICERS, OFFICIALS, AND CITY COUNCIL MEMBERS; DIRECTIONS TO THE CITY CLERK FOR ACTIONS REQUIRED BY THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; EFFECTIVE DATE.

WHEREAS, the City Council of the City of Miami Springs previously authorized and approved City Resolution No. 2002-3204 which notified Miami-Dade County of the City's interest in the annexation of certain contiguous and adjacent unincorporated areas of the county; and,

WHEREAS, the City contracted with The Corradino Group to investigate and prepare a report on the feasibility and appropriateness of the City annexing the subject contiguous and adjacent unincorporated areas of the county identified in Resolution No. 2002-3204; and,

WHEREAS, the City received, reviewed and discussed the City of Miami Springs Annexation Report received from The Corradino Group; and,

WHEREAS, pursuant to state law, municipalities located within the boundaries of Miami-Dade County are required to comply with the annexation procedures and requirements established by Miami-Dade County; and,

Ordinance No. 912-2004

WHEREAS, Section 5.04 of the Home Rule Charter of Miami-Dade County authorizes and empowers the Board of County Commissioners of Miami-Dade County to effect boundary changes through the annexation process upon the request of a municipality; and,

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances specifies the procedures and requirements that must be complied with by a municipality wishing to initiate a boundary change by the annexation process with the county; and,

WHEREAS, the City Council of the City of Miami Springs previously determined that it was desirous of changing its municipal boundaries by the addition of certain contiguous and adjacent unincorporated areas of the county through the utilization of the county annexation process by the enactment of Ordinance No. 900-2003 on July 14, 2003; and,

WHEREAS, since the enactment of Ordinance No. 900-2003, the City has determined that certain lands sought for annexation therein should no longer be annexed by the City; and,

WHEREAS, the City is also desirous of correcting certain inconsistencies and conflicts, and meeting certain requirements, raised by Miami-Dade County in its review of the City's application for annexation filed in conjunction with Ordinance No. 900-2003; and,

WHEREAS, in an effort to present the County with a more concise and accurate application, the City has determined that it is appropriate to again follow and comply with the ordinance and application processes required for the filing of a new annexation application instead of amending the presently pending application; and,

WHEREAS, the City has attached hereto, as Exhibit "A", the legal description of those unincorporated areas of the county being sought for the proposed boundary change through the annexation process and a map, attached as Exhibit "B", which depicts and more graphically

Ordinance No. 912-2004

identifies the unincorporated areas of the county sought for annexation by the City; and,

WHEREAS, City of Miami Springs Charter Section 2.02 requires and mandates that any proposed annexation by the City must be authorized by ordinance; and,

WHEREAS, in the process of enactment of this ordinance, the City has complied with all city requirements for enactment and the notice and public hearing requirements mandated by Miami-Dade County Code of Ordinance Section 20-3; and,

WHEREAS, that in addition to the foregoing, the City has accomplished all threshold requirements mandated by county ordinance for the initiation of boundary change/annexation proceedings and is prepared to comply with all the requirements of Code of Ordinance Section 20-3 and all other code requirements and procedures of Miami-Dade County for annexation; and,

WHEREAS, although the City is prepared to address the fiscal impacts of its proposed annexation with the appropriate county officials and the Board of County Commissioners, the City believes that the proposed annexation is both proper and appropriate and consistent with the policy of Miami-Dade County to provide balance in the annexation process between those municipalities which are primarily residential and those which are predominately industrial and commercial; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is both proper and appropriate, and in the best interests of the City and its citizens, to secure the requested boundary change through the annexation process with Miami-Dade County:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the above recitals are true and correct and are hereby incorporated

Ordinance No. 912-2004

herein and made a part hereof by this reference.

Section 2: That the City Council of the City of Miami Springs hereby authorizes and approves the boundary change and annexation proposed in this ordinance and the corresponding amendment of the legal description of the City contained in the Charter of the City of Miami Springs to reflect the addition of the contiguous and adjacent unincorporated areas of Miami-Dade County acquired through the annexation process which are more particularly described in the legal description and map attached hereto as Exhibits "A" and "B" respectively.

Section 3: That the City Council of the City of Miami Springs hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance granting the request of the City of Miami Springs for the annexation of the contiguous and adjacent unincorporated areas of Miami-Dade County identified in Exhibits "A" and "B" attached hereto, and by so doing, authorize the amendment and enlargement of the municipal boundaries of the City of Miami Springs.

Section 4: That the proper City officers, officials and members of the City Council are hereby authorized and directed to take such action and to execute such documentation as may be deemed necessary or desirable to effectuate the intent and mandate evidenced herein in regard to the City's annexation and boundary change request of Miami-Dade County.

Section 5: That the City Clerk is hereby authorized and directed to transmit three (3) duly certified copies of this Ordinance, including the exhibits attached hereto, together with proof of compliance of the notice requirements set forth in Miami-Dade County Ordinance Section 20-3, accompanied by all other documentation and information required by the aforesaid Miami-Dade County Code Section.

Ordinance No. 912-2004

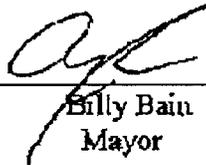
Section 6: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed insofar as they are in conflict.

Section 7: That this Ordinance shall take effect immediately upon adoption.

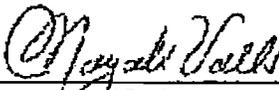
PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida this 30th day of March, 2004.

The motion to adopt the foregoing ordinance was offered on second reading by Councilman Pacheco, seconded by Councilman Youngs, and on roll call the following vote ensued:

Vice Mayor Caudle	"aye"
Councilman Elza	"absent"
Councilman Pacheco	"aye"
Councilman Youngs	"aye"
Mayor Bain	"aye"


Billy Bain
Mayor

ATTEST:


Magali Valls, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Jan K. Seiden, Esquire

City Attorney

1st reading: 03/22/2004

2nd reading: 03/30/2004

Words ~~stricken through~~ shall be deleted. Underscored words constitute the amendment proposed. Words remaining are now in effect and remain unchanged.

Ordinance No. 912-2004

Exhibit A

The legal description of the parcels comprising the Proposed Annexation Areas B and C are as follows:

That Portion of Section 28, Township 53 South, Range 41 East, Less and except those portions lying Northeasterly of the Centerline of the Miami-Canal Right of Way;

Together with

The East ½ of Section 29, Township 53 South, Range 41 East, Less and except those portions lying Northeasterly of the centerline of the Miami Canal Right of Way; and less that portion of the NE ¼ of said Section 29 previously annexed by the City of Miami Springs, as described in Chapter of the City of Miami Springs Corporate Limits, Section 2.01 (B) and (C) of the Code of Ordinances.

Together with

Section 15, Township 53 South, Range 40 East, less and except the following described Property: All of Tracts 1, 15, 16, 17, 18, and 19 of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No 1", in Section 15, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at page 17, of the Public Records of Miami-Dade County, Florida.

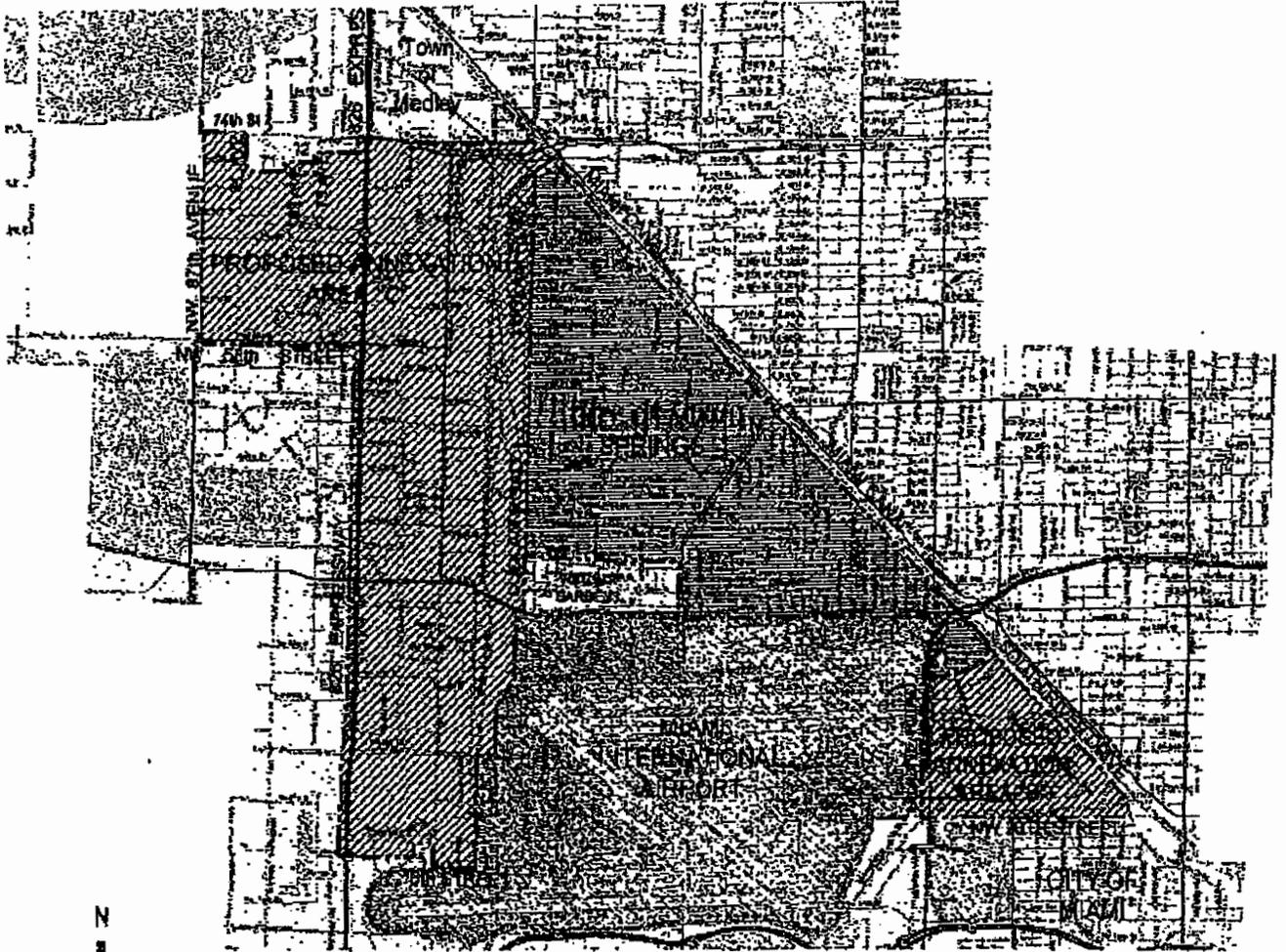
Together with

Those portions of Tracts 31 and 32 in the NW ¼ of Section 13, Township 53 South, Range 40 East, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No 1", lying Southwesterly of the centerline of the Miami Canal, and Northwesterly of the centerline of the Florida East Coast Railroad Main Line; and Sections 14, 23, and 26, Township 53 South, Range 40 East, Miami-Dade County, Florida

Together with

Portions of Section 35, Township 53 South, Range 40 East, more particularly described as follows: Beginning at the Northwest corner of said Section 35; thence run S 89 degrees 50'00" along the north line of said Section 35 for 3,956.99 feet to the Western Boundary of Miami International Airport; Thence Southerly following the Western Boundary of Miami International Airport to the point that that boundary meets with NW 16th Street / Perimeter Road (the boundary of the Miami International Airport; Thence Westerly following that Airport Boundary to the Western boundary of said Section 35, inclusive of the "AIRPORT CORPORATE CENTER"; Thence N 01 degrees 25' 45" W along the West line of said Section 35 for 2,641.91 feet to the POINT OF BEGINNING.

Exhibit B



CITY OF MIAMI SPRINGS: COMPARATIVE LAYOUT
INCORPORATION OF AREAS "B" & "C"

4. Public Hearing Notice

Public meetings were duly noticed on: November 12, 2002; July 14, 2003; March 30, 2004; and, May 11, 2009 to approve the above referenced Resolution and Ordinances and on March 3, 2009 to hold a special City Council meeting to re-initiate the annexation application process.

5. Legal Description

A portion of sections 11, 12, 13, 14, 23, 24 and 26, lying in township 53 south, range 40 east, all lying and being in Miami-Dade County, Florida, as it is more particularly described to wit;

Begin at the northeast corner of section 26, township 53 south, range 40 east; thence southerly along the east line of said section 26 to a point, said point being the intersection of the centerline of NW 36 Street (state road 948) as shown on Florida Department of Transportation right-of-way map section 87220-2506 and the east line of said section 26; thence westerly along the centerline of NW 36 Street (state road 948) as shown on Florida Department of Transportation right-of-way map section 87220-2506 to the intersection of the southerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2516; thence northerly along the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map sections 87260-2516 and 87260-2517 to the intersection of the north line of section 23, township 53 south, range 40 east and the northerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2517; thence easterly along the south line of said section 23 to a point, said point being the intersection of the southerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2517 and the south line of said section 23, thence continue northerly along the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map sections 87260-2517 and 87260-2518 to a point, said point being the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence easterly along the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515 to a point, said point being the intersection of the centerline of NW 74 Avenue and the easterly extension on the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence northerly along the centerline of NW 74 Avenue to a point of intersection with the westerly extension of the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515; thence continue easterly along the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515 to a point, said point being the intersection of the west line of the NE ¼ of section 14, township 53 south, range 40 east and the easterly extension of the southerly right-of-way line of state road 934 (Hialeah Expressway) as shown on Florida Department of Transportation right-of-way map section 87080-2515, thence northerly along the west line of the NE ¼ of said section 14, also being the centerline of state road 969 (NW 72 Avenue) to a point of intersection with the easterly extension of the southerly right-of-way line of NW 74 Street as shown on Florida Department of Transportation right-of-way map section 87080-2515, thence easterly along the southerly right-of-way line of NW 74 Street and NW 74 Street extension, said right-of-way line also being 40.00 feet south of and parallel to the north line of the NE ¼ of section 14, township 53 south, range 40 east, to a point on the west line of the NW ¼ of section 13, township 53 south, range 40 east; thence continue easterly along a line 40.00 feet south of and parallel to the north line of the NW ¼ of said section 13 to a point, said point being on the easterly right-of-way line of Royal Poinciana Boulevard; thence southeasterly along the easterly right-of-way line of Royal Poinciana Boulevard to a point, said point being the intersection of the centerline of the Florida East Coast Railroad and the easterly right-of-way line of Royal Poinciana Boulevard; thence southwestward along the centerline of the Florida East Coast Railroad, also being the northern city limits of the City

of Miami Springs, to a point, said point being on a line 50.00 feet west of and parallel to the west line of section 13, township 53 south, range 40 east and the western city limits of the City of Miami Springs; thence southerly along a line 50.00 feet west of and parallel to west line of sections 13 and 24, township 53 south, range 40 east, to a point, said point being on the south line of the SE ¼ of section 23, township 53 south, range 40 east; thence easterly along the south line of the SE ¼ of said section 23 to the Point of Beginning.

Containing 1,331 acres more or less.

6. Certificate of County Supervisor of Registration and Planning and Zoning Department



BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

February 11, 2009

Mr. Pedro Garcia, Supervisor of Elections
Miami-Dade County Elections Department
2700 NW 87th Avenue
Doral, FL 33172

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors
City of Miami Springs Annexation Request – Portions of Sections 11, 12, 13, 14, 23, 24 and 26,
Township 53, Range 40

Dear Mr. Garcia:

My client, the City of Miami Springs, is reinitiating the process to have the above-referenced land annexed into the City which is located generally south of the NW 74th Street Connector, north of NW 36th Street, east of SR 826 and west of the City's current western boundary (NW 67th Avenue). This proposed annexation area comprises approximately 1,352 acres of mostly industrial and commercial land (See attached).

As referenced in Chapter 20 "Municipalities", Section 3(C), a "Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains either more than two hundred fifty (250) residents who are qualified electors, or less than two hundred fifty (250) residents who are qualified electors." is required for the application submittal.

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 614-0121.

Very truly yours,


Alex A. David, AICP

Attachments

cc: Joseph M. Corradino, AICP



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

miamidade.gov

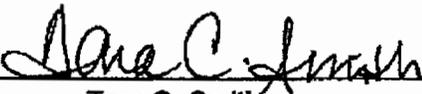
CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Tara C. Smith, Chief Deputy Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the area described as the City of Miami Springs Annexation has 2 voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 3rd DAY OF
MARCH 2009


Tara C. Smith
Chief Deputy Supervisor of Elections
Miami-Dade County

Deliver to: Election Services Unit
Please submit a check for \$50.00 to our office payable to the "Board of County Commissioners" for the cost of certifying the number of registered voters.



BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

February 11, 2009

Mr. Marc C. LaFerrier, Director
Miami-Dade County
Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128

RE: Certificate of the Director Determining Percent of Residential Development
City of Miami Springs Annexation Request – Portions of Sections 11, 12, 13, 14, 23, 24 and 26,
Township 53, Range 40

Dear Mr. LaFerrier:

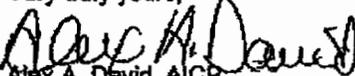
My client, the City of Miami Springs, is reinitiating the process to have the above referenced land annexed into the City which is located generally south of the NW 74th Street Connector, north of NW 36th Street, east of SR 826 and west of the City's current western boundary (NW 67th Avenue). This proposed annexation area comprises approximately 1,352 acres of mostly industrial and commercial land (See attached).

As referenced in Section 20-3 (G) and pursuant to the Miami-Dade County Code, Chapter 20 "Municipalities", Section 20-9 "Election on proposed boundary changes; required", a determination by the Director of the Department of Planning and Zoning concerning the percentage of development within the annexed area is required.

Section 20-9 states: "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer resident electors, and the area is less than fifty (50) percent developed residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning."

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 514-0121.

Very truly yours,


Alex A. David, AICP

Attachments

cc: Joseph M. Corradino, AICP

Memorandum

MIAMI-DADE
COUNTY

Date: March 25, 2009

To: Kay Sullivan, Director
Clerk of the Board

From: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

Subject: Certification of the City of Miami Springs' Proposed Annexation

This memo will serve to certify that, in accordance with Sec. 20-9 (a) of the Code of Miami-Dade County, I have determined that:

- o The proposed annexation area, described below, is less than 50 percent developed residential. According with the 2007 land use records, as shown in the attached table and figure, there are only 0.3 acres of land in residential use within the proposed annexation area.
- o The proposed annexation area, which is shown in the attached figure, is generally located south of the NW 74th Street Connector, north of NW 36th Street, east of SR 826/Palmetto Expressway and west of NW 67th Avenue.

Attachments

ML:SB:ES:GL

cc: Jorge Fernandez, Office of Strategic Business Management
Craig Collier, County Attorney's Office
Alex David, Consultant

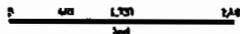
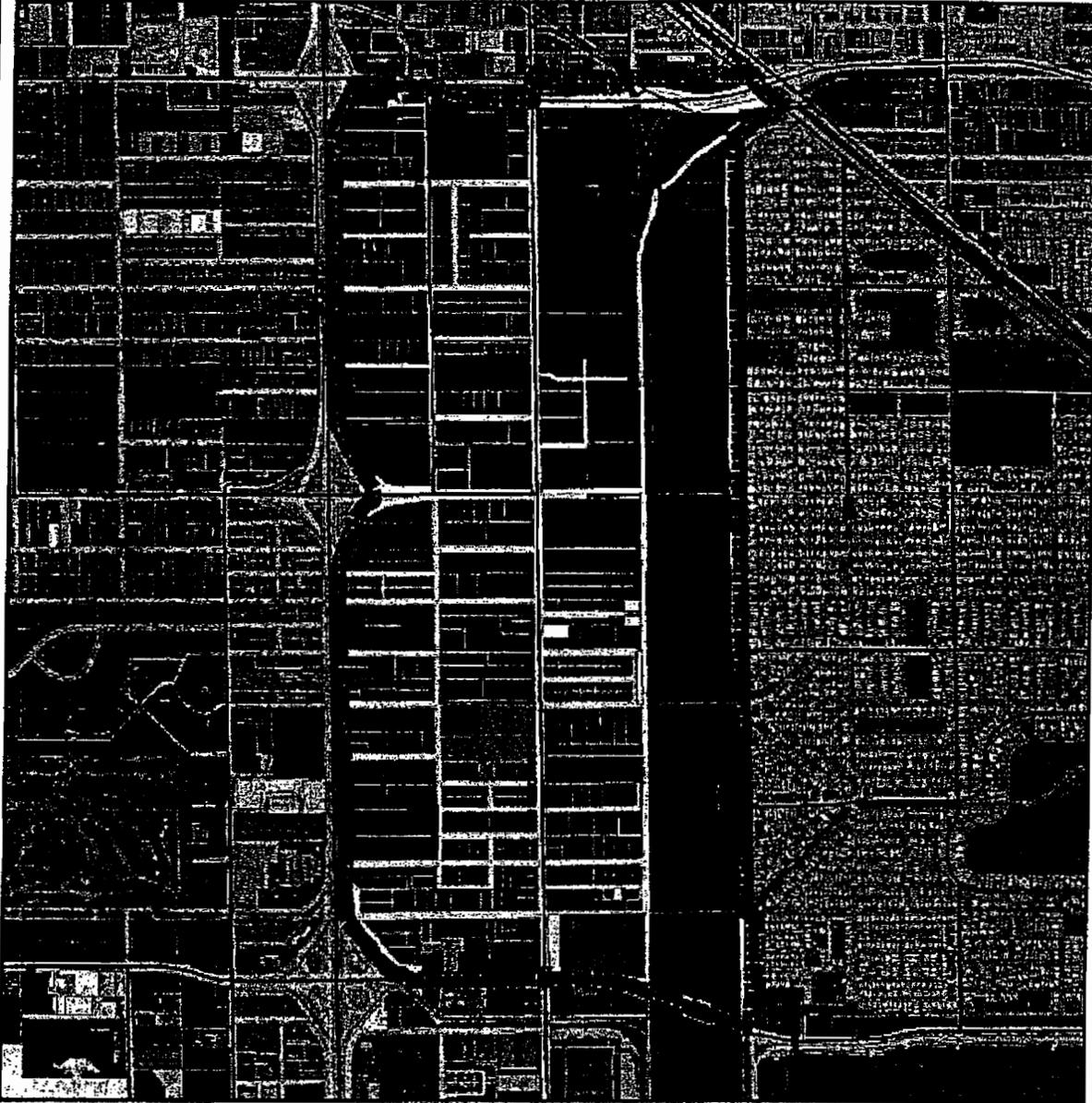
**Miami Springs Annexation Area
2009 Existing Land Use**

Land Use	Annexation Area (Acres)	Annexation Area (Percent Of Total)	Miami Springs (Area Acres)	Miami Springs (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.3	0.0	865.0	45.1	107,711.5	7.0
Transient-Residential (Hotel-Motel)	2.9	0.2	31.0	1.6	0.0	0.0
Commercial & Office	53.3	4.0	67.2	3.5	14,769.1	1.0
Industrial	549.2	41.2	2.6	0.1	16,717.2	1.1
Institutional	40.6	3.0	97.8	5.1	13,568.1	0.9
Parks/Recreation	0.6	0.0	220.9	11.5	789,628.2	51.0
Transportation, Communication, Utilities	633.0	47.5	560.7	29.2	86,666.7	5.6
Agriculture	0.0	0.0	0.0	0.0	68,463.0	4.4
Undeveloped	4.8	0.4	7.9	0.4	133,774.1	8.6
Inland Waters	46.8	3.5	66.9	3.5	317,413.4	20.5
Total:	1,331.5	100.0	1,919.9	100.0	1,548,711.3	100.0

Source: Miami-Dade County Department of Planning and Zoning, Research Section March 24, 2009

MIAMI SPRINGS PROPOSED ANNEXATION

MIAMI-DADE COUNTY, FLORIDA



- SINGLE FAMILY
- TRANSIENT RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL EXTRACTION
- INDUSTRIAL
- AIRPORTS, FIELDS
- COMMUNICATIONS, CABLES, TERMINALS

- STREETS, ROADS, EXPRESSWAYS, RAMP'S
- STREETS, EXPRESSWAYS, RAMP
- WATER CONSERVATION AREAS
- VACANT, GOVERNMENT OWNED
- VACANT, PRIVATELY OWNED
- VACANT, UNPLANNED
- INLAND WATERS
- OCEAN, BAY WATERS
- ANNEX AREA

MARCH 2009

Delivering Excellence Every Day


DEPARTMENT OF PLANNING & ZONING
 PLANNING RESEARCH SECTION

7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City at its current western city limit. Annexing the approximately 2.08 square mile (1,331 acres) area will also insure that the high quality of life for businesses and visitors will remain through continued proper planning and development practices. It is a fact that the existing and proposed development within the annexation area will complement the City and strengthen the long term viability of Miami Springs.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City of Miami Springs. This is evidenced through the City's long history, moderate planned growth and maintaining what makes Miami Springs unique. Through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

Finally, the City is fiscally sound. This will only be enhanced through the annexation of the proposed lands by providing an industrial/commercial component to the tax base. Also, property owners within the proposed annexation area **will benefit from more localized government.**

8. Notice of Intent to Annex

Proof of compliance with this section shall be required. (See Attachment "A" – CD of CERTIFIED LIST OF PROPERTY OWNERS)

9. Land Use Plan and Zoning

The land use and zoning consists mostly of industrial and office, as shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Planning & Zoning the Annexation Area is approximately 2.08 square miles (1,331 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses is on the following page.

Table 1.
Inventory of Land Uses*

Land Use	Number of Acres	Percent of Total
Residential	0.3	0.0
Hotels and Motels	2.9	0.2
Commercial & Office	53.3	4.0
Industrial	549.2	41.2
Institutional	40.6	3.0
Parks & Recreation Open Space	0.6	0.0
Transportation, Communications, Utilities	633.0	47.5
Agriculture	0.0	0.0
Undeveloped	4.8	0.4
Inland Water	46.8	3.5
Coastal Water	0.0	0.0
TOTAL	100.0	100.0

Source: Miami-Dade County Department of Planning and Zoning, Research Section
March 24, 2009

Future Land Use Map and Designations for Section

Portions of Sections 11, 12, 13, 14, 23, 24 and 26, Township 53, Range 40 are designated Industrial and Office, Business and Office, Institutions Utilities and Communications, Transportation and Terminals on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will amend its Comprehensive Plan to incorporate the applicable land use categories as necessary.

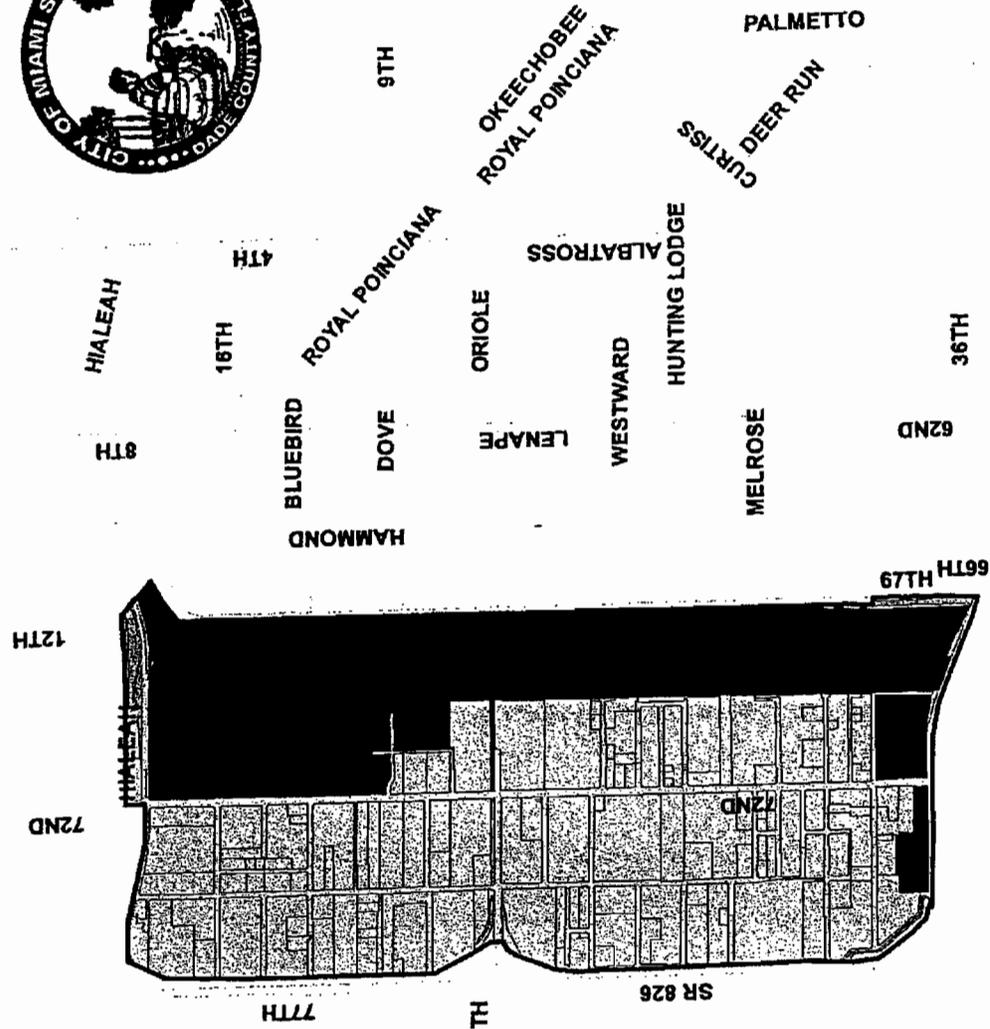
Please see the Miami-Dade County CDMP Future Land Use Plan Map for more detailed Land Use designation locations.

Also, for reference purposes, the relevant Land Use Designation descriptions are included and were obtained from the Miami-Dade County Comprehensive Development Master Plan 2015-2025 and the City's Comprehensive Plan.

Future Land Use Map - 2008



Future Land Use



	RESIDENTIAL COMMUNITIES
	ESTATE DENSITY (RDR) 1-2.5 DU/AC
	LOW DENSITY (LDR) 2.5-4 DU/AC
	LOW-MEDIUM DENSITY (LMR) 4-15 DU/AC
	MEDIUM DENSITY (MDR) 15-25 DU/AC
	MEDIUM-HIGH DENSITY (MHR) 25-40 DU/AC
	HIGH DENSITY (HR) 40-100 DU/AC OR MORE/ROSB AC
	ESTATE DENSITY W/ ONE DENSITY INCREASE (D-1)
	LOW-MEDIUM DENSITY W/ ONE DENSITY INCREASE (D-1)
	MEDIUM DENSITY W/ ONE DENSITY INCREASE (D-1)
	TWO DENSITY INCREASE WITH URBAN DESIGN (D-2)
	INDUSTRIAL AND OFFICE
	RESTRICTED INDUSTRIAL AND OFFICE
	BUSINESS AND OFFICE
	OFFICE/RESIDENTIAL
	INSTITUTIONS, UTILITIES, AND COMMUNICATIONS
	PARKS AND RECREATION
	AGRICULTURE
	OPEN LAND
	ENVIRONMENTAL PROTECTION
	ENVIRONMENTALLY PROTECTED PARKS
	TRANSPORTATION (ROW, RAIL, METROPOL, ETC.)
	TERMINALS

**Miami Springs Annexation
Sections 14, 23 and 26**

Future Land Use Plan Map Designations (Miami-Dade County)

Industrial and Office

Industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development.

In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety, and residential service planning, reasons.

Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area.

Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary

zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.

TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of two or more sides. (Multiple sides created by an out parcel shall count as one side only.) TNDs located within Industrial and Office areas shall allocate to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built-up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshop Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built-up area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.

Business and Office

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential

development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.

Institutions Utilities and Communications

The Plan map illustrates, for information purposes, only the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.

The Homestead Air Reserve Base is also included in this category on the Land Use Plan map. The range of uses that may occur on the Base as it is redeveloped shall emphasize military aviation and related uses, national security, recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property.

Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Electric power transmission line corridors are permitted in every land use category when located in established right-of-ways or certified under the Florida Electrical Power Plant Siting Act (Sections 403.501-403.518, F.S.) as an ancillary use to a new power plant, or the Transmission Line Siting Act (Sections 403.52-403.5365 F.S.) for individual electrical transmission lines. If an electric power transmission line corridor does not meet either of the above conditions, it shall be situated in an area designated as Institutions, Utilities and Communications; Industrial and Office; Business and Office; or Parks and Recreation on the adopted Land Use Plan map. When compatible with adjacent uses

and permitted by County and State regulations, non-utility ancillary uses that may be located in transmission line corridors include agriculture, parking lots, open space, golf courses, bikeways and paths for walking and exercising.

Transportation (including Terminals)

The LUP map includes a summarized portrayal of the major components of Miami-Dade County's existing and future transportation network. Included are roadways, rapid transit corridors, railways and major switching yards, and such major terminals as the County airports and the Miami-Dade Seaport. This information is included on the LUP map to provide orientation and locational references, and to relate future development patterns to the future transportation network. The Transportation and Capital Improvements Elements of the CDMP provide additional details about these facilities, including their intended sizes, functions, uses, and designs and, with the exception of local streets, schedules of improvements.

As provided in the policies of the Transportation Element, transportation facilities such as terminals and transit stations shall contain the transportation uses and may contain other uses as provided in the applicable Transportation Subelement. Railroad terminals may include uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental business, and lodging establishments. Rail yards may also be developed with industrial, office and similar uses that are customary and incidental to the primary railroad use.

All proposed uses on lands owned by Miami-Dade County at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport that are designated as Terminal on the LUP map, may be developed for the uses described in this subsection. All proposed uses on such lands shall comply with the requirements of the Future Aviation Facilities Section of the Aviation Subelement, shall be compatible with, and not disruptive of, airport operations occurring on such lands, and shall comply with all applicable regulations of the Federal Aviation Administration and other applicable law.

The airside portion of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport, which shall be deemed to consist of all portions of the airports where general public access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, runway protection zones, landing areas, and support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, and fuel farms. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the airside portion, subject to such conditions and requirements as may be imposed to ensure public health and safety.

The landside portion of these airports, which shall be deemed to consist of all portions of the airports where general public access is not restricted and terminal concourses only at Miami International Airport, may include both aviation uses and non-aviation uses that are compatible with airport operations and consistent with applicable law. At least one third of the land area in the landside portion must be developed with aviation-related uses or uses that directly support airport operations.

Aviation uses where general public access is allowed may include existing uses and the following or substantially similar uses:

- passenger terminal area, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,
- parking garages and lots serving the airport,
- access roadways serving the airport,
- offices of aviation industry companies and the Miami-Dade County Aviation Department,
- facilities of fixed base operators,
- hangar rentals and tie downs,
- ground transportation services,
- aircraft and automobile rental establishments,
- aviation-related educational uses such as flight schools, simulator training facilities,
- helicopter and aerobatics training and other educational facilities providing aviation courses,
- aviation-related governmental agency facilities,
- flying club facilities,
- aviation-related entertainment uses such as skydiving establishments, museums and sightseeing services, and
- aviation-related retail uses such as aircraft sales, electronic an instrument sales and pilot stores.

Subject to the restrictions contained herein, the following privately owned non-aviation-related uses may be approved in the landside area of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport accessible to the general public:

- lodgings such as hotels and motels (except for Homestead General),
- office buildings (except for Homestead General),
- lodgings and office buildings at Miami International Airport (except in terminal concourse),
- industrial uses such as distribution, storage, manufacturing research and development and machine shops(except for Homestead General),
- agricultural uses, and
- retail, restaurants, and personal service establishments (except for Homestead General).

Such privately owned non-aviation related uses at the Opa-locka Executive, Miami International, Kendall-Tamiami Executive and Homestead General Aviation airports shall be limited as follows:

(1) Those portions of the landside area at Opa-locka Executive, Miami International, and Kendall-Tamiami Executive airports that are not developed for uses that are aviation related or directly supportive of airport operations shall range from 50 to 85 percent for industrial uses, 5 to 25 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. The distribution, range, intensity and types of such non-aviation related uses shall vary by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures) at Opa-locka Executive and Miami International Airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.

(2) Those portions of the landside area at Homestead General Aviation Airport that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed with agricultural uses.

(3) Each non-aviation related use shall comply with applicable law, including but not limited to FAA regulations and any airport layout plan governing permissible uses on the entire airport property.

The Port of Miami and downtown Miami maritime park areas are also included in this category. Because the CDMP does not generally preempt municipal plans and because the City of Miami comprehensive plan allows a broad range of land uses and facilities in addition to transportation facilities, it is the intent of the CDMP that all actions of the County with regard to development in the downtown Miami maritime park area are deemed to be consistent with the CDMP if consistent with the adopted comprehensive plan of the City of Miami. Further, notwithstanding the City's comprehensive plan, it is the intention of the CDMP that Port developments on Dodge and Lummus Islands and on the mainland may include other uses including, but not limited to, commercial, recreational and cultural uses accessible to Port users, County visitors and residents.

The summarized roadway classification used on the LUP map distinguishes between Limited Access facilities, Major Roadways (3 or more lane arterials and collectors) and Minor Roadways (2 lane arterials and collectors). Also shown are existing and proposed Rapid Transit corridors. The term rapid transit, as used herein, includes any public heavy rail or light rail, or busses operating on exclusive bus lanes. The transportation network depicted is a year 2025 network that will develop incrementally as funding becomes available. In addition, rapid transit corridors may be provided with an interim type of service such as express bus service during much of the planning period while more permanent facilities are being planned, designed and constructed. The roadway and transit alignments shown in the CDMP are general indications of the facility location. Specific alignments may be modified through detailed transportation planning, DRI review and approval processes, subdivision platting, highway design and engineering or other detailed planning or engineering processes. Moreover, most station locations along future rapid transit lines are not identified in the Plan; they will be selected as part of the detailed planning of transit facilities in the corridor.

Because of the critical relationships between transportation facilities and the land uses served and impacted by those facilities, land use and transportation planning decisions must be made in direct concert with one another. Accordingly provisions for nonlocal roadways, public mass transportation facilities, rail lines, airports and the Miami-Dade Seaport facilities contained in the Transportation Element should not be amended without concurrent evaluation and, as applicable, amendment of the Land Use Plan map. In particular, extension or widening Major or Minor Roadways beyond 2 lanes outside the Urban Development Boundary (UDB) of the LUP map may occur only if indicated on the LUP map.

City of Miami Springs Future Land Use Designations

This section is a component of Future Land Use policy 1.1.1 and is adopted as such by reference. It explains the types of land uses that are to be permitted by the land development code which implements the Future Land Use Map. The land development code will contain more detail about permitted land uses than does this section. Land development code use regulations which are not specifically addressed in this section and which are not obviously incompatible with this section and any other relevant policies may be deemed to be consistent with the overall comprehensive plan.

Single Family Residential Category: This category of land use allows single family detached homes on lots of at least 7,500 square feet of net area. Other uses allowed on land within this category include public parks, ***primary and secondary schools***, houses of worship and public utility facilities necessary to serve the homes within this category. Schools were included in this category in the June 23, 1997 first reading version of this plan in order to make a sensible accommodation of the need for schools in proximity to residential areas; schools are retained herein with bold face italic type emphasis added in order to explicitly respond to objection and recommendation number 14 of the Objections, Recommendations and Comments Report on the June 23, 1997 first reading version of this plan. The 7,500 square foot lot size limitation shall not preclude the continued use, development or redevelopment of a home on a smaller lot where such lot or parcel was platted or otherwise of record prior to the adoption of this Plan. This land use category may be effectuated by one or more zoning districts, providing that all are consistent with the use provisions and none exceed the density restrictions stated herein. In addition to the 7,500 square foot minimum lot size, development shall not exceed 5 dwelling units per acre, including rights-of-way.

Multifamily Residential Category: This category of land use allows multifamily and single family attached residential development up to 20 dwelling units per acre. Neither public nor private rights-of-way shall be counted for the purpose of determining the permitted number of units. Accessory recreation facilities such as swimming pools and tennis courts may be permitted in residential developments provided they are for the exclusive use of the residents of the development in which they are located. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship, and public utility facilities necessary to serve the uses within this category. "Community residential homes" shall be allowed as special exceptions subject to such standards as are consistent with applicable state law in general and Chapter 419, F.S. in particular. Single family detached residential units may be allowed at the density of one dwelling unit per 7,500 square feet of site area allocated to single family use. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. [Scrivener's note: The cited statute requires local units of government to allow "community residential homes" with six or fewer residents in single family residential areas provided that they are at least 1,000 feet apart. It requires local units of government to allow "community residential homes" with up to 14 residents in multifamily areas provided that they are at least 1,200 feet apart and provided certain additional conditions are met. One of these additional conditions is discretionary, namely that the character of the area not be changed.]

Central Business District Category: This category of land use is intended to foster a suburban downtown which will: 1) satisfy the frequent retail, personal and professional service needs and desires of persons residing and/or working in Miami Springs and surrounding areas making up its market area; and 2) provide a specialty shopping/restaurant/entertainment destination for a large market area. This category may allow a wide range of convenience and comparison shopping facilities, restaurants, theaters and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks; municipal buildings and facilities; and public utilities

necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

Neighborhood Business District Category: This category of land use is intended to foster commercial uses that accommodate the frequent retail and personal needs and desires of persons residing and/or working immediately adjacent residential neighborhoods. It is intended to make conveniently available to residents those goods and services which need to be purchased very frequently during the week. Zoning regulations which effectuate this category could allow a wide range of convenience facilities and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks, municipal buildings and facilities and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

Airport, Marine and Highway Business District Category: This category of land use is intended to foster large scale commercial uses on large sites with a limited number of highway access driveways. The uses permitted may include those which can serve: 1) travelers using Miami International Airport such as hotels and restaurants; 2) the aviation industry; 3) the marine industry; 4) any retail or office function which depends on a broad market area; and 5) any retail or office function which serves interstate or international markets. Zoning regulations which effectuate this category could allow a wide range of compatible uses. Buildings within this category shall be limited to a floor area ratio of 1.0 by right. Sites located south of N.W. 36th Street may have a floor area ratio up to 2.5 by special exception permit. Special exception permits for development projects with a floor area ratio greater than 1.0 shall be given only for specific projects which are determined by the City to substantially increase public transit use and decrease private automobile use. At a minimum, such projects shall only be approved if they conform to the following standards: 1) they shall not have a higher density or intensity than called for by the Dade County Future Land Use Element for Metropolitan Activity Centers; 2) they shall be located on site designed so that the principle building entrances are within 750 feet walking distance of a transit stop or stops; 3) they shall have between principal building entrances and the transit stop or stops an attractively paved, landscaped, rain protected and shape pedestrian pathway; 4) they shall have no more than 75 percent of the parking otherwise required for the uses which they contain; 5) they shall contain a mix of uses that include at least three of the following: (a) *Commercial such as:* Hotels, Indoor Amusement, Movie Theaters, Restaurants, Neighborhood Shopping Centers, Community Shopping Centers, Regional Shopping Centers, Small Size Stores, Medium Size Stores, Department Stores, Convenience Stores, Beauty and Personnel Services, Gym & Health Clubs; (b) *Residential such as:* 7-15 Units/Acre, 15-24 Units/Acre, Over 24 Units/Acre; (c) *Institutional such as:* High Intensity Recreation, Cultural Facilities, Day Care Centers, Parks, Intermediate Schools Secondary Schools, College, Religious Facilities, Correctional Facilities, Social Service Agencies, Governmental Agencies. The land development code shall be amended to provide for such projects by special exception approval. The land development code may incorporate standard less than those set forth herein. The transit Stops referred to in this paragraph shall include fixed rail transit stops and express bus stops only.

Public Recreational Open Space Category: This category of land use allows public non-commercial recreational uses such as passive and active parks, playgrounds, golf courses and ancillary and secondary uses supportive of such activities. Buildings within this category shall be limited to 20 feet in height and 10 percent lot coverage.

Public Building Category: This category of land use allows government buildings including administrative buildings and health care facilities where compatible with the surrounding area. Public

parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 1.0

Public and Private Education Category: This category of land use allows public and private educational uses, including elementary schools, middle schools and high schools. Passive and active parks, playgrounds and ancillary and secondary uses supportive of educational uses should be permitted. Buildings within this category shall be limited to floor area ratio of 0.5.

Religious Institutional Category: This category of land use allows facilities for religious and similar institutions, including, but not limited to, houses of worship and related schools. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.

Medical/Residential Category: This category of land use allows nursing homes and similar facilities for long term medical care in a residential environment. Buildings within this category shall be limited to the floor area ratio of 0.5. Residential dwelling units shall be limited to a density of 20 dwelling units per acre.

Public Well Field Site Category: This category of land use allows public well fields and open space and recreation uses.

Water Body and Water Way Category: This category of land use allows water ways water bodies and no other development.

Miami Springs Comprehensive Land Use Plan Amendments

The former Comprehensive Land Use Plan category of Airport, Highway and Marine Business District (AHMBD) is hereby abolished. The following categories are intended to encompass the area previously designated AHMBD.

Airport Golf District

The area comprising this district is bounded by Curtiss Parkway, Fairway Drive and Deer Run.

This district is intended to encourage a wide range of compatible and complementary uses, such as

- Office and commercial business
- Restaurants
- Hotels
- Retail service operations
- Residential development in accordance with the city charter
- Mixed-use projects
- Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

36TH Street District

The area comprising this district extends from Curtis Parkway on the west to the point where the Miami Canal intersects with N.W. 36th Street on the east.

This district is intended to encourage large-scale development of a wide range of compatible and complimentary uses, such as

- Office and commercial business
- Restaurants

- Hotels
- Residential development in accordance with the City Charter
- Mixed-use projects
- Retail service operations
- Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

Development within this district shall be permitted to utilize a floating Floor Area Ratio (FAR) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

Abraham Tract District

The area comprising this district is located south of N.W. 36th Street and was previously annexed by the City of Miami Springs with approval of the property owner.

This district is intended to encourage large-scale development of a wide range of compatible and complimentary uses, along with appropriately approved industrial and adult uses, such as

- Office and commercial business
- Restaurants
- Hotels
- Residential development in accordance with the City Charter
- Mixed-use projects
- Adult-related business activity use
- Industrial enterprises which are conformity with the restrictions and limitations for such businesses to be provided in the District Boundary Regulations.
- Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

Development within this district shall be permitted to utilize a floating Floor Area Ratio (FAR) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

Zoning

The Annexation Area consists of lands zoned mostly Industrial with a small portion being Liberal Business as shown on the Miami-Dade County Zoning Map. Upon annexation, the City will rezone those properties to the City's closest equivalent or amend its Land Development Regulations to incorporate new districts.

The annexation area is generally zoned: IU-1 – Industrial, Light Manufacturing; IU-2 – Industrial, Heavy Manufacturing; IU-3 – Industrial, Unlimited Manufacturing District; BU-3 – Liberal Business District; and GU – Interim District.

Please see the Section Map for more detailed zoning district location information. Also, for reference purposes, the relevant Zoning District descriptions are included and were obtained from the Miami-Dade County Zoning Code.

Miami-Dade County Zoning Map

10/1/2014

Zoning Districts (Miami-Dade County)

Article XIII. GU, Interim District

Sec. 33-196. Standards for determining zoning regulations to be applied to GU property.

- (A) All properties in the GU District, which are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, and which have not been previously trended or otherwise approved through the public hearing process for a specific use, shall be subject to the following trend determination process:

If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five (5) acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan.

Article XVII. BU-3, Liberal Business District

Sec. 33-254. Purpose.

The purpose of the BU-3 Liberal Business District is to provide for large scale commercial activities.

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (1) All uses permitted in the BU-1, BU-1A and BU-2 Districts except that residential uses shall not be permitted.
- (2) Airports, airport hangars and airplane repair facilities.
- (3) Automobile and truck services and facilities including:
 - (a) Open lot car and truck sales new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
 - (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

(2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.

(3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.

(4) That such uses be conducted on sites consisting of at least one (1) net acre.

(5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.

(6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.

(7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).

(8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.

(9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996..

(b) Open lot car rental.

(c) Automobile parts, secondhand from store building only.

(d) Automobile body and top work and painting.

All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of the effective date of this ordinance.

(4) Bakeries, retail and wholesale.

(5) Barbecue stands or barbecue pits provided that establishments using wood burning for cooking are permitted only upon approval at a public hearing.

(6) Bottling of beverages.

(7) Cabinet working and carpentry shops.

(8) Cold storage warehouse and pre-cooling plants.

(9) Contractor's plants and storage yards.

(9.1) Dog kennels, as an exception to Section 33-256.5, subject to the following conditions:

(a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.

(b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.

(c) All kennel buildings shall be soundproofed and air-conditioned.

(d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.

(10) Dry cleaning and dyeing establishments.

(11) Engines, gas, gasoline, steam and oil; sales and service.

(12) Feed, hay and other livestock supplies.

(13) Fertilizer stores.

(14) Garage or mechanical service. *including automobile repairs, body and top work and painting.

All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of September 10, 1996.

(15) Glass installation.

(16) Gun shops.

(17) Leather goods manufacturing, excluding tanning.

(18) Locksmith shops, sharpening and grinding shops.

- (19) Lumber yards.*
- (20) Pawnbrokers shall be permitted only upon approval after public hearing.
- (21) Poultry markets and commercial chicken hatcheries.*
- (22) Railroad motor truck and water freight and passenger stations.
- (23) Secondhand stores for the disposal of furniture, fixtures and tools.
- (23.1) Self-service mini-warehouse storage facility. "Self-service mini-warehouse storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No business or business activity, and no wholesale or retail sales are permitted in an individual storage area within a self-service mini-warehouse storage facility.
 - (a) Ancillary rentals of trucks other than light trucks are permitted in conjunction with a self-service mini-warehouse storage facility, providing such facility is situated on a site containing not less than 2.5 acres gross, subject to compliance with the following requirements:
 - (1) That a decorative masonry wall at least 8 feet in height shall enclose the rental truck storage area; and
 - (2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
 - (3) That there be no rental of any truck having a net vehicle weight exceeding 12,600 pounds; and
 - (4) That for each 100 self-storage units there shall be no more than two rental trucks stored, e.g., 1-100 units: 2 rental trucks; 101-200 units; 4 rental trucks, etc.; provided however, no more than ten rental trucks may be stored on the premises; and
 - (5) That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times; and
 - (6) That there shall be no repairs or maintenance work on the rental trucks on the premises of the self-service mini-warehouse storage facility.
 - (b) Ancillary storage of recreational vehicles and boats is permitted in conjunction with a self-service mini-warehouse storage facility, subject to compliance with the following requirements:
 - (1) That a decorative masonry wall at least 8 feet in height shall enclose the recreational vehicle and boat storage area; and
 - (2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
 - (3) That there shall be no repairs or maintenance work on the recreational vehicles or boats on the premises of the self-service mini-warehouse storage facility.
- (24) Television and broadcasting stations, including studio, transmitting station and tower, power plants and other incidental and unusual uses permitted to such a station.
- (25) Tire vulcanizing and retreading or sale of used tires.*
- (26) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.
- (27) Upholstery and furniture repairs.
- (28) Wholesale salesroom and storage rooms.
- (29) Other similar uses as approved by the Director.

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such

use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Article XXIX. IU-1, Industrial, Light Manufacturing

Sec. 33-259. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in IU-1 District, excepting for one (1) or more of the following:

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- (2) Adult entertainment uses as defined in Section 33-259.1, subject to all the restrictions and spacing requirements contained in said Section 33-259.1.
- (3) Aircraft hangars and repair shops, aircraft assembling and manufacturing.*

***Note:** See note at end of schedule of uses contained in this section.

- (4) Animal hospitals within soundproof, air-conditioned buildings.
- (5) Armories, arsenals.
- (6) Auditoriums.
- (7) Auto painting, top and body work.*
 - (7.2) Automobile self-service gas stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(6) of this code.
 - (7.3) Automobile service stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(5) of this code.
- (8) Automobile and truck sales for new and/or used vehicles including as ancillary uses automobile and truck rentals, wholesale distribution and automobile repairs, provided that no more than fifteen (15) percent of the total gross building area is devoted to repair/service bays, subject to the following conditions:
 - (a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.
 - (b) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
 - (c) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
 - (d) That such uses on sites of ten (10) acres or more shall be approved only after public hearing.
 - (e) That such uses be conducted on sites consisting of at least two (2) acres.
 - (f) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations, or as approved at public hearing.
 - (g) That outdoor loudspeakers are prohibited.

- (h) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (i) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (9) Automotive repairs.*
- (10) Automobile and truck rentals and wholesale distribution.
- (11) Bakeries--wholesale only with incidental retail uses.
- (12) Banks.
- (13) Blacksmith, gas steam fitting shops.
- (14) Boat or yacht repairing or overhauling, or boat building.*
- (15) Boat slips used for the tying up of boats for the purpose of overhauling or repairing.
- (16) Bottling plants.
- (17) Brewery.
- (18) Cabinet shops.*
- (19) Canning factories.*
- (20) Carpet cleaning.
- (21) Caterers.
- (22) Clubs, private.
- (23) Cold storage warehouses and precooling plants.
- (24) Commercial chicken hatcheries.*
- (25) Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter.
- (26) Contractors' offices and yards.
- (27) Day nursery, kindergarten, schools and after school care licensed by the State of Florida Department of Health and Rehabilitative Services and established in accordance with the requirements of Article XA provided, however, that schools may only be located on a site consisting of at least five (5) acres and adjacent to a major roadway (three (3) or more lanes).
- (27.1) Dog kennels, as an exception to Section 33-260, subject to the following conditions:
 - (a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.
 - (b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.
 - (c) All kennel buildings shall be soundproofed and air-conditioned.
 - (d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.
- (28) Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt.*
- (29) Dry cleaning and dyeing plants.
- (29.1) Electric substation.
- (30) Engine sales and service, gas, oil, steam, etc.
- (31) Fertilizer storage.†
- (32) Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables (where more than five (5) persons are employed on premises).
- (33) Fruit packing and fruit preserving.*
- (34) Furniture manufacturing.*
- (35) Furniture refinishing.

- (36) Garages--storage mechanical, including trucks, buses, heavy equipment.
- (37) Glass installations.
- (38) Grinding shops.*
- (39a) Hotel and motel use (freestanding); the use shall comply fully with all provisions, pertaining to the use, of the RU-4A District.
- (39b) Hotel and motel use (mixed use, i.e., connected with, and attached to a structure containing another use permitted in the industrial district); subject to the following conditions:
- (1) Minimum lot width and area: The minimum lot width shall be three hundred thirty (330) feet and the minimum lot area five (5) acres including right-of-way dedications made from the property.
 - (2) Lot coverage: There shall be no restriction on lot coverage except as it might be controlled by other specific requirements.
 - (3) Setbacks: The setbacks shall be as follows:
 - (a) Thirty-five (35) feet from all property lines to that portion of the structure not exceeding three (3) stories in height and not exceeding thirty-five (35) feet in height.
 - (b) A distance from all property lines to any portion of the tower structure above three (3) stories in height equal to seventy (70) percent of the overall height of the tower, the height being measured from the third-floor level (but not exceeding thirty-five (35) feet) to the top of the tower structure.
 - (4) Height: There shall be no limitation as to height except those applicable under the airport zoning regulations.
 - (5) Floor area ratio: No limitation.
 - (6) Maximum number of units: The number of dwelling units shall not exceed a density of seventy-five (75) dwelling units per net acre, based on thirty-three and one-third (33 1/3) percent of the entire building site.
 - (7) Parking: Parking shall be provided for the combined uses in a total number as may be required elsewhere in the Code for each of the uses on the property.
 - (8) Open space: There shall be provided open landscaped space equal to a minimum of fifteen (15) percent of the lot area (entire site) in all the industrial districts except that in the IU-C District a minimum of twenty (20) percent shall be provided.
 - (9) Accessory uses:
 - (a) Business or commercial establishments of the BU-1 type, bars and cabarets shall be permitted in motels and hotels provided they are located within the principal building, which contains at least one hundred (100) units, and provided the exterior of any such principal building shall not have storefronts or give the appearance of commercial or mercantile activity as viewed from the highway: in the event the use contains windows which may be seen from the street or highway, said windows shall be of fixed, obscure glass. Such business or commercial establishments and bars in this district shall be entered only through the lobby, and no additional entrances shall be permitted except when the same opens into a courtyard or patio (away from the street side) which is enclosed and which is not visible from the street, and except that a fire door or emergency exit shall be permitted.
 - (b) Hotels and motels with one hundred fifty (150) or more guest rooms may contain liquor package use on the premises for the accommodation and use of their guests only, provided the establishment housing such use is entered only through the lobby within the building and does not have the appearance of commercial or mercantile activity as viewed from the highway. No advertisement of the use will be permitted which can be seen from the outside of the building.
 - (c) Hotels and motels with two hundred (200) or more guest rooms under one (1) roof may contain a night club on the premises, provided the exterior of any such building shall not have storefronts or give the appearance of commercial or mercantile activity as viewed from the highway. In the event the use contains windows which may be seen from the highway, said windows shall be of fixed obscure glass. Such night club shall be entered only through the lobby, and no additional entrance shall be permitted except when the same opens into a courtyard or patio (away from street side) which is enclosed and which is not visible from the street, and except that a fire door or exit shall be permitted.

- (40) Ice manufacturing.*
- (41) Insecticide, mixing, packaging and storage.*
- (42) Laboratories, material testing.
- (43) Leather goods manufacturing, excluding tanning.
- (44) Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred (300) feet to an RU or EU District.
- (45) Locksmiths.
- (46) Lumberyards.*
- (47) Machine shops.
- (48) Marine warehouses.
- (49) Mattress manufacturing and renovating.
- (50) Metalizing processes.
- (51) Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made.
- (52) Millwork shops.*
- (53) Motion picture production studios.
- (54) Novelty works.*
- (55) Office buildings.
- (56) Ornamental metal workshops.*
- (57) Oxygen storage and filling of cylinders.
- (58) Parking lots--commercial and noncommercial.
- (59) Passenger and freight--stations and terminals--boats, trucks, buses, and railroads.
- (60) Pharmaceutical storage, subject to compliance with the following conditions:
 - (a) That the applicant secure a license from the State of Florida Department of Health and Rehabilitative Services (HRS) for such pharmaceutical storage.
 - (b) That the pharmaceutical storage area shall be air conditioned to continuously control temperature and humidity as required by HRS for pharmaceutical products.
 - (c) That the premises be secured with a security system as required by HRS for the storage of pharmaceutical products.
 - (d) That a declaration of use be provided permitting a building and zoning enforcement officer to enter the premises to conduct inspection to assure compliance.
 - (e) That upon compliance with the conditions enumerated above, a certificate of use and occupancy is secured from the Department.
- (61) Police and fire stations.
- (62) Post offices, which shall include self-service post offices, stations and branches, and mail processing centers.
- (63) Power or steam laundries.*
- (64) Printing shops.
- (65) Radio and television transmitting stations and studios.
- (66) Religious facilities located inside the Urban Development Boundary. Religious facilities outside the Urban Development Boundary will be permitted only upon approval after public hearing.
- (67) Restaurants.
 - (67.1) Restaurants with an accessory cocktail lounge-bar use, subject to compliance with Article X, Alcoholic Beverages, of this code.
- (68) Salesrooms and storage show rooms--wholesale.
- (69) (a) Salesrooms and showrooms, subject to the prohibitions and limitations in Subsection (b), incorporated as a part of a permitted industrial use upon compliance with the following conditions:
 - (1) Any industrial use and its related retail sales/showroom uses in different units or bays within the same building must be under one (1) certificate of use and occupancy, and all areas under one (1) such certificate must be connected by communicating doors between units or bays.

(2) Only merchandise which is warehoused, stored, manufactured or assembled on the premises can be sold on a retail basis.

(3) The size of retail sales/showroom floor area must be less than fifty (50) percent of the total floor area of the subject premises under a single certificate of use and occupancy. Outside storage areas are to be excluded from consideration in determining the percentage of uses.

(4) A solid wall shall separate retail sales/showroom area from the balance of the industrial area which shall prevent public access to the industrial portion of the building. The industrial use area shall not be accessible to the general public.

(5) Required parking is to be calculated based upon the floor area assigned to the use classifications within the building in accordance with the provisions of Section 33-124.

(6) A declaration of use in a form meeting with the approval of the Director shall be submitted to the Department prior to the issuance of a certificate of use and occupancy specifying compliance with the foregoing conditions. Said declaration of use shall include a floor plan for the intended use as required by the Department.

(b) Subsection (a) above is intended to permit retail salesrooms and showrooms in recognition of the compatibility and reasonableness of incorporating certain retail uses into the other uses permitted in this district. To assure said compatibility and reasonableness, the retail uses hereinafter enumerated, and uses similar thereto, shall be subject to the following additional conditions: (1) the primary and permitted industrial use shall be the manufacture or assembly of the products being offered for sale; and (2) the retail sales area shall not exceed fifteen (15) percent of the total floor area of the subject premises under a single certificate of use and occupancy. The retail uses subject to the conditions of this subsection are:

- (1) Antique and secondhand goods shops.
- (2) Apparel stores.
- (3) Art and crafts supplies and finished products.
- (4) Art galleries.
- (5) Bait and tackle shop.
- (6) Bakeries.
- (7) Bicycle sales, rentals and repairs (nonmotorized).
- (8) Card shops.
- (9) Confectionery, ice cream stores and dairy stores.
- (10) Drugstores.
- (11) Florist shops.
- (12) Furniture stores less than ten thousand (10,000) square feet.
- (13) Gift stores.
- (14) Grocery stores, supermarkets, fruit stores, health food stores, meat and fish markets and other similar food stores.
- (15) Hardware stores less than ten thousand (10,000) square feet.
- (16) Jewelry stores.
- (17) Leather goods and luggage shops.
- (18) Liquor package stores.
- (19) Optical stores.
- (20) Paint and wallpaper stores less than ten thousand (10,000) square feet.
- (21) Photograph studio and photo supply.
- (22) Pottery shops.
- (23) Shoe stores and shoe repair shops.
- (24) Sporting good stores.
- (25) Tobacco shops.
- (26) Variety stores and junior and major department stores.
- (27) Retail uses determined by the Director to be similar to those enumerated above. In determining similarity between a proposed use and the uses enumerated above the Director shall be guided by

the intent of this Subsection (62) and shall consider common characteristics including the nature of products offered for sale, the generation of pedestrian and vehicular traffic, and incompatibility with the primary uses permitted in this district.

(c) Failure to comply with any of the provisions of Subsection (a) or (b) shall be deemed a change in use from an industrial to retail business use for which a use variance shall be required.

(d) Any ancillary retail sales use pursuant to a lawful, valid, permanent certificate of use and occupancy issued by the Department prior to July 29, 1983, which use is in compliance with the Department's percentage of use and parking requirements on said effective date will be considered a legal, nonconforming use. Legal, nonconforming use status will also be granted to any ancillary retail sales use for which a certificate of use and occupancy has not been issued as of July 29, 1983, where the property owner or tenant:

(1) Has obtained a building permit based on the submission of plans on which the intended retail sales area has been clearly represented by physical separation from the industrial use through placement of a solid wall, and adequate parking for the retail sales use and landscaping has been provided, and said permit remains valid in accordance with the provisions of the South Florida Building Code; or

(2) Has submitted a declaration of use, parking plan and floor plan for an existing building which have been approved by the Department provided that a physical separation of the retail and industrial uses has been effected through placement of a solid wall and a temporary certificate of use and occupancy as provided in the South Florida Building Code has been obtained from the Department before July 29, 1983. Legal nonconforming use status will not be perfected if the temporary certificate of use and occupancy is not converted to a permanent certificate of use and occupancy before it expires.

(3) Has a covenant, accepted and approved by Miami-Dade County on or before July 5, 1983, and recorded in the public records, providing assurances to Miami-Dade County to comply with the provisions of Subsection (a) above and has materially changed his position in reliance thereon. The property owner or tenant shall be permitted sixty (60) days to obtain a building permit and an additional sixty (60) days to complete construction in compliance therewith.

(70) School--technical trade schools, such as, but not limited to aviation, electronic, mechanics; also physical training schools, such as, but not limited to gymnastics and karate. (All school uses shall be subject to compliance with off-street parking requirements and shall comply with sections 33-151.12.1 through 33-151.22 of this code.)

(71) Ship chandlers.

(72) Shipyards and dry docks.

(73) Sign painting shops.

(74) Steel fabrication.*

(75) Storage warehouse for food, fodder, etc.

(76) Taxidermy. Use will be permitted only within a fully enclosed, air-conditioned building.*

(77) Telecommunications hubs:*

(1) At least eighty-five (85) percent of the gross floor area of a telecommunications hub building shall be designated for equipment or machinery; no more than fifteen (15) percent of the gross floor area shall be designated for employees and support personnel;

(2) A declaration of use in a form meeting with the approval of the Director and specifying compliance with the conditions set forth in subsection (1), above, shall be submitted to the Department prior to the issuance of a building permit. Said declaration of use shall include a floor plan and site plan for the intended use as required by the Department.

(78) Telephone exchanges.

(79) Telephone service unit yards.

(80) Textile, hosiery and weaving mills not closer than two hundred (200) feet to an RU or EU District.

(81) Upholstery shops.

- (82) Utility work centers--power and telephone, etc.
- (83) Vending machine sales and service.
- (84) Veterinarians.
- (85) Vulcanizing.*
- (86) Warehouses for storage or products in the form sold in a BU District.
- (87) Warehouse, membership, subject to the following minimum standards, unless otherwise approved by public hearing as a non-use variance:
 - (a) The area of such occupancy shall contain no less than one hundred thousand (100,000) square feet of gross floor area;
 - (b) The subject use shall be located on a major or minor roadway as depicted on the adopted Land Use Plan map and shall be within one quarter (1/4) mile of that roadway's intersection with another major or minor roadway; and
 - (c) Site plan review criteria set forth in Section 33-261.1 shall be met.
 - (d) Subject to compliance with Article X (Alcoholic Beverages) of this Code, liquor package sales shall be permitted. Package sales areas shall be divided from the rest of the membership warehouse area by a solid floor-to-ceiling wall and shall have a separate exterior entrance.
- (88) Welding shops.*
- (89) Welding supplies.
- (90) Wood and coal yards.
- (91) The operation of an equipment and appliance center for the testing, repairing, overhauling and reconditioning of any and all equipment, appliances, and machinery sold by the operator/occupant; provided such may be manufactured at the location of the operation and in connection therewith individual customers bringing equipment to the site for such repairing, overhauling or reconditioning, may purchase parts for such equipment, appliances, or machinery.

*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided that this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Cross references: Circuses and carnivals permitted in IU Districts without public hearing, § 33-13(f).

Article XXX. IU-2 Industrial, Heavy Manufacturing

*Cross references: Barbed-wire fences in IU Districts, § 33-11(f); height of fences, walls and hedges in IU Districts, § 33-11(i); fence in lieu of wall in IU Districts, § 33-11(j); metal buildings in IU-2 Districts, § 33-32.

Sec. 33-262. Uses permitted.
 No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter constructed, reconstructed or structurally altered, maintained or moved in any IU-2 District, which is designed, arranged or intended to be used for any purpose, unless otherwise provided herein, except for one (1) of the following uses:

- (1) Every use permitted in IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-2 District.
- (2) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.
- (3) Rock and sand yards.
- (4) Cement and clay products, such as concrete blocks, pipe, etc.
- (5) Soap manufacturing, vegetable byproducts, only.
- (6) Railroad shops.
- (7) Sawmills.
- (8) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.
- (9) Petroleum products storage tank with a capacity of over thirty thousand (30,000) gallons or a group of such tanks with an aggregate capacity in excess of thirty thousand (30,000) gallons if approved after public hearing or if placed below the surface of the ground or in a rockpit.
- (10) Dynamite storage.
- (11) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet. Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

Article XXXI. IU-3 Industrial, Unlimited Manufacturing District

Sec. 33-264. Uses permitted.

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in an IU-3 District which is designed, arranged or intended to be used or occupied for any purpose, except for any one (1) or more of the uses listed in this section.

(1) Every use permitted in the IU-1 and IU-2 Districts, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-3 District.

(2) Residential uses as a watchman's or caretaker's quarters used in connection with an existing industrial use located on the premises concerned but for no other residential use.

(3) Uses listed below, subject to the provisions of Section 33-265.

- Acetylene, generation and storage.
- Acids and derivatives.
- Alcohol, industrial.
- Aluminum, powder and paint manufacture.
- Ammonia.
- Animal reduction plants.
- Asphalt or asphalt products.
- Atomic reactor.
- Blast furnace.
- Bleaching products.
- Blooming mill.
- Boiler manufacture (other than welded).
- Brass and bronze foundries.
- Calcium carbide.
- Casein.
- Caustic soda.
- Celluloid.

Cellulose products.
Cement, lime, gypsum or plaster of Paris.
Charcoal, lampblack or fuel briquettes.
Charcoal pulverizing.
Chlorine.
Cider and vinegar.
Cleaning and polishing preparation: dressings and blackings.
Coal tar product.
Coke oven products (including fuel gas) and coke oven product storage.
Cotton wadding.
Cottonseed oil, refining.
Creosote.
Distillation, manufacture or refining of coal, tar, asphalt, wood, bones.
Distillery (alcoholic), breweries and alcoholic spirits.
Dyestuff.
Dynamite storage.
Excelsior.
Explosives.
Fat rendering.
Fertilizer, organic or inorganic, manufacture.
Film, photographic.
Fireworks.
Fish cannery or curing.
Fish oils, meal and by-products.
Flour, feed and grain milling.
Forge plant, pneumatic drop and forging hammering.
Foundries.
Gelatin products.
Glue, gelatin (animal) or glue and size (vegetable).
Graphite.
Guncotton (explosive).
Hair, felt or feathers, washing, curing and dyeing.
Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage.
Hydrogen and oxygen manufacturing.
Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used).
Ink manufacture from primary raw materials (including colors and pigments).
Jute, hemp and sisal products.
Lampblack, carbonblack and boneblack.
Lead oxide.
Linoleum and other similar hard surface floor coverings (other than wood).
Locomotive and railroad car building and repair.
Match manufacture and storage.
Metal and metal ores, reduction, refining, smelting and alloying.
Molasses.
Nitrate (manufactured and natural) of an explosive nature; and storage.
Nitroleng of cotton or other materials.
Nylon.
Oil cloth, oil treated products and artificial leather.
Oil refinery.
Oil wells.

Oils, shortening and fats (edible).
Ore pumps and elevators.
Paint manufacture, depending upon materials and quantities used.
Paper and paperboard (from paper machine only).
Paper and pulp mills.
Petroleum, gasoline and lubricating oil--refining and wholesale storage.
Phenol.
Pickles, vegetable relish and sauces, sauerkraut.
Plastic material and synthetic resins.
Potash.
Poultry slaughtering and packing (wholesale).
Pyroxylin.
Radioactive waste handling.
Rayon and rayon yarns.
Refractories (coal fired).
Refuse disposal.
Rendering and storage of dead animals, offal, garbage and waste products.
Rubber--natural or synthetic, including tires, tubes, or similar products, gutta percha, chickle and valata processing.
Sawmill.
Scrap metal reduction.
Shoddy.
Slaughterhouse.
Smelting.
Soaps (other than from vegetable by-products) or detergents, including fat rendering.
Solvent extraction.
Starch manufacture.
Steel works and rolling (ferrous).
Stockyards.
Storage batteries, wet cell.
Sugar refining.
Testing--jet engines and rockets.
Textiles bleaching.
Turpentine and resin.
Wallboard and plaster, building insulation.
Wire ropes and cable.
Wood preserving treatment.
Wool pulling or scouring.
Yeast.

Cross references: Use, possession and storage of explosives, Ch. 13; circuses and carnivals permitted in IU Districts without public hearing, § 33-13(f).

City of Miami Springs Equivalent Zoning Districts

Note: The equivalent zoning districts are listed below and will be amended as necessary to incorporate new uses. Additional zoning districts will be created for additional uses not already included in the City Zoning Code (Chapter 150) such as industrial uses.

ARTICLE VII. BUSINESS DISTRICT

Sec. 150-070. CBD, central business district.

(A) *Purpose.* This purpose of land use is intended to foster a suburban downtown which will: satisfy the frequent retail, personal and professional service needs and desires of persons residing and/or working in Miami Springs and surrounding areas making up its market area and provide a specialty shopping/restaurant/entertainment destination for a large market area. This category may allow a wide range of convenience and comparison shopping facilities, restaurants, theaters and other compatible uses.

(B) *Allowed uses.*

Accounting, bookkeeping, law and other professional offices.

Agency (for employment, travel and/or services to be performed elsewhere).

Art or photographic studio (commercial).

Automobile rental agency, office use only.

Bank or other financial institution.

Business or commercial school.

Catering and delicatessen (including butcher shop) business.

Civic clubs, lodges and fraternal organization facilities.

Conference, meeting facilities or areas of public assemblage for less than 20 people.

Day care center, nursery school or preschool facility.

Dental care and doctor's offices.

Dog grooming only--Prohibiting a "pet shop" type business or the boarding, maintaining or keeping of dogs on-premises anytime between 7:00 p.m. and 7:00 a.m.

Dry cleaning and laundry, drop-off/pick-up only.

Gymnasium, health club, dance studio or other center where "physical activity" lessons are conducted.

Insurance agency.

Laundry--No more than two allowed in the Central Business District.

Mixed-use development of residential uses on upper floors above retail, office and related uses.

Office supply or support (office supplies, copying, printing shop).

Package store--No more than two allowed in the Central Business District.

Personal services (i.e., barbershops, beauty parlors, physical therapy clinics, etc. No physical therapy clinic shall be open for business between the hours of 10:00 p.m. and 6:00 a.m.)

Post office.

Restaurant (and lounge), cafe, cafeteria, bar and grill.

Retail use.

Small appliance sales and/or service.

Sporting goods store; including the sale of weapons and related products used for sporting and hunting activities, so long as all such merchandise is removed from the premises within 24 hours of delivery and receipt, and there are no store displays or merchandising activities; no more than one store allowed in the district that sell the described merchandise.

Stereo/video/electronics rental, sales and/or service.

Theater (live) or motion picture house.

Veterinary clinic (which may provide short-term boarding, for medical purposes only, for no more than 48 hours).

Other enterprises or businesses which are similar in character and impact to enterprises or businesses enumerated herein, and which are consistent with the Comprehensive Plan adopted pursuant to Chapter 163, Florida Statutes. A final determination of similarity with listed uses and consistency with the Comprehensive Plan shall be made by the City Council, after obtaining a recommendation by the Zoning and Planning Board.

(C) *Prohibited uses.*

Adult bookstore;
Adult-related business;
Arcades, billiard and pool parlors;
Automotive auctions, sales and service facilities;
Bar;
Clinical laboratory;
Funeral home;
Gun range;
Gun shop;
Pawn shop;
Large-scale administrative offices, retail/wholesale sales operations and service and professional facilities;
Any large or medium-scale aviation or marine-related repair or service facilities;
Open air, tented, or booth-operated flea markets or any retail/wholesale sales operation not contained within a business building, except as otherwise permitted by Florida State Statutes, §§ 110-01 through 110-03;
Any industrial or manufacturing operation or facilities.

Sec. 150-071. NBD neighborhood business district.

(A) *Purpose.* The purpose of the neighborhood business district (NBD) is to encourage commercial uses that accommodate the frequent retail and personal needs and desires of persons residing and/or working immediately adjacent to residential neighborhoods. It is intended to make conveniently available to residents those goods and services which need to be purchased very frequently during the week.

The following regulations which effectuate this category could allow a wide range of convenience facilities and other compatible uses. In this district, offices, businesses and other commercial uses must be maintained on the ground floor and may occupy all floors of any structure. However, all residential components of any new structure in this district can only be located on floors above the ground floor level.

(B) *Allowed uses and off-street parking requirements.*

(1) Accounting, bookkeeping, law and other professional offices.
Off-street parking spaces required: One space per 300 square feet of gross floor area, minimum of three spaces.

(2) Agency (for employment, travel and/or services to be performed elsewhere).
Off-street parking spaces required: One space per 300 square feet, minimum of three.

(3) Art or photographic studio (commercial).
Off-street parking spaces required: One space per 300 square feet, minimum of three.

(4) Automobile rental agency, office use only.
Off-street parking spaces required: One space per 300 square feet, minimum of three.

(5) Bank or other financial institution.
Off-street parking spaces required: One space per 300 square feet, minimum of three.

(6) Business or commercial school.
Off-street parking spaces required: One space per 100 square feet.

(7) Catering and delicatessen (including butcher shop) business.
Off-street parking spaces required: One space per 300 square feet, minimum of three.

- (8) Clubs, lodges and fraternal organization facilities.
Off-street parking spaces required: One space per 100 square feet, minimum of three.
- (9) Day care center, nursery school or preschool facility.
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- (10) Dental care and doctor's offices.
Off-street parking spaces required: One per 300 square feet, minimum of three.
- (11) Dog grooming only prohibiting a "pet shop" type business or the boarding, maintaining or keeping of dogs on-premises anytime between 7:00 p.m. and 7:00 a.m.
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- (12) Dry cleaning, drop-off/pick-up only.
Off-street parking spaces required: One per 300 square feet, minimum of three.
- (13) Gymnasium or health club.
Off-street parking spaces required: One per 100 square feet of exercise machine area.
- (14) Dance studio or other center where "physical activity" lessons are conducted.
Off-street parking spaces required: One per 100 square feet.
- (15) Laundry; self-service or laundromat only when sanitary and safe disposal of wastewater is provided, and when operated without producing smoke or noxious fumes or odors.
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- (16) Mixed-use development of residential uses on upper floors above retail, office and permitted uses.
Off-street parking spaces required: Determine the parking required for each use separately; add these together.
- (17) Office supply or support (office supplies, copying, printing shop not to exceed 2,500 square feet).
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- (18) Personal services (i.e., barbershops, beauty parlors, physical therapy clinics, etc. No physical therapy clinic shall be open for business between the hours of 10:00 p.m. and 6:00 a.m.).
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- (19) Post office.
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- (20) Restaurant (and lounge), cafe, cafeteria, club (not to exceed 2,500 square feet).
Off-street parking spaces required: One per 100 square feet.
- (21) Retail use.
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- (22) Small appliance sales and/or service.
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- (23) Stereo/video/electronics rental, sales and/or service.
Off-street parking spaces required: One space per 300 sq. ft., minimum of three.
- (24) Veterinary clinic (which may provide short-term boarding, for medical purposes only, for no more than 48 hours).
Off-street parking spaces required: One space per 300 square feet, minimum of three.
- Other businesses which are similar in character and impact to businesses listed herein, and which are consistent with the comprehensive plan adopted pursuant to Chapter 163, Florida Statutes. A final determination of similarity with listed uses and consistency with the comprehensive plan shall be made by the City Council, following a recommendation by the Zoning and Planning Board.

(C) *Prohibited uses.*

- Adult bookstore;
- Adult-related business;
- Arcades, billiard and pool parlors;
- Automotive auctions, sales and service facilities;
- Bar;

Clinical laboratory;
Funeral home;
Gun range;
Gun shop;
Package store;
Pawn shop;
Large-scale administrative offices, retail/wholesale sales operations and service and professional facilities;
Any large or medium-scale aviation or marine-related repair or service facilities;
Open air, tented, or booth-operated flea markets or any retail/wholesale sales operation not contained within a business building, except as otherwise permitted by F.S. §§ 110-01--110-03;
Any industrial or manufacturing operation or facilities.

Sec. 150-072. B-3 arterial business district.

(A) Uses permitted.

(1) Any use permitted in the B-2 central business district.

(2) The following uses are permitted in the B-3 arterial district or those other uses as shall be in compliance with this section.

(a) Automobile service station or filling station. No automobile station shall be erected or located within 750 feet of the location of another automobile service station or filling station, or within 1500 feet of a church or school, the distance to be measured in a direct line.

(b) Car lot for rental of automobile or commercial parking.

(c) Storage warehouse, excepting storage of chemicals, petroleum products, or any dangerous, explosive, or highly inflammable material.

(d) Gun and rifle shops.

(e) Indoor gun and rifle ranges; only after securing the approval and authorization of the City Council at a public hearing at which it is clearly and convincingly established that the proposed range adequately provides for the protection of the health, safety and general welfare of the citizens of the City.

(B) Prohibited uses.

(1) Automotive auctions and sales facilities;

(2) Any large or medium scale aviation or marine related repair or service facilities;

(3) Open air, tented, or booth operated flea markets or any other retail/wholesale sales operation not contained within a business building, except as otherwise permitted by §§ 110-01--110-03;

(4) Any industrial or any large or medium scale manufacturing operation or facilities; or

(5) Any other use that is not compatible with, or is disruptive or offensive to, any adjacent residential, B-1, or B-2 zoning district by reason of proximity to the district, noise generation, offensive operational by-products (such as, odor, dust, smoke, gas, or vibrations), or the creation of any nuisance condition.

ARTICLE VIII. OFFICE DISTRICT

Sec. 150-080. O-1 professional office district.

(A) There shall be a professional office district, O-1, and the uses permitted in this district shall be any business or professional use similar in nature to those listed below. (These uses are listed for descriptive purposes only, and are not intended to be exclusive.)

Abstract title.

Accounting and auditing.

Adjustors, insurance.

Advertising (no shops).

Agency (insurance, employment, travel).

Architects.
 Attorneys.
 Building contractors (office only).
 Chiropractic.
 Clinical or laboratory (medical, dental, optical).
 Dentist.
 Engineering.
 Florist shop.
 Gift shop.
 Insurance.
 Interior decorator.
 Investigative.
 Investment and tax counseling.
 Manufacturer's agents.
 Market research.
 Medical.
 Merchants.
 Model agency (no school).
 Mortgage brokerage.
 Nursing, convalescent, extended-care homes, hospitals.
 Optometrist.
 Planning and zoning consultants.
 Public relations.
 Real estate.
 Secretarial services.
 Shoe store.
 Stock brokerage.

ARTICLE XIV. MIXED USE DISTRICT

Sec. 150-145. Purpose.

The purpose of the mixed use (MUB) district is to provide for the establishment of compatible and complimentary combinations of uses for office development, retail shopping, restaurants, cultural and/or recreational activities, hotels and/or motels, and such other similar uses as are permitted herein, together with all required supporting facilities. MUB district uses shall be established in accordance with the guidelines set forth in the City future land use plan for locations indicated and designated in that plan as mixed-use business.

(Ord. 678-83, passed 4-26-83)

Sec. 150-146. Permitted uses.

(A) Generally. Principal and accessory uses and structures permitted in the MUB district as set forth herein, are subject to the requirements and limitations as specified. Such uses and structures are permitted only where they form complimentary groupings of facilities and activities, and where a particular combination of proposed uses would be appropriate to the surrounding area by nature of use and design.

(B) Principal uses and structures permitted generally.

- (1) Offices, business and professional; studios, and clinics (other than veterinary).
- (2) Agencies for travel and insurance and similar services.
- (3) Hotels and motels.
- (4) Private clubs and lodges.
- (5) Business colleges, secretarial schools, and similar educational facilities.

- (6) Banks, savings and loan associations, and similar financial institutions.
- (7) Retail stores, except those dealing in second-hand merchandise other than antiques.
- (8) Service establishments, including photographic studios; barber and beauty shops; establishments for repair of shoes, small home appliances, clocks and watches, and photocopying service shops not to exceed 2,500 square feet.
- (9) Restaurants.
- (10) Cultural or recreational facilities such as urban plazas, health and athletic clubs, theaters, auditoriums, libraries, art galleries and museums.
- (11) Parking garages.
- (12) Structures and uses other than those listed above, required for performance of governmental functions.
- (13) Structures and uses relating to operation of public utilities and requiring location within the district to serve it or neighborhood districts.
- (14) Community residential school in compliance with the terms, conditions and standards of usage approved by the City Council on September 25, 1991, so long as such school is in compliance with the following conditions of usage, to-wit:
 - (a) No school may be located within a 1,000 foot radius of another community residential school.
 - (b) No school may occupy more than one structure for "school purposes", and no more than two structures for "residential purposes" relating to the community residential school.
 - (c) No school shall permit or provide residential housing for more than five students and two adult supervisors in each residential structure.
- (15) Other enterprises or businesses which are similar to enterprises or businesses enumerated herein, which have been reviewed by the City Planning and Zoning Board and approved by the City Council upon application

10. Terminals

Pursuant to Chapter 20-3 sub-section (F) (6) *Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map ("terminals")* the following responses are being provided.

a. The reason that any area designated terminals and areas located within one-half (1/2) mile surrounding any area designated terminals ("surrounding areas") should be annexed to the municipality;

The proposed annexation area currently constitutes an "enclave" area which would be better served by local regulation and control.

If Annexed the area will assist in providing for the future fiscal strength of the City by increasing its tax base and allowing for significant job creation opportunities. Through more localized planning, review and enforcement of regulations, the needs of this crucial employment and economic center will be fully realized.

The City of Miami Springs has a reputation as a successful and unique community and further wishes to attain its goal of growing and continually improving the quality of life for its residential and business community. The Annexation Area would greatly assist the City in reaching its goal by:

- Improving services and infrastructure in the annexation area;
- Having a local government that is aware of and concerned with the business community's development and the quality of life for local residents and businesses;
- Instilling pride and participation in the area;
- Improving and locally standardizing codes and regulations governing the area; and
- Providing for a local government that is accountable for how taxes are spent and a forum for debate on local taxes, regulation and other control issues.

b. The impact that annexation may have on the operation and future development of facilities within any area designated terminals and surrounding areas;

It is the intent of the City to consider the terms and conditions contained within the Terminal Ordinance with respect to planning and zoning regulation and enter into a mutually acceptable Interlocal Agreement with Miami-Dade County. Both the City's Comprehensive Plan and Land Use Districts will be amended to incorporate any new land use categories as deemed necessary. It is, however, anticipated that this area's continued use as a "terminal" may be lifted.

c. The municipality's assessment of the present and future importance to the economy, job generation, and future development of the County and the region of any area designated terminals and surrounding areas proposed to be included in the area annexed;

The proposed annexation area is at the nexus of the "Airport West" area and the Hialeah employment centers which are and will continue to be part of the MIA area economic engine that is one of the largest concentrations of employment in Miami-Dade County, if not the State of Florida. Through increased local government focus on this area, significant increases in job opportunities may be created. Through the elimination of this County "enclave", the City would be in a better position to evaluate and expand the opportunities in the area going forward.

d. Whether the land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the annexing municipality; and

So long as the present land uses and zoning of industrial/commercial or commercial/business are maintained in the area, the City believes the uses are compatible and would not impact the municipality due to the physical relationship of the proposed annexation area to the City of Miami Springs.

e. A proposed Interlocal Agreement with the County which would include provisions agreeing to the County's retention of master plan and regulatory control over any area designated terminals and surrounding areas, which shall set forth with specificity the limitations and conditions to be imposed on the municipality's jurisdiction of the area proposed for annexation.

Although the Terminal Ordinance provides certain obstacles with respect to planning and zoning matters, if the area is approved for annexation the City of Miami Springs and Miami-Dade County would begin the process of negotiating an Interlocal Agreement setting forth appropriate and mutually agreeable limitations and conditions to be imposed. It is, however, hoped that the "terminal" use will be abandoned in the near future, but that in advance of that occurrence, the parties would find a mutually agreeable basis for the regulation and control of the area.

11. List of Services to be Provided

a. Police

The Miami Springs Police Department comprises 41 sworn personnel for the current 2008/2009 budget year. With a \$5,288,667 current year budget the Police Department is prepared to absorb any additional required police services by adding personnel, as necessary.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area without degradation of police service. If the annexation is successful an increase of sworn officers would be contemplated for FY2009/2010.

b. Fire Protection

Fire Protection is provided by Miami-Dade County fire services for the City of Miami Springs residents. Primary Fire Rescue service for the **proposed annexation area** will be provided by Fire Battalion 11 and Battalion 12, as referenced below. The following station territories lie within the proposed annexation area.

Battalion 11

Station	Address	Unit
Virginia Gardens 17	7050 NW 36 St	Aerial
Medley 46	10200 NW 116 Way	Technical Response Team
Miami Springs 35	201 Westward Dr	Rescue, Engine
Hialeah Gardens 28	10350 NW 87 Ave	Rescue

Battalion 12

Station	Address	Unit
Doral 45	9710 NW 58 St	Medic Engine
Fontainebleau 48	8825 NW 18 Terr	Rescue
Future Station 69	NW 112 th Avenue and NW 74 th Street	

A Battalion, is defined as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The annexed area will be served by Battalion 11, which is comprised of Virginia Gardens Station 17, Medley Station 46, Miami Springs Station 35, and Hialeah Gardens Station 28, new Station 69 and others. Battalion 12 will also serve the area. Battalion 12 is comprised of Doral Station 45, Fontainebleau Station 48, and other stations. Although these units primarily serve their own communities (Miami Springs, Medley, Hialeah Gardens) they come together in response to any major incident in the area. They also provide support services when primary response units are on other service calls. To develop proficiency and unit coordination, the Battalion units regularly drill together.

Battalion 11 is also part of Miami Dade Fire Rescue's Special Operations Division. In addition to their normal firefighting, dive rescue and emergency medical activities, Stations 17, 28, 46, and 48 have some very special capabilities.

Station 46 serves as part of the urban search and rescue (USAR-1) and the Technical Rescue Team (TRT Units). Members of these units are trained in vehicle extraction, confined space rescue, trench rescue and elevated victim rescue. Station 17 is equipped with aerial apparatus units that are

especially suited for taller buildings. Stations 28 and 48 comprise the core of the County's Hazardous Materials Response Team, Rescue and USAR-1 rescue support services.

Miami-Dade Fire Rescue Department provides fire and rescue service to the annexation area. There will be no change in this service if annexation occurs. There is no cost to the City of Miami Springs for this service. All costs are directed to the property owners in the annexed area.

c. Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its water supply and distribution system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

d. Facilities for Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its collection and treatment system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

e. Garbage and Refuse Collection and Disposal

The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing the County's landfills.

f. Street Lighting

Florida Power and Light provides electricity and lighting to the Annexation Area and will continue to do so.

g. Street Construction and Maintenance

The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. The remaining municipal streets will become City roads.

h. Park and Recreation Facilities and Services

No new park and recreation facilities will be needed to serve the existing and future industrial land uses in the annexation areas.

i. Building Inspection

The City is responsible for all building inspections through the Building Official. If the annexation proposal is approved, additional personnel will be hired, as necessary, to accommodate the larger volume of activity.

j. Zoning Administration

The City is responsible for all zoning related matters. If the annexation proposal is approved, additional personnel will be hired, as necessary, to accommodate the larger volume of activity.

k. Local Planning Services

The City is responsible for all planning related matters. If the annexation proposal is approved, additional personnel will be hired, as necessary, to accommodate the larger volume of activity.

l. Special Services Not Listed Above

None

m. General Government

The City has a Mayor-Council-Manager form of government. The Mayor and four Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the City. The Council's powers include establishing public policy and law. The City Manager is responsible for the day to day administration of the City.

12. Timetable for Supplying Services

a. Police

Immediate/No Change.

b. Fire Protection

Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.

c. Water Supply and Distribution

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to supply potable water through its water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.

e. Garbage and Refuse Collection and Disposal

Immediate/No Change. The Annexation Area will continue to be part of the Solid Waste and Collection System.

f. Street Lighting

Immediate/No Change. Any new lighting will be paid for through Special Taxing Districts or funded by FPL through user fees.

g. Street Construction and Maintenance

Immediate/No change. The County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets.

h. Park and Recreation Facilities and Services

Immediate/No Change No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

i. Building Inspection

Immediate/No Change.

j. Zoning Administration

Immediate/No Change.

k. Local Planning Services

Immediate/No Change.

l. Special Services Not Listed Above

Immediate/No Change.

m. General Government

Immediate/No Change After the annexation process is completed the City will be responsible for all general government services.

13. Financing of Services

a. Police

The City will fund this service through its General Fund via tax collections.

b. Fire Protection

Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.

c. Water Supply and Distribution

Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and commercial water usage charges will provide the revenues for the continued operation and maintenance of the water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage

Wastewater treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial sewer usage charges will provide the revenues for the continued operation and maintenance of the wastewater treatment and collection system.

e. Garbage and Refuse Collection and Disposal

The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills. Services provided by the County are financed through tax collections.

f. Street Lighting

Street lighting is financed through FP&L or Special Taxing Districts created by new development.

g. Street Construction and Maintenance

The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the City's General Fund.

h. Park and Recreation Facilities and Services

The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

i. Building Inspection

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning Services are financed through user fees.

l. Special Services Not Listed Above

None

m. General Government

General Government Services are provided and funded through tax collections.

14. Tax Load on Annexation Area

Gross Revenue is based on the 2008 Taxable Property Rolls and other revenues. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur. Since the proposed annexation area is undergoing development Revenues and Expenditures will be constantly changing as new properties are added to the tax rolls and more services are required.

The City of Miami Springs Budget (FY 08-09) process has been completed and maintains a millage rate of 6.4305. The current Miami-Dade County millage rate is 2.0406.

Property Tax Revenue is determined by the following formula:

$$\text{Revenue} = \text{Taxable Property} \times \text{Millage} \times .95/1000$$

	2008 TAXABLE PROPERTY ROLLS	PROPERTY TAX REVENUE*	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
Annexation Area	\$908,030,995	\$5,547,138	\$2,350,169	\$3,196,969

Based on City of Miami Springs millage rate of 6.4305

15. Certificate of Director of Planning & Zoning

See Section 6 above.

16. Petition with Clerk of County Commission

See Section 6 above.

END