



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: July 21, 2009

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Proposed Boundary Change
to the Town of Medley

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 Town of Medley requesting a boundary change to the Town of Medley. (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

Town Attorney
Melvin Wolfe
Assistant Town Attorney
Johanna Gamboa Moas
Tel: (305) 887-9541
Fax: (305) 882-1491



Legal Assistants
Mary Y. Taylor, F.R.P. - Ext. 166
mtaylor@townofmedley.com
Elizabel Anel, F.R.P. - Ext. 161
elizanel@townofmedley.com
Maya Rodriguez - Ext. 143
mrodriguez@townofmedley.com

"The Perfect Location for Industrial Development"

June 30, 2009

Harvey Ruvin
Clerk of the Board of County Commissioners
Clerk of the Board Division
Stephen P. Clark Center
111 NW 1st Street Suite 17-202
Miami, Florida 33126

CLERK OF THE BOARD
2009 JUL -2 PM 1:55
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

RE: Town of Medley Continued and Revised Application for Annexation

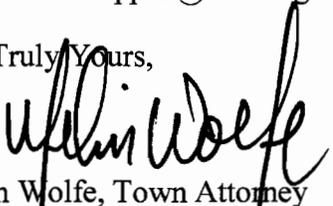
Dear Mr. Ruvin:

On June 29, 2009, the Medley Town Council unanimously approved Resolution C-1048 approving proposed boundary changes by annexing lands into the Town pursuant to applications for annexation previously initiated in 2000 and 2004. If possible, please schedule consideration by the Board of County Commissioners to forward this request to the Planning Advisory Board for review, study and recommendation.

Attached you will find the Continued and Revised Application for Annexation for review the County's review and approval, together with a certified copy of Resolution C-1048. The Continued and Revised Application for Annexation was developed based upon County Code Section 20 and the checklist developed by the Office of Strategic Business Management.

If there are any questions regarding the application, please feel free to contact me at (305) 887-9541 extension 163 or alternatively, you may contact our consulting planner, Lorraine Tappen, at (954) 921-7781 or ltappen@calvin-giordano.com.

Very Truly Yours,


Melvin Wolfe, Town Attorney

cc: Ramon Rodriguez, Mayor
Robert Kirschbaum, Office of Strategic Business Management
Lorraine Tappen, Consulting Planner, Calvin Giordano & Associates

7777 N.W. 72nd Avenue
Medley, Florida 33166-2213



Town Clerk
Herlina Taboada
(305) 887-9541 - Ext. 112
Fax: (305) 884-4827

"The Perfect Location for Industrial Development"

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT
COPY OF RESOLUTION C-1048, AS PASSED AND ADOPTED BY THE
TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, ON THE 29th
DAY OF June, 2009.

TOWN OF MEDLEY, FLORIDA

BY: Herlina Taboada
HERLINA TABOADA, TOWN CLERK

RESOLUTION C-1048

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA RE-APPROVING PROPOSED MUNICIPAL BOUNDARY CHANGES BY ANNEXING ADDITIONAL LANDS INTO THE TOWN OF MEDLEY PURSUANT TO APPLICATIONS FOR ANNEXATION PREVIOUSLY INITIATED IN 2000 AND 2004; ADDRESSING THE CONCERNS OF THE BOARD OF COUNTY COMMISSIONERS REGARDING THE FISCAL IMPACT THAT ANNEXATIONS HAVE ON THE REMAINING UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY TO EFFECT, BY ORDINANCE, THE PROPOSED BOUNDARY CHANGES; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the governing body of the Town of Medley (“Town”) consists of the Mayor and four (4) Councilpersons (“Town Council”); and

WHEREAS, the Town Council of the Town of Medley wishes to renew its desire to change the boundaries of the Town by annexing certain lands originally set forth in applications for annexation previously initiated in 2000 and 2004 as more particularly described in the legal descriptions attached hereto and made a part hereof as Exhibit “A” [titled “Continued Application for Annexation (2000)” dated November 2000] and attached hereto and made a part hereof as Composite Exhibit “B” [titled “Revised Application for Annexation (2004)” dated March 2004] all of which lands are also described on the annexation area map attached hereto and made a part hereof as Exhibit “C”; and

WHEREAS, the Supervisor of Elections of Miami-Dade County has certified to the Town of Medley that there are nineteen (19) registered voters residing within the boundaries of the lands that the Town of Medley desires to annex and accordingly a special referendum will not be required regarding the proposed annexation. A copy of the Certificate of the County Supervisor of Elections and the map therefrom is attached hereto and made a part hereof as Composite Exhibit "D"; and

WHEREAS, the Town Council of the Town of Medley as its governing body is aware of, and intends to, address the concerns of the Board of County Commissioners regarding the fiscal impact of the annexation by the proposed annexation on the remaining unincorporated areas of Miami-Dade County and intends to properly address such issues by negotiating in good faith and entering into an equitable interlocal agreement with the County to mitigate such fiscal impact; and

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

NOW, THEREFORE, IT IS RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MEDLEY AS FOLLOWS:

Section 1. Recitals Adopted. That the above recitals are true and correct and are a part of this Resolution as if fully restated herein.

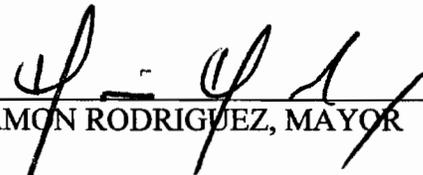
Section 2. That the Town of Medley shall address the currently existing concerns of the Board of County Commissioners regarding the fiscal impact that the annexation by the Town of Medley will have on the remaining unincorporated areas of Miami-Dade County, Florida by negotiating in good faith and entering into an equitable interlocal agreement with the County to mitigate such fiscal impact including within such agreement a reimbursement to the County's Stormwater Utility of the remaining prorated share of Stormwater Utility Bond expense that the

areas annexed into the Town cover in proportion to the entire area covered by such bonding, upon the effective date of the annexation of the lands described herein into the Town of Medley.

Section 3. That the Town of Medley hereby requests the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Section 5.04 of the Charter of Metropolitan Dade County, to pass an appropriate Ordinance effecting annexation of the properties legally described in the Exhibits attached hereto and depicted on the attached map as Exhibit "C" made a part hereof, into the municipal boundaries of the Town of Medley.

Section 4. Effective Date: This Resolution shall become effective immediately upon its passage and adoption by majority vote of the Town Council of the Town of Medley, Florida.

PASSED AND ADOPTED by UNANIMOUS vote of the Town Council of the Town of Medley, Florida, this 29th day of June, 2009.

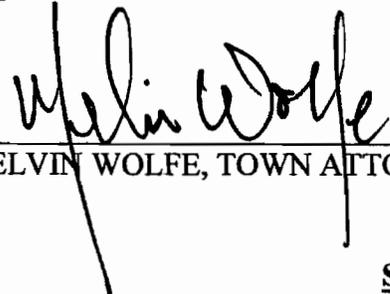


RAMON RODRIGUEZ, MAYOR



HERLINA TABOADA, TOWN CLERK

Approved as to form and sufficiency:



MELVIN WOLFE, TOWN ATTORNEY

SUMMARY OF THE VOTE

Mayor Ramon Rodriguez: Y/S
Vice-Mayor Griselia Digiacomo: Y/S
Councilperson Carlos Benedetto: Y/S
Councilperson Roberto Martell: Y/S
Councilperson Mary Tanner: Y/S

Exhibit "A"

Exhibit "A"

Legal Description of the Land Area (Annexation Areas)

As previously noted, the Town of Medley is seeking continued action on its 2000 and 2004 applications for annexation. The legal descriptions of the proposed annexation areas are as follows:

Continued Application for Annexation (2000):

- A. All of Section 31, Township 52 South Range 40 East (Miami-Dade County).
- B. All of Section 9, Township 53 South, Range 40 East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County).

Composite Exhibit “B”

Composite Exhibit "B"

Revised Application for Annexation (2004):

A. The following portion of Section 14, Township 53 South, Range East (Miami-Dade County):

South Area I: Begin at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; proceed East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; then South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); then Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (the point of beginning) containing 4.25 acres, more or less; and

B. All of Section 15, Township 53 South, Range East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County) also described as:

South Area II: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the centerline for N.W. 74th Street; thence proceed Easterly along the centerline of N.W. 74th Street to its intersection with N.W. 84th Avenue; thence proceed Southerly along the centerline of N.W. 84th Avenue to a point along N.W. 84th Avenue which coincides with the centerline of the right-of-way for N.W. 71st Street; thence Easterly along N.W. 71st Street to its intersection with the centerline of N.W. 82nd Avenue; thence North along the centerline of N.W. 82nd Avenue to a point along N.W. 82nd Avenue which coincides the centerline of the right-of-way for N.W. 72nd Street; thence Easterly along N.W. 72nd Street to its intersection with the centerline of N.W. 79th Avenue; thence North along the centerline of N.W. 79th Avenue to a point along N.W. 79th Avenue which coincides the centerline of the right-of-way for N.W. 73rd Street; thence Easterly along N.W. 73rd Street to its intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); thence South along the West right-of-way line of State Road 826 to its intersection with the South right-of-way line for N.W. 66th Street; thence proceed West along the South right-of-way line for N.W. 66th Street to its intersection with N.W. 87th Avenue; thence proceed North along the West right-of-way

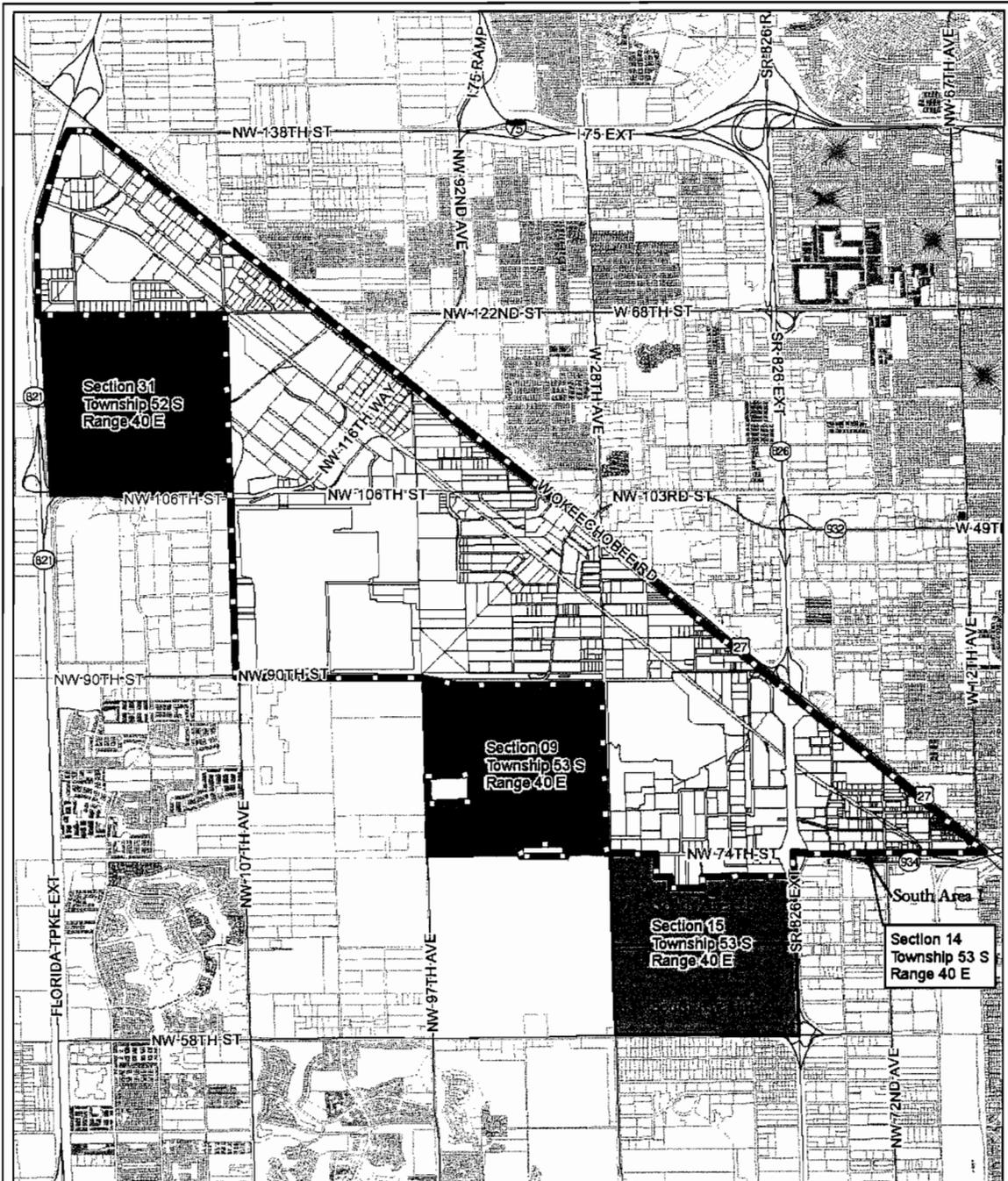
line for N.W. 87th Avenue to the point of beginning. Containing 228 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida; and

South Area III: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the South right-of-way line for N.W. 66th Street; thence Easterly along the South right-of-way line for N.W. 66th Street to the West right-of-way line for State Road 826 (Palmetto Expressway); proceed South along the West right-of-way line for State Road 826 (Palmetto Expressway) to its intersection with the centerline of N.W. 58th Street; proceed Westerly along the centerline of N.W. 58th Street to its intersection with N.W. 87th Avenue; thence proceed Northerly along the West right-of-way line for N.W. 87th Avenue to the point of beginning. Containing 320 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida.

Exhibit "C"

Exhibit "C"

Annexation Area Map



**Proposed
Annexation
Areas**

Legend

- Medley Town Boundary
- Annexation Sections**
- Continued Application for Annexation (2000)
- Revised Application for Annexation (2004)



Composite Exhibit “D”

5. Certificate of County Supervisor of Elections



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)

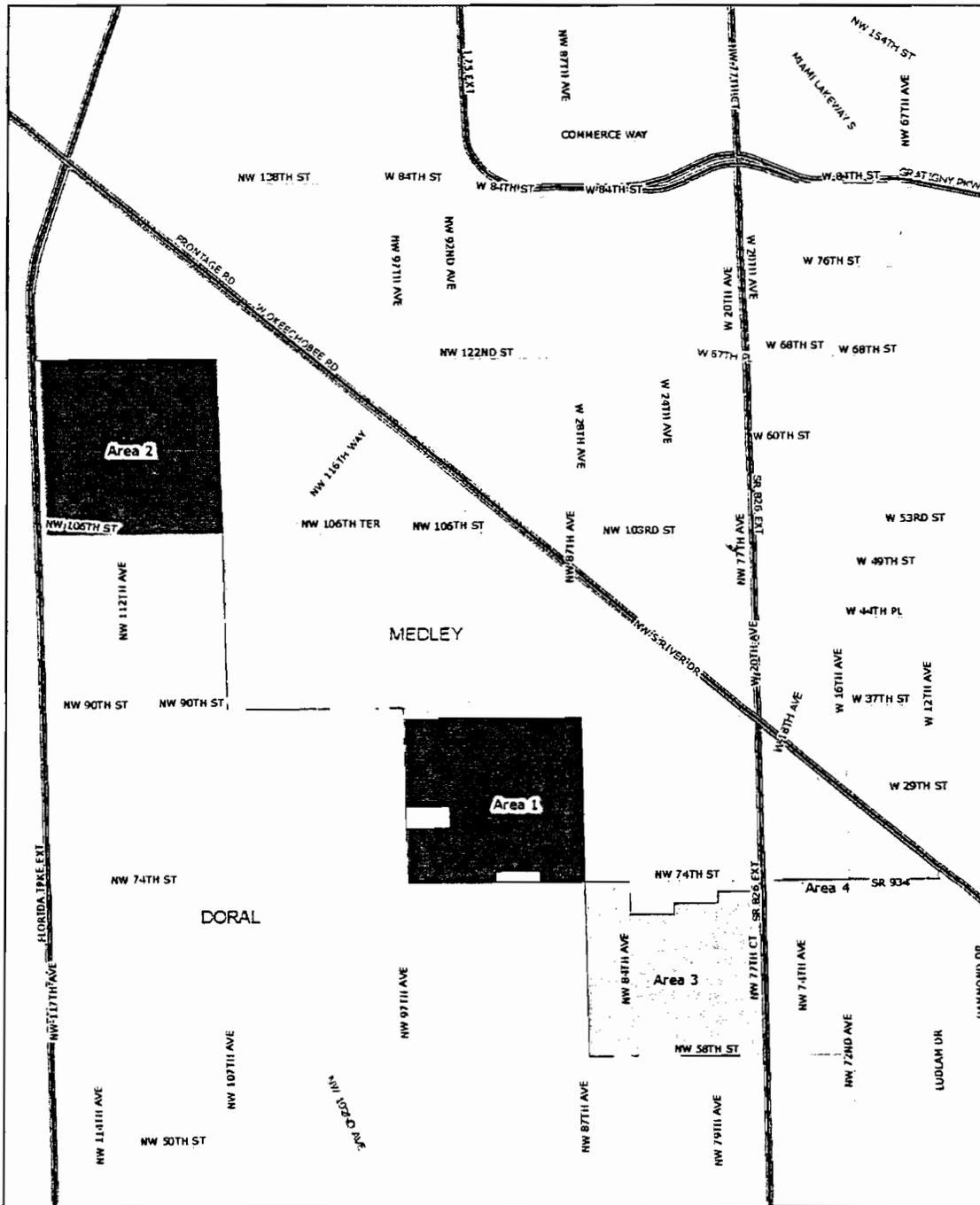
I, Tara C. Smith, Chief Deputy Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the area described as the Town of Medley Annexation has the following voters:

Medley Area	Registered Voters
One (1)	0
Two (2)	0
Three (3)	19
Four (4)	0

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 1st DAY OF
JUNE 2009

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

Supervisor of Elections Map of Proposed Annexation Areas





**Continued Application for Annexation
(resulting from boundary changes initiated in 2000)**

for

Sections: 31-52S-40E and 09-53S-40E, (less the portions thereof currently within the municipal boundary of the Town of Medley, Florida), Miami-Dade County, FL

and

**Revised Application for Annexation
(resulting from boundary changes initiated in 2004)**

for

Section 15-53S-40E, (less the portions thereof currently within the municipal boundary of the Town of Medley, Florida), together with a portion of Section 14-53S-40E, Miami-Dade County, FL

by

Town of Medley, Florida

Mayor Ramón Rodríguez

Vice-Mayor Griselia Digiacomio

Councilperson Carlos Benedetto

Councilperson Roberto Martell

Councilperson Mary Tanner

Prepared by:

Melvin Wolfe, Town Attorney

Johanna Gamboa Moas, Assistant Town Attorney

Sgt. Merle Boyer, Employee Annexation Liaison

Calvin Giordano & Associates, Inc. (Lorraine Tappen, AICP, Senior Planner)

June 2009 Submittal

CLERK OF THE BOARD
2009 JUL -2 PM 1:55
CLERK OF THE BOARD
MIAMI-DADE COUNTY, FLA.
#1

Executive Summary

In October 2000, the Town of Medley proposed a change (expansion) of its municipal boundaries by annexing certain lands. Thereafter, a portion of such request for annexation was granted by the Miami-Dade County Board of County Commissioners (MDBCC). A portion was also deferred. Subsequently, in March 2004, the Town again proposed an additional change (expansion) of its municipal boundaries by annexing certain other lands. This application for annexation was not heard by MDBCC.

The Town is now pursuing continued action on the above annexation applications. The effort is being coordinated with the Cities of Doral and Miami Springs together with the Village of Virginia Gardens per the instructions of the MDBCC to ensure each municipality seeks and acquires areas compatible and serviceable by each municipality.

The proposed annexations consist largely of industrial, light industrial and commercial properties. The entire Town of Medley—less a few small residential areas—is entirely comprised of commercial and industrial uses. The existing land uses of the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services.

The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas. Currently, Medley has a mutual aid agreement with Miami-Dade County to service the described annexation areas as requested and the Town of Medley provides patrol of these areas as needed. The Medley Police Headquarters and substation are located within one half to two miles from the proposed annexation areas.

The Town of Medley supports a County-wide fire and emergency medical service system and plans to continue support of Miami-Dade Fire Rescue service in future annexation areas. The Town will be providing plan review, building permitting (except DERM and Fire Department approvals), and inspections of all trades. Additional municipal services include road repair, a stormwater utility, emergency response, potable and wastewater services, and numerous social services.

Finally, the proximity of Town of Medley services allows for efficient and convenient local government services for the proposed annexation areas. Noteworthy is the fact that all the proposed annexation areas described herein are contiguous to the Town of Medley.

Due to this proposed boundary geography and other applicable factors, the Town is the governmental entity in the best position to cost-efficiently extend a number of existing urban services, such as police protection, potable water, wastewater, and stormwater services as future development occurs or as the need arises. It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners of the proposed annexation areas.

In summary, the proposed annexation areas will provide future land for the long term growth of Medley, significant job creation, and increase the tax base of the Town and Miami-Dade County for operation and infrastructure improvements in the future.

For the reasons stated above, it is appropriate that Miami-Dade County approve the annexation of these proposed areas into the municipal limits of the Town of Medley.

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

**MIAMI-DADE COUNTY
OFFICE OF STRATEGIC BUSINESS MANAGEMENT
ANNEXATION CHECKLIST
Governing Body of Municipality Initiated Request**

Item Number	Town Report Page Number	County Code Section	Requirement
1.	p. 9 Original attached.	20-3.	3 certified copies of resolution requesting boundary change
2.	p.23	20-3.	Proof of compliance with public hearing notice requirements – held pursuant to written notice mailed to all owners of property within the area and 600' thereof and pursuant to published notice – not required if property owners consent to boundaries change in writing
3.	p.38	20-3. (A)	Accurate legal description of the land area
4.	p.40	20-3. (B)	Map or survey sketch showing location of area involved, existing boundaries of municipality affected, and indicating relation of area to existing municipal boundaries
5.	p.41	20-3. (C)	Certificate of the County Supervisor of Registration certifying that the area involved contains either more or fewer than 250 qualified electors
6.	p.43	20-3. (D)	Statement setting forth the grounds or reasons for the proposed boundary changes

Item Number	Town Report Page Number	County Code Section	Requirement
7.	p.46	20-3. (E)	Statement declaring whether any enclave, as defined in Section 20-7 (A) (1) (c), borders the municipality and whether the proposed boundary change includes such enclave.
8.	p.47	20-3. (F)	Additional Information
	p.47	(1.)	Land use plan and zoning – information shall be submitted regardless of size of area or state of existing development
	p.54	(2.)	List of services to be provided under listed headings – described in detail – the character and amount of services the municipality would provide if area is annexed – discussion of service levels shall take into account existing development and changes in the character and extent of development which may reasonably anticipated in near future based on land use plan and zoning for area – the character and amount of services currently received in the area sought for annexation shall be set forth for comparative purposes
	p.54	(a)	Police protection
	p.55	(b)	Fire protection
	p.55	(c)	Water supply and distribution
	p.55	(d)	Facilities for the collection and treatment of sewage

Item Number	Town Report Page Number	County Code Section	Requirement
	p.55	(e)	Garbage and refuse collection and disposal
	p.56	(f)	Street lighting
	p.56	(g)	Street construction and maintenance
	p.56	(h)	Parks and recreation facilities and services
	p.57	(i)	Building Inspection
	p.57	(j)	Zoning administration
	p.58	(k)	Local planning services
	p.58	(l)	Special services not listed above (stormwater management and housing and economic development)
	p.59	(m)	General government
9.	p.60	(3.)	Timetable for supplying services listed above in terms of how soon after annexation the service will be provided – if changes in the character and extent of the development in the area can be reasonably anticipated, these changes shall be taken into account in the proposed timetable
10.	p.61	(4.)	Financing of the services listed above – include estimates of the cost of providing, maintaining, and operating the service along with the method used to in making the estimate – funding sources shall be stated and the

Item Number	Town Report Page Number	County Code Section	Requirement
			effect this will have on the remainder of the municipality shall be analyzed
11.	p.64	(5.)	Tax load on the area to be annexed – narrative, including estimated figures, direct and indirect tax revenue from the area sought after annexation compared with the current period before annexation – appraise the tax impact on property owners and others residing or doing business in area and within the municipality – methods utilized in making estimates shall be fully and clearly set forth
	NA	(6.)	Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map
	NA	(a)	The reason any area designated terminals and areas located within one-half mile should be annexed to the municipality
	NA	(b)	The impact that annexation may have on the operation and future development of facilities within designated terminals
	NA	(c)	Municipalities assessment of 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 to be

Item Number	Town Report Page Number	County Code Section	Requirement
			included in the annexation
	NA	(d)	Whether the land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the annexing municipality
	NA	(e)	Proposed interlocal agreement with the County would include provisions agreeing to the County's retention of master plan and regulatory control over any area designated terminals and surrounding areas
12.	p.66	20-3. (G)	Certificate of the Director of the Department of Planning, Development and Regulation certifying that in the Director's sole determination an area proposed for annexation or separation having two hundred and fifty (250) or fewer registered electors is more than fifty (50) percent developed residential
	NA	20-3. (H)	A petition filed with the Clerk of the County Commission indicating the consent of twenty-five (25) percent plus one (1) of the electors in the area proposed for annexation provided however, no petition shall be required where the property proposed for annexation is vacant or where there are two hundred fifty (250) or fewer resident electors

Item Number	Town Report Page Number	County Code Section	Requirement
	County staff to complete.	20-6 (a)	The statements contained in the annexation report pertaining to the quality, quantity, cost, and timetable of services the municipality will provide will be reviewed by county departments to determine if the services proposed are adequate – statements pertaining to financing services and analysis of the tax load on the area will be reviewed by OMB

1. Resolution Requesting Boundary Change

7777 N.W. 72nd Avenue
Medley, Florida 33166-2215



Town Clerk
Herlina Taboada
(305) 887-9541 - Ext. 112
Fax: (305) 884-4827

"The Perfect Location for Industrial Development"

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT
COPY OF RESOLUTION C-1048, AS PASSED AND ADOPTED BY THE
TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, ON THE 29th
DAY OF June, 2009.

TOWN OF MEDLEY, FLORIDA

BY: Herlina Taboada
HERLINA TABOADA, TOWN CLERK

RESOLUTION C-1048

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA RE-APPROVING PROPOSED MUNICIPAL BOUNDARY CHANGES BY ANNEXING ADDITIONAL LANDS INTO THE TOWN OF MEDLEY PURSUANT TO APPLICATIONS FOR ANNEXATION PREVIOUSLY INITIATED IN 2000 AND 2004; ADDRESSING THE CONCERNS OF THE BOARD OF COUNTY COMMISSIONERS REGARDING THE FISCAL IMPACT THAT ANNEXATIONS HAVE ON THE REMAINING UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY TO EFFECT, BY ORDINANCE, THE PROPOSED BOUNDARY CHANGES; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the governing body of the Town of Medley ("Town") consists of the Mayor and four (4) Councilpersons ("Town Council"); and

WHEREAS, the Town Council of the Town of Medley wishes to renew its desire to change the boundaries of the Town by annexing certain lands originally set forth in applications for annexation previously initiated in 2000 and 2004 as more particularly described in the legal descriptions attached hereto and made a part hereof as Exhibit "A" [titled "Continued Application for Annexation (2000)" dated November 2000] and attached hereto and made a part hereof as Composite Exhibit "B" [titled "Revised Application for Annexation (2004)" dated March 2004] all of which lands are also described on the annexation area map attached hereto and made a part hereof as Exhibit "C"; and

Resolution C-1048
Page 1 of 3

WHEREAS, the Supervisor of Elections of Miami-Dade County has certified to the Town of Medley that there are nineteen (19) registered voters residing within the boundaries of the lands that the Town of Medley desires to annex and accordingly a special referendum will not be required regarding the proposed annexation. A copy of the Certificate of the County Supervisor of Elections and the map therefrom is attached hereto and made a part hereof as Composite Exhibit "D"; and

WHEREAS, the Town Council of the Town of Medley as its governing body is aware of, and intends to, address the concerns of the Board of County Commissioners regarding the fiscal impact of the annexation by the proposed annexation on the remaining unincorporated areas of Miami-Dade County and intends to properly address such issues by negotiating in good faith and entering into an equitable interlocal agreement with the County to mitigate such fiscal impact; and

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

NOW, THEREFORE, IT IS RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MEDLEY AS FOLLOWS:

Section 1. Recitals Adopted. That the above recitals are true and correct and are a part of this Resolution as if fully restated herein.

Section 2. That the Town of Medley shall address the currently existing concerns of the Board of County Commissioners regarding the fiscal impact that the annexation by the Town of Medley will have on the remaining unincorporated areas of Miami-Dade County, Florida by negotiating in good faith and entering into an equitable interlocal agreement with the County to mitigate such fiscal impact including within such agreement a reimbursement to the County's Stormwater Utility of the remaining prorated share of Stormwater Utility Bond expense that the

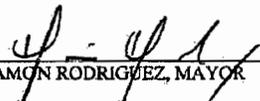
Resolution C-1048
Page 2 of 3

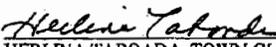
areas annexed into the Town cover in proportion to the entire area covered by such bonding, upon the effective date of the annexation of the lands described herein into the Town of Medley.

Section 3. That the Town of Medley hereby requests the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Section 5.04 of the Charter of Metropolitan Dade County, to pass an appropriate Ordinance effecting annexation of the properties legally described in the Exhibits attached hereto and depicted on the attached map as Exhibit "C" made a part hereof, into the municipal boundaries of the Town of Medley.

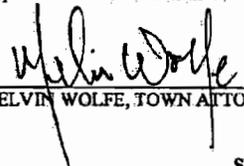
Section 4. Effective Date: This Resolution shall become effective immediately upon its passage and adoption by majority vote of the Town Council of the Town of Medley, Florida.

PASSED AND ADOPTED by unanimous vote of the Town Council of the Town of Medley, Florida, this 29th day of June, 2009.


RAMON RODRIGUEZ, MAYOR


HELEINA TABOADA, TOWN CLERK

Approved as to form and sufficiency:


MELVIN WOLFE, TOWN ATTORNEY

SUMMARY OF THE VOTE

Mayor Ramon Rodriguez:
Vice-Mayor Griselia Digiacomo:
Councilperson Carlos Benedetto:
Councilperson Roberto Martell:
Councilperson Mary Tanner:

Yes
Yes
Yes
Yes
Yes

Resolution C-1048
Page 3 of 3

Exhibit "A"

Exhibit "A"

Legal Description of the Land Area (Annexation Areas)

As previously noted, the Town of Medley is seeking continued action on its 2000 and 2004 applications for annexation. The legal descriptions of the proposed annexation areas are as follows:

Continued Application for Annexation (2000):

- A. All of Section 31, Township 52 South Range 40 East (Miami-Dade County).
- B. All of Section 9, Township 53 South, Range 40 East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County).

Composite Exhibit "B"

Composite Exhibit "B"

Revised Application for Annexation (2004):

A. The following portion of Section 14, Township 53 South, Range East (Miami-Dade County):

South Area I: Begin at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; proceed East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; then South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); then Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (the point of beginning) containing 4.25 acres, more or less; and

B. All of Section 15, Township 53 South, Range East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County) also described as:

South Area II: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the centerline for N.W. 74th Street; thence proceed Easterly along the centerline of N.W. 74th Street to its intersection with N.W. 84th Avenue; thence proceed Southerly along the centerline of N.W. 84th Avenue to a point along N.W. 84th Avenue which coincides with the centerline of the right-of-way for N.W. 71st Street; thence Easterly along N.W. 71st Street to its intersection with the centerline of N.W. 82nd Avenue; thence North along the centerline of N.W. 82nd Avenue to a point along N.W. 82nd Avenue which coincides the centerline of the right-of-way for N.W. 72nd Street; thence Easterly along N.W. 72nd Street to its intersection with the centerline of N.W. 79th Avenue; thence North along the centerline of N.W. 79th Avenue to a point along N.W. 79th Avenue which coincides the centerline of the right-of-way for N.W. 73rd Street; thence Easterly along N.W. 73rd Street to its intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); thence South along the West right-of-way line of State Road 826 to its intersection with the South right-of-way line for N.W. 66th Street; thence proceed West along the South right-of-way line for N.W. 66th Street to its intersection with N.W. 87th Avenue; thence proceed North along the West right-of-way

line for N.W. 87th Avenue to the point of beginning. Containing 228 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida; and

South Area III: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the South right-of-way line for N.W. 66th Street; thence Easterly along the South right-of-way line for N.W. 66th Street to the West right-of-way line for State Road 826 (Palmetto Expressway); proceed South along the West right-of-way line for State Road 826 (Palmetto Expressway) to its intersection with the centerline of N.W. 58th Street; proceed Westerly along the centerline of N.W. 58th Street to its intersection with N.W. 87th Avenue; thence proceed Northerly along the West right-of-way line for N.W. 87th Avenue to the point of beginning. Containing 320 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida.

Exhibit "C"

Composite Exhibit "D"

5. Certificate of County Supervisor of Elections



Elections
3701 N.W. 87th Avenue
Miami, Florida 33172
T: 305-391-4070 F: 305-499-0947
TTY: 305-499-0480
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 Town of Medley Annexation has the following voters:

Medley Area	Registered Voters
One (1)	0
Two (2)	0
Three (3)	19
Four (4)	0

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 1st DAY OF
JUNE 2009

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

2. Public Hearing Notice (As Required)



7777 N.W. 72nd Avenue
Medley, Florida 33166

Town of Medley, Florida
"The Perfect Location for Industrial Development"

Ramon Rodriguez
Mayor

Tel: (305) 887-9541
Fax: (305) 884-4827

June 10, 2009

**NOTICE OF PUBLIC HEARING
REGARDING
PROPOSED ANNEXATION BY THE TOWN OF MEDLEY INITIATED
IN OCTOBER 2000 AND MARCH 2004**

Dear Property Owner:

This letter is intended to inform you that a public hearing has been scheduled at 8 p.m., June 29th, 2009 at the Medley Municipal Services Facility at 7777 NW 72nd Avenue, Medley for the Town Council to consider continued action to pursue previously initiated Town boundary changes.

In October 2000, the Town of Medley proposed a change (expansion) of its municipal boundary by annexing certain lands. A copy of the Town's October 26, 2000 letter to affected property owners is attached hereto and comprises the boundary changes the Town was seeking to initiate at such time. Thereafter, a portion of such request for annexation was granted by the Miami-Dade County Board of County Commissioners ("MDBCC"). A portion was also deferred. Attached you will find a color map of certain deferred portions (shown in orange) of such request for annexation that the Town is now seeking to complete in accordance with the action taken by the Town in 2000.

The legal descriptions of the land described in the application for annexation in the year 2000, which the Town now seeks MDBCC to continue to grant to Medley via annexation, are:

1. All of that portion of Section 9, Township 53 South, Range 40 East, less that portion already lying and being within the Town of Medley. (Miami-Dade County).
2. All of Section 31, Township 52 South, Range 40 East. (Miami-Dade County).

Thereafter, in March 2004, the Town again proposed an additional change (expansion) of its municipal boundaries by annexing certain other lands. A copy of the Town's March 8, 2004 letter to affected property owners is attached hereto and comprises the boundary changes the Town was seeking to initiate in March 2004. This application for annexation was never heard by MDBCC. These areas are shown in blue on the attached color map. The lands covered by this application are now legally described as:

A. The following portion of Section 14, Township 53 South, Range East (Miami-Dade County):

South Area I: Begin at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; proceed East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; then South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); then Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (the point of beginning) containing 4.25 acres, more or less; and

South Area II: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the centerline for N.W. 74th Street; thence proceed Easterly along the

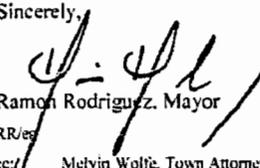
centerline of N.W. 74th Street to its intersection with N.W. 84th Avenue; thence proceed Southerly along the centerline of N.W. 84th Avenue to a point along N.W. 84th Avenue which coincides with the centerline of the right-of-way for N.W. 71st Street; thence Easterly along N.W. 71st Street to its intersection with the centerline of N.W. 82nd Avenue; thence North along the centerline of N.W. 82nd Avenue to a point along N.W. 82nd Avenue which coincides with the centerline of the right-of-way for N.W. 72nd Street; thence Easterly along N.W. 72nd Street to its intersection with the centerline of N.W. 79th Avenue; thence North along the centerline of N.W. 79th Avenue to a point along N.W. 79th Avenue which coincides with the centerline of the right-of-way for N.W. 73rd Street; thence Easterly along N.W. 73rd Street to its intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); thence South along the West right-of-way line of State Road 826 to its intersection with the South right-of-way line for N.W. 66th Street; thence proceed West along the South right-of-way line for N.W. 66th Street to its intersection with N.W. 87th Avenue; thence proceed North along the West right-of-way line for N.W. 87th Avenue to the point of beginning. Containing 228 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida; and

B. All of Section 15, Township 53 South, Range East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County) also described as:

South Area III: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the South right-of-way line for N.W. 66th Street; thence Easterly along the South right-of-way line for N.W. 66th Street to the West right-of-way line for State Road 826 (Palmetto Expressway); proceed South along the West right-of-way line for State Road 826 (Palmetto Expressway) to its intersection with the centerline of N.W. 58th Street; proceed Westerly along the centerline of N.W. 58th Street to its intersection with N.W. 87th Avenue; thence proceed Northerly along the West right-of-way line for N.W. 87th Avenue to the point of beginning. Containing 320 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida.

As previously mentioned, a public hearing has been scheduled at 8 p.m., June 29th, 2009 for the Town Council to consider continued action to pursue a Town boundary change based upon the two applications and legal descriptions mentioned herein. If you have any questions, please feel free to contact Melvin Wolfe, Town Attorney, at (305) 887-9541, extension 163.

Sincerely,


Ramon Rodriguez, Mayor

RR/es

cc: Melvin Wolfe, Town Attorney
Roy Danziger, Finance Director
Herlina Taboada, Town Clerk

Attachments: Proposed Annexation Area Map
Notice of Public Hearing (2009)
Letter to affected property owners October 2000
Notice of Public Hearing (2000)
Letter to affected property owners November 2004
Notice of Public Hearing (2004)

Ramon Rodriguez, Mayor

7777 N.W. 72nd Avenue • Medley, Florida 33166 • Tel: (305) 887-9541 • Fax: (305) 884-4827

Please publish this Notice on Thursday, June 18, 2009 in the River Cities Gazette.

NOTICE OF PUBLIC HEARING
(SPECIAL MEETING)

Notice is hereby given that a Special Meeting of the Town Council of the Town of Medley, Florida will be held on Monday, June 29, 2009 at or about 8:00 p.m. at the Medley Municipal Services Facility Council Chambers, 7777 N.W. 72 Avenue, Medley, Florida, 33166. The Meeting will address the annexation of certain lands legally described below and as shown by the shaded areas in the map set forth herein. The current Town boundary is shown by the dashed line. The Town of Medley is proposing to add the properties described below by an expansion of its boundaries pursuant to proposed boundary changes initiated in 2000 and 2004.

The public is encouraged to attend this meeting. For further information, contact Herlina Taboada, Town Clerk at (305) 887-9541, extension 112.

The legal descriptions of the lands for which annexation is now requested are:

1. Continued Application for Annexation (2000):

- A. All of Section 31, Township 52 South, Range 40 East (Miami-Dade County).
- B. All of Section 9, Township 53 South, Range 40 East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County).

2. Revised Application for Annexation (2004):

- A. The following portion of Section 14, Township 53 South, Range East (Miami-Dade County):

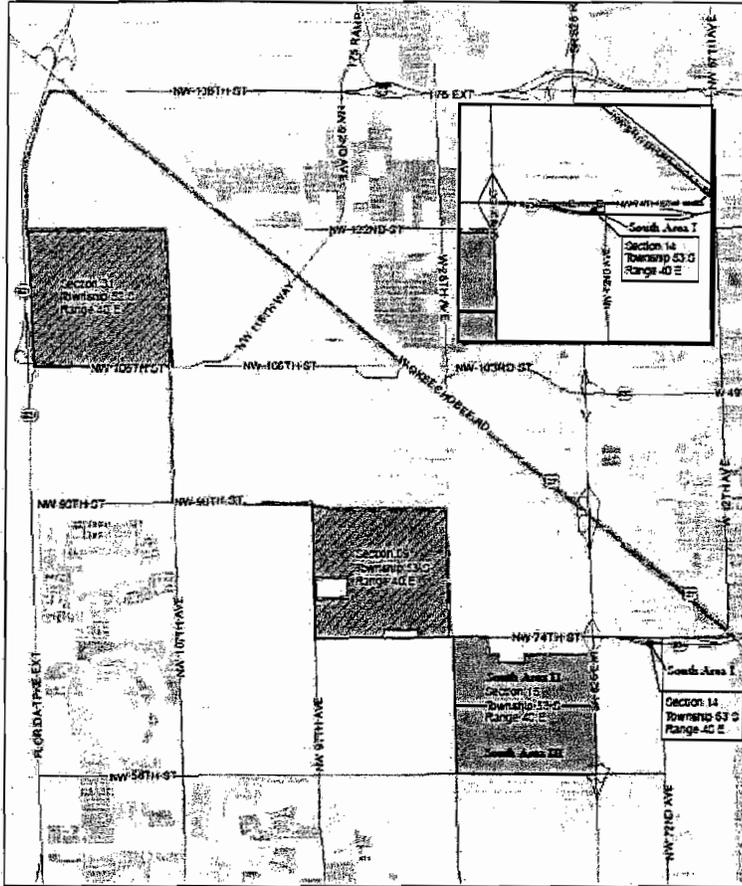
South Area I: Begin at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; proceed East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; then South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); then Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (the point of beginning) containing 4.25 acres, more or less; and

- B. All of Section 15, Township 53 South, Range East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County) also described as:

South Area II: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the centerline for N.W. 74th Street; thence proceed Easterly along the centerline of N.W. 74th Street to its intersection with N.W. 84th Avenue; thence proceed Southerly along the centerline of N.W.

84th Avenue to a point along N.W. 84th Avenue which coincides with the centerline of the right-of-way for N.W. 71st Street; thence Easterly along N.W. 71st Street to its intersection with the centerline of N.W. 82nd Avenue; thence North along the centerline of N.W. 82nd Avenue to a point along N.W. 82nd Avenue which coincides the centerline of the right-of-way for N.W. 72nd Street; thence Easterly along N.W. 72nd Street to its intersection with the centerline of N.W. 79th Avenue; thence North along the centerline of N.W. 79th Avenue to a point along N.W. 79th Avenue which coincides the centerline of the right-of-way for N.W. 73rd Street; thence Easterly along N.W. 73rd Street to its intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); thence South along the West right-of-way line of State Road 826 to its intersection with the South right-of-way line for N.W. 66th Street; thence proceed West along the South right-of-way line for N.W. 66th Street to its intersection with N.W. 87th Avenue; thence proceed North along the West right-of-way line for N.W. 87th Avenue to the point of beginning. Containing 228 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida; and

South Area III: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the South right-of-way line for N.W. 66th Street; thence Easterly along the South right-of-way line for N.W. 66th Street to the West right-of-way line for State Road 826 (Palmetto Expressway); proceed South along the West right-of-way line for State Road 826 (Palmetto Expressway) to its intersection with the centerline of N.W. 58th Street; proceed Westerly along the centerline of N.W. 58th Street to its intersection with N.W. 87th Avenue; thence proceed Northerly along the West right-of-way line for N.W. 87th Avenue to the point of beginning. Containing 320 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida.



Any and all interested parties are invited to attend this meeting and be heard with respect to the matters to be discussed. Anyone who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), DISABLED PERSONS WHO, BECAUSE OF THEIR DISABILITIES, NEED SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE RECEPTIONIST OR JOSIE PEREZ AT THE MEDLEY MUNICIPAL SERVICES FACILITY COUNCIL CHAMBERS, 7777 N.W. 72 AVENUE, MEDLEY,

FLORIDA, 33166 OR TELEPHONE (305) 887-9541, EXTENSION 0 NOT LATER THAN SEVEN (7) BUSINESS DAYS PRIOR TO SUCH PROCEEDING.

This Notice of Public Hearing dated at Medley, Florida this 18th day of June, 2009.

HERLINA TABOADA, TOWN CLERK

Page 4 of 4



"The Perfect Location for Industrial Development"

October 26, 2000

RE: ANNEXATION OF LANDS BY THE TOWN OF MEDLEY

NOTICE OF PUBLIC HEARING
AND
NOTICE OF PROPOSED ANNEXATION

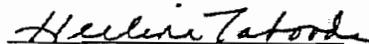
Dear Property Owner:

The Town of Medley proposes to change its municipal boundaries by annexing certain lands. A formal proposal has been submitted to the Miami-Dade County Government by the Town of Medley to annex certain lands.

Attached please find a Notice of Public Hearing including a description and map of the lands the Town proposed to annex into the municipal limits of the Town of Medley. The map also indicates the Town's current boundaries and the proposed new boundaries. If the proposal is approved by the Miami-Dade County Government the lands described in the attached Notice would be annexed into the Town of Medley.

The Code of Miami-Dade County requires that all property owners in the annexation area and within 600 feet of the annexed area be given Notice of the proposal.

Sincerely,


HERLINA TABOADA, TOWN
CLERK

Encls.

NOTICE OF PUBLIC HEARING
(SPECIAL MEETING)

Notice is hereby given that a Special Meeting of the Town Council of the Town of Medley will be held on Monday, November 6, 2000, at 6:45 P.M. in the Council Chambers, 7331 N.W. 74th Street, Medley, Florida, 33166. The Meeting will address the annexation of certain lands legally described below. The proposed annexation area "A" is shown on the map below by a diagonal line designation and is also enclosed by bold lines. The Town of Medley is adding the properties described in paragraphs 8., 9., and 10. below to its proposed Annexation Area "A" which was the subject matter of a Public Hearing previously held on October 10, 2000.

The public is encouraged to attend this meeting. For further information contact Herlina Taboada, Town Clerk at (305) 887-9541, extension 112.

The legal descriptions of the lands to be annexed in Area A are:

1. All of that portion of Section 19, Township 52, Range 40 East, lying and being southwesterly of the Miami Canal and southeasterly of the Homestead Extension of the Florida Turnpike (hereafter "HEFT").
2. All of that portion of Section 30, Township 52, Range 40 East, lying and being southwesterly of the Miami Canal and southeasterly and easterly of the HEFT.
3. All of Section 31, Township 52, Range 40 East.
4. All of Section 6, Township 53, Range 40 East.
5. All of Section 8, Township 53, Range 40 East, less that portion already lying and being within the Town of Medley.
6. All of Section 9, Township 53, Range 40 East, less that portion already lying and being within the Town of Medley.
7. All of Section 10, Township 53, Range 40 East, less that portion already lying and being within the Town of Medley.
8. All of that portion of Section 25, Township 52,

Range 39 East, lying and being easterly of the HEFT.

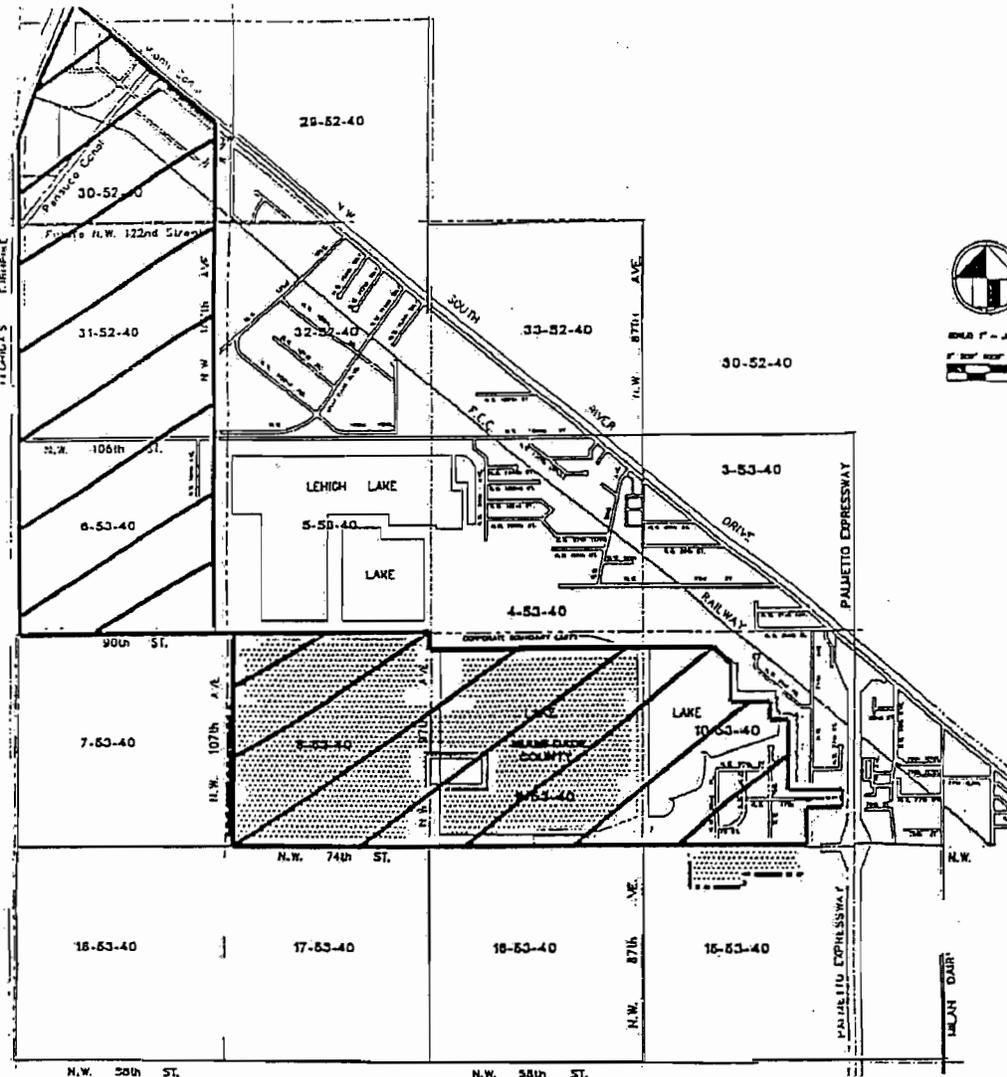
9. All of that portion of Section 36, Township 52, Range 39 East, lying and being easterly of the HEFT.
10. All of that portion of Section 1, Township 53, Range 39 East, lying and being easterly of the HEFT.

Any and all interested parties are invited to attend this meeting and be heard. Anyone who decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

This Notice of Public Hearing dated at Medley, Florida this 19th day of October, 2000.

HERLINA TABOADA, TOWN CLERK.



N:\1314-20\03\03\AnnexArea.dwg

7331 Northwest 74th Street
Medley, Florida 33166-2488



Town Clerk
Herlina Taboada
(305) 887-9541, Ext. 112
Fax: (305) 884-4827

"The Perfect Location for Industrial Development"

March 8, 2004

RE: ANNEXATION OF LANDS BY THE TOWN OF MEDLEY

NOTICE OF PUBLIC HEARING
AND
NOTICE OF PROPOSED ANNEXATION

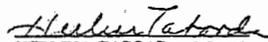
Dear Property Owner:

The Town of Medley proposes to change (expand) its municipal boundaries by annexing certain lands. A formal proposal will be submitted to the Miami-Dade County Government by the Town of Medley to annex certain lands on or before April 1, 2004.

Attached please find a copy of a Notice of Public Hearing including a description and map of the lands the Town proposes to annex into the municipal limits of the Town of Medley. The map also indicates the Town's current boundaries that are contiguous to the proposed new Medley South Annexation boundaries. If the proposal is approved by the Miami-Dade County Government the lands described in the attached Notice would be annexed into the Town of Medley.

The Code of Miami-Dade County requires that all property owners in the annexation area and within 600 feet of the annexed area be given Notice of the proposal.

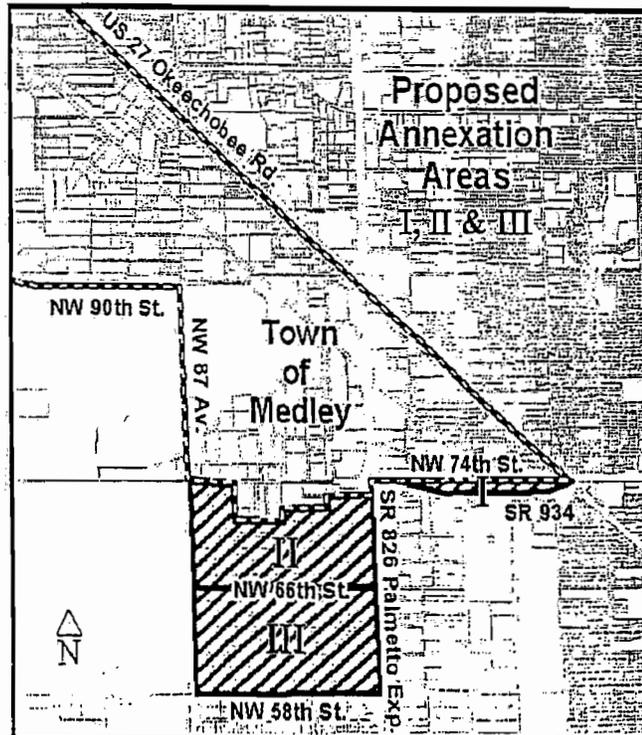
Sincerely,


HERLINA TABOADA, TOWN
CLERK

Encs.

NOTICE OF PUBLIC HEARING
(SPECIAL MEETING)
TOWN OF MEDLEY

Notice is hereby given that a Special Meeting of the Town Council of the Town of Medley for purposes of a Public Hearing will be held on Wednesday, March 24, 2004, at 7:00 P.M. in the Council Chambers, 7331 N.W. 74th Street, Medley, Florida, 33166, pursuant to the Miami-Dade Charter Section 5.04 and the Miami-Dade County Code of Ordinances, Section 20-3 to consider annexation and an enactment of a Resolution concerning the annexation of certain land described in the following description of lands and the map. The Meeting will address the annexation of certain lands described below. The proposed annexation area known as Medley South Annexation Areas I, II, and III is shown on the map below by a diagonal line designation and is also enclosed by bold lines.



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

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

South Area I: Start at the intersection of State Road 826 (Palmetto Expressway) and NW 74th Street; proceed East along the North right-of-way line of NW 74th Street to its intersection with the Miami Canal; then proceed generally Southeast along the centerline of the Miami Canal to its intersection with the North bridge right-of-way line for State Road 934 (Hialeah Expressway); then proceed generally West along the North right-of-way line of State Road 934 to its intersection with the South right-of-way line of NW 74th Street; then proceed West along the South right-of-way line of NW 74th Street to the point of beginning. Containing 27.5 acres more or less located within Section 14 Township 53 South Range 40 East, Miami-Dade County, Florida.

South Area II: Begin at the intersection of the West right-of-way line for NW 87th Avenue and the centerline for NW 74th Street; thence proceed Easterly along the centerline of NW 74th Street to its intersection with NW 84th Avenue; thence proceed Southerly along the centerline of NW 84th Avenue to a point along NW 84th Avenue which coincides with the centerline of the right-of-way for NW 71st Street; thence Easterly along NW 71st Street to its intersection with the centerline of NW 82nd Avenue, thence North along the centerline of NW 82nd Avenue to a point along NW 82nd Avenue which coincides the centerline of the right-of-way for NW 72nd Street; thence Easterly along NW 72nd Street to its intersection with the centerline of NW 79th Avenue; thence North along the centerline of NW 79th Avenue to a point along NW 79th Avenue which coincides the centerline of the right-of-way for NW 73rd Street; thence Easterly along NW 73rd Street to its intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); thence South along the West right-of-way line of State Road 826 to its intersection with the South right-of-way line for NW 66th Street; thence proceed West along the South right-of-way line for NW 66th Street to its intersection with NW 87th Avenue; thence proceed North along the west right-of-way line for NW 87th Avenue to the point of beginning. Containing 228 acres more or less located in Section 15 Township 53 South Range 40 East Miami-Dade County, Florida.

South Area III: Begin at the intersection of the West right-of-way line for NW 87th Avenue and the South right-of-way line for NW 66th Street; thence Easterly along the South right-of-way line for NW 66th Street to the West right-of-way line for State Road 826 (Palmetto Expressway); proceed South along the West right-of-way line for State Road 826 (Palmetto Expressway) to its intersection with the centerline of NW 58th Street; proceed Westerly along the centerline of NW 58th Street to its intersection with NW 87th Avenue; thence proceed Northerly along the West right-of-way line for NW 87th Avenue to the point of

beginning. Containing 320 acres more or less located in Section 15 Township 53 South Range 40 East Miami-Dade County.

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

A copy of the Annexation Resolution and copies of the boundaries of Medley South Annexation Areas I, II, and III and a copy of a map may be obtained from the office of the Town Clerk.

If any person decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing such person will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

This Notice of Public Hearing dated at Medley, Florida this 5th day of March, 2004.

HERLINA TABOADA, TOWN CLERK.

3. Legal Description of the Land Area (Annexation Areas)

As previously noted, the Town of Medley is seeking continued action on its 2000 and 2004 applications for annexation. The legal descriptions of the proposed annexation areas are as follows:

1. Continued Application for Annexation (2000):

- A. All of Section 31, Township 52 South Range 40 East (Miami-Dade County).
- B. All of Section 9, Township 53 South, Range 40 East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County).

2. Revised Application for Annexation (2004):

- A. The following portion of Section 14, Township 53 South, Range East (Miami-Dade County):

South Area I: Begin at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; proceed East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; then South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); then Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (the point of beginning) containing 4.25 acres, more or less; and

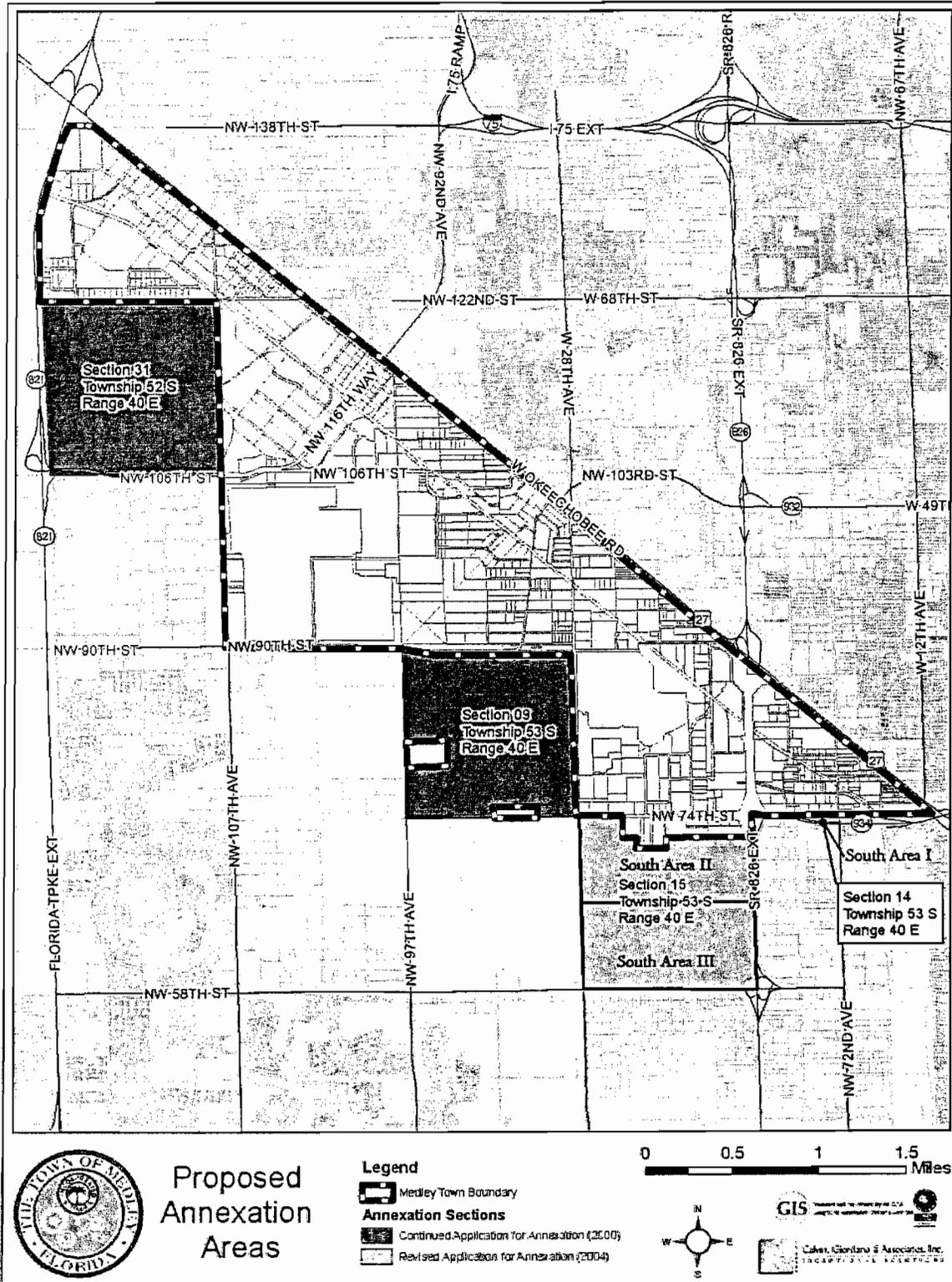
- B. All of Section 15, Township 53 South, Range East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County) also described as:

South Area II: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the centerline for N.W. 74th Street; thence proceed Easterly along the centerline of N.W. 74th Street to its intersection with N.W. 84th Avenue; thence proceed Southerly along the centerline of N.W. 84th Avenue to a point along N.W. 84th Avenue which coincides with the centerline of the right-of-way for N.W. 71st Street; thence Easterly along N.W. 71st Street to its intersection with the centerline of N.W. 82nd Avenue; thence North along the centerline of N.W. 82nd Avenue to a point along N.W. 82nd Avenue which coincides the centerline of the right-of-way

for N.W. 72nd Street; thence Easterly along N.W. 72nd Street to its intersection with the centerline of N.W. 79th Avenue; thence North along the centerline of N.W. 79th Avenue to a point along N.W. 79th Avenue which coincides the centerline of the right-of-way for N.W. 73rd Street; thence Easterly along N.W. 73rd Street to its intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); thence South along the West right-of-way line of State Road 826 to its intersection with the South right-of-way line for N.W. 66th Street; thence proceed West along the South right-of-way line for N.W. 66th Street to its intersection with N.W. 87th Avenue; thence proceed North along the West right-of-way line for N.W. 87th Avenue to the point of beginning. Containing 228 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida; and

South Area III: Begin at the intersection of the West right-of-way line for N.W. 87th Avenue and the South right-of-way line for N.W. 66th Street; thence Easterly along the South right-of-way line for N.W. 66th Street to the West right-of-way line for State Road 826 (Palmetto Expressway); proceed South along the West right-of-way line for State Road 826 (Palmetto Expressway) to its intersection with the centerline of N.W. 58th Street; proceed Westerly along the centerline of N.W. 58th Street to its intersection with N.W. 87th Avenue; thence proceed Northerly along the West right-of-way line for N.W. 87th Avenue to the point of beginning. Containing 320 acres, more or less located in Section 15, Township 53 South, Range 40 East, Miami-Dade County, Florida.

Annexation Area Map



5. Certificate of County Supervisor of Elections



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)

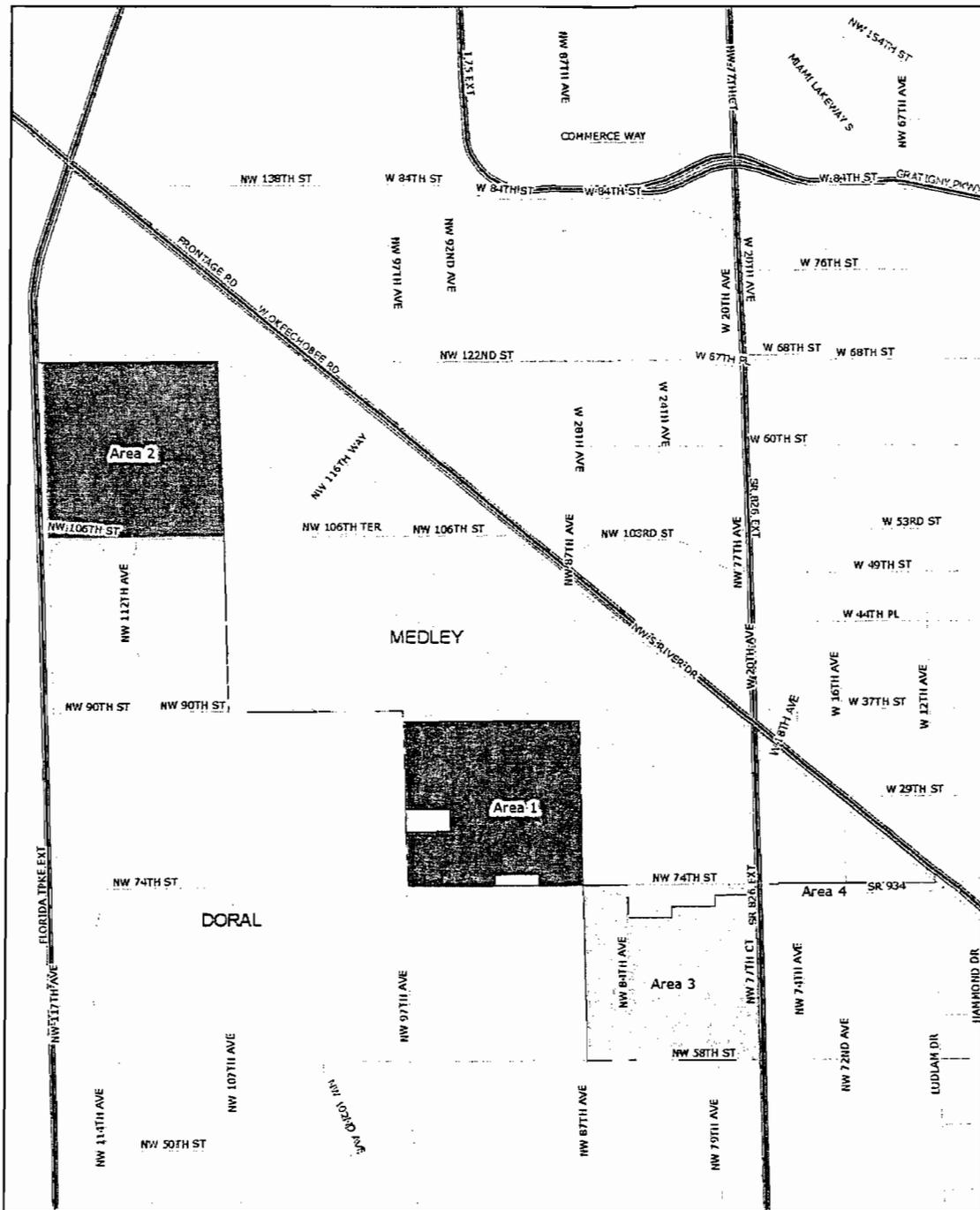
I, Tara C. Smith, Chief Deputy Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the area described as the Town of Medley Annexation has the following voters:

Medley Area	Registered Voters
One (1)	0
Two (2)	0
Three (3)	19
Four (4)	0

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 1st DAY OF
JUNE 2009

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

Supervisor of Elections Map of Proposed Annexation Areas



6. Grounds for Proposed Boundary Changes

The proposed annexations consist largely of industrial, light industrial and commercial properties. The entire Town of Medley less a few small residential areas is entirely comprised of commercial and industrial uses. The existing land uses in the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services.

The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas. Currently, Medley has a mutual aid agreement with Miami-Dade County to service the described annexation areas as requested and the Town of Medley provides patrol of these areas as needed. The Medley Police Headquarters and substation are located within one half to two miles from the proposed annexation areas.

The Town of Medley supports a County-wide fire and emergency medical service system and plans to continue support of Miami-Dade Fire Rescue service in future annexation areas. The Town will provide plan review, building permitting (except DERM and Fire Department approvals), and inspections of all trades. Additional municipal services include road repair, a stormwater utility, emergency response, potable and wastewater services, and numerous other social services.

Finally, the proximity of Town of Medley services allows for efficient and convenient local government services for the proposed annexation areas. Noteworthy is the fact that all the proposed annexation areas described herein are contiguous to the Town of Medley.

Due to this proposed boundary geography and other applicable factors, the Town is the governmental entity in the best position to cost-efficiently extend a number of existing urban services, such as police protection and potable water, wastewater, and stormwater services as future development occurs or as the need arises. It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners of the proposed annexation areas.

In summary, the proposed annexation areas will provide future land for the long term growth of Medley, significant job creation, and increase the tax base of the Town and Miami-Dade County for operation and infrastructure improvements in the future.

Land Use Trends and Tax Base Growth

A review of existing land uses within the proposed annexation areas show that 40% of the area is developed as Industrial or Industrial Extraction. Approximately thirty percent

of the area is water; however, these are manmade lakes that may be filled in for future industrial development. Another 15% is categorized as vacant.

Existing Land Uses in Proposed Annexation Areas

Existing Land Use	Acreage	% of Total Land Area
Communications, Utilities, Terminal, Plants	89.30	5.02%
Expressway Right of Way Open Areas	5.70	0.32%
Industrial	492.56	27.69%
Industrial Extraction	202.91	11.41%
Institutional	0.94	0.05%
Office	2.41	0.14%
Shopping Centers, Commercial, Stadiums, Tracks	63.57	3.57%
Streets/Roads, Expressways, Ramps	91.07	5.12%
Vacant Unprotected	273.46	15.37%
Water	556.71	31.30%
Totals	1,778.63	100.00%

Source: Miami-Dade County, 2009

The proposed future land use in the proposed annexation areas will be consistent with the *Industrial and Office* and *Restricted Office and Industrial* future land use designations shown on the County's adopted land use plan.

The Town has experienced a surge in industrial development interest in the past decade. However, officials have not been able to take full advantage of this interest due to the lack of vacant and accessible industrial sites in the Town. This interest continues even in the face of significant economic contraction and a reduction of new construction in most of the other municipalities and unincorporated parts of the County.

During the processing of its annexation application in 2000, Medley voluntarily deferred over 60% of its land request to provide the Doral MAC (now the City of Doral) and major landowners opportunities to assess their options. Specifically Section 8, Township 53 South, Range 40 East, which had been part of that application, was granted to Doral during the political process preceding the formal incorporation of the City as a result of Medley voluntarily withdrawing Section 8 from the 2000 application. Since that time, Medley's need for tax base growth has not decreased.

The Town is dependent on its tax base to fund necessary infrastructure improvements for continued industrial and business growth and development even during these difficult times. Medley's property tax rate, which has declined steadily since FY2001, is currently 5.7000 mills for FY09. The Unincorporated Municipal Services Area (UMSA) rate for FY09 is 2.0083.

Infrastructure Improvements

The Town has caused significant improvements to be made to the infrastructure systems in and around the proposed annexation areas. This commitment by Medley to the upgrading of existing public facilities and the extension of facilities and services into the proposed annexation areas shows that the Town is in the best position to efficiently service the proposed area.

It is important to note that the Town has worked closely with Miami-Dade County to plan and construct the Metrorail Terminus Station at the Palmetto Expressway and with access to Medley. This intergovernmental partnership extended fixed-rail transit to the Town for the first time, where few public transportation opportunities previously existed. The MetroRail station will positively change travel patterns throughout northwest Miami-Dade County, including Medley and the proposed annexation areas, and relieve intense industrial and commercial traffic in and surrounding the Town. The development of vacant industrial and commercial sites will create additional jobs and thus additional ridership for Metrorail and Metrobus systems to the benefit of both the County and the Town, while simultaneously expanding the tax base for the County and the Town.

Medley will also provide the most logical and cost effective extension of other services to the proposed annexation areas including police protection and infrastructure upgrading. Medley police response to the annexation areas will be between 2 to 4 minutes. This will constitute a more rapid response than is currently provided in Sections 31, 9, and 14 and comparable to response provided in Section 15. The greater ability of the Medley Police Department to serve this area is further illustrated by the fact that the County has granted the Town "concurrent jurisdiction" to assist in providing timely police response to the proposed annexation area.

Property owners in the proposed annexation areas will also benefit from close proximity to the Town's general government activities and services including Town Council meetings, elected officials, administrative personnel, and building plan review and permitting. This proposed annexation area is appropriate to become a natural extension of the Town's industrial development pattern in the western and southern portions of Medley.

For the reasons stated above, it is appropriate that Miami-Dade County approve the annexation of these proposed areas into the municipal limits of the Town of Medley.

7. Enclaves (County Code Section 20-3. (E))

The proposed annexation areas include no enclaves.

8. Additional Information (County Code 20-3 (F))

Zoning

The existing Miami-Dade zoning designations generally allow for commercial, light industrial and heavy industrial uses. Property owners within the proposed annexation areas will retain the same development potential as currently allowed under the Miami-Dade Zoning Code. The Town of Medley Zoning Code states the following regarding the zoning of annexed properties:

Upon the annexation of any properties into to the town, the property will remain under its present zoning classification the same as if it had been zoned by the town, and the town will honor and recognize such zoning and the use thereof and the same to be commensurate zoning regulations of the town. (Sec. 62-59.)

Miami-Dade County Zoning in Proposed Annexation Areas

Miami Dade Zoning	Acreage	% of Total Land Area
LIBERAL BUSINESS DISTRICT (BU-3)	3.58	0.20%
LIMITED BUSINESS DISTRICT (BU-1A)	2.46	0.14%
INDUSTRIAL, HEAVY MANUFACTURING DISTRICT (IU-2)	38.20	2.16%
INDUSTRIAL, UNLIMITED MANUFACTURING (IU-3)	1144.83	64.79%
INDUSTRIAL, LIGHT MANUFACTURING DISTRICT (IU-1)	5.50	0.31%
INTERIM DISTRICT (GU)	542.33	30.69%
NO ZONING DESIGNATED	30.10	1.70%
Totals	1767.00	100.00%

Source: Miami-Dade County, 2009

Note: The slight difference in land area between the zoning and land use is due to the basis for GIS data creation. (The future land use was assigned by parcel. The zoning was assigned by region.)

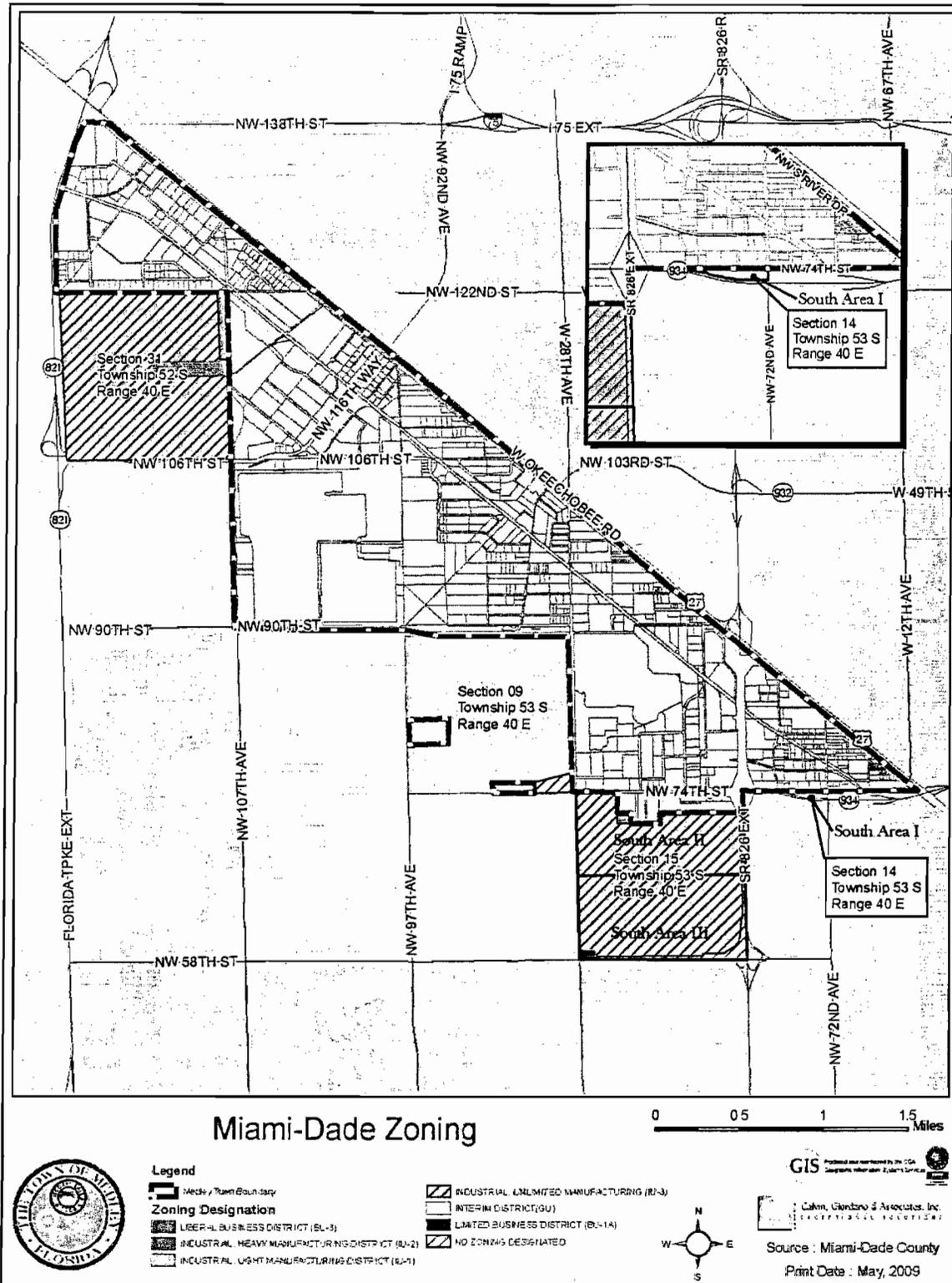
The Medley Zoning Code is generally developed based upon the Miami-Dade Zoning Code. The M-1 Industrial District (light manufacturing) and M-3 Industrial District (heavy manufacturing) will accommodate existing uses within the proposed annexation areas.

Medley Zoning Designations in the Proposed Annexation Area

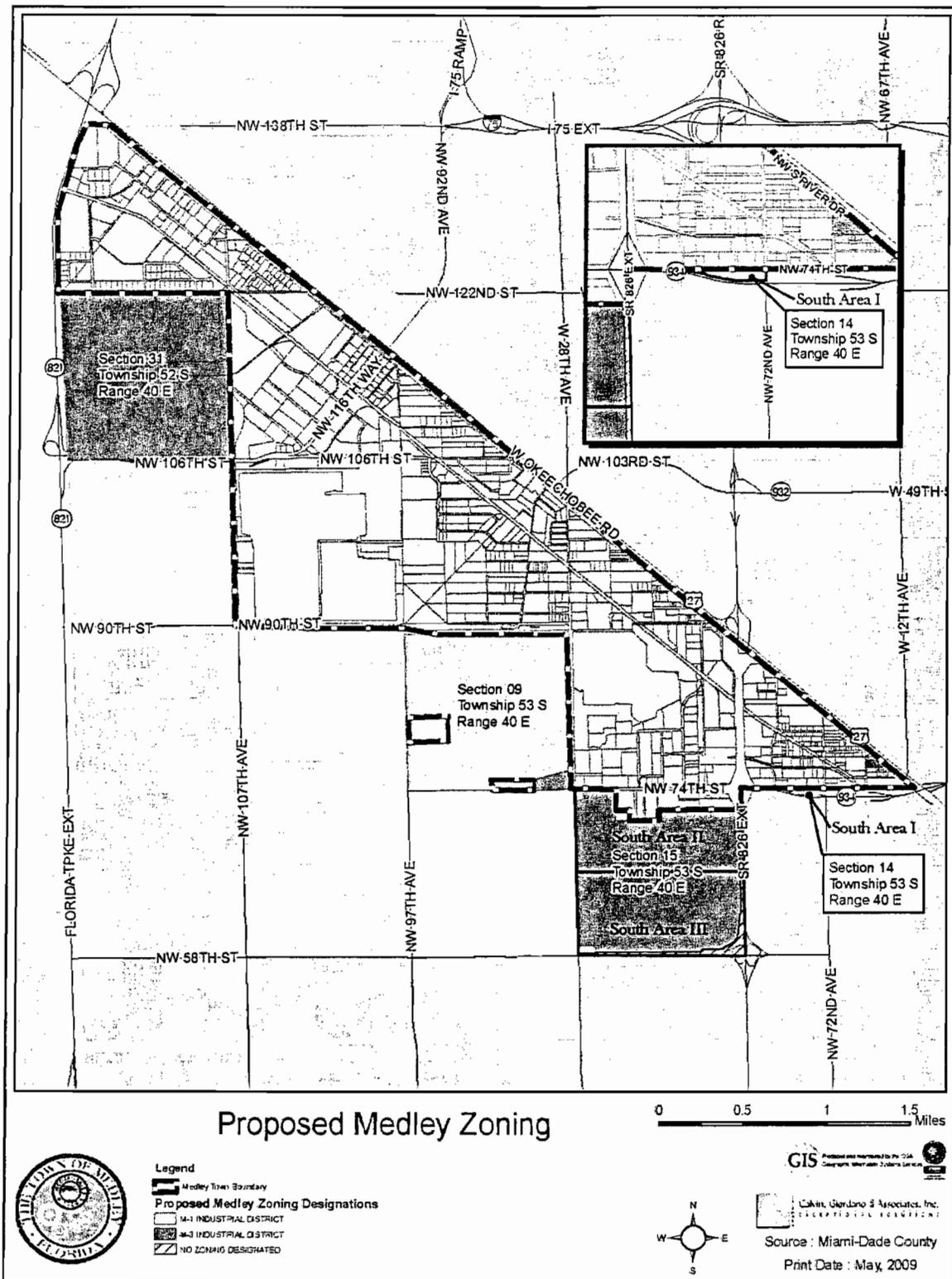
Proposed Medley Zoning	Acreage	% of Total Land Area
M-1 INDUSTRIAL DISTRICT (Light Industrial)	553.87	31.35%
M-3 INDUSTRIAL DISTRICT (Heavy Industrial)	1183.03	66.95%
NO ZONING DESIGNATED	30.10	1.70%
Totals	1767.00	100.00%

Source: Town of Medley, 2009.

The following maps show the current Miami-Dade and proposed Medley zoning designations.



lcl



Land Use

The Miami-Dade County 2015 and 2025 Land Use Map designations for the proposed annexation areas are primarily *Industrial and Office* and *Restricted Industrial and Office*. The proposed annexation areas will retain the same land use designations to allow existing property owners the same development potential when incorporated into the Town of Medley.

Miami-Dade Future Land Use of Proposed Annexation Areas

Future Land Use	Acreage	% of Total Land Area
Industrial and Office	1000.79	56.60%
Restricted Industrial and Office	134.61	7.61%
Water	531.56	30.06%
ROW	101.38	5.73%
Totals	1768.33	100.00%

Source: Miami-Dade County, 2009

Medley Future Land Use of Proposed Annexation Areas

Future Land Use	Acreage	% of Total Land Area
Industrial and Office	1000.79	56.60%
Restricted Industrial and Office	134.61	7.61%
Water	531.56	30.06%
ROW	101.38	5.73%
Totals	1768.33	100.00%

Source: Town of Medley, 2009

The Town will amend its Comprehensive Plan within one year of incorporation of the proposed annexation areas to show the new Town boundary and future land use designations.

Services to be Provided

a. Police Protection

The existing land uses in the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services. The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas.

Police protection will be provided for proposed annexation areas by the Medley Police Department. The daily police workforce and facilities available close to the proposed annexation areas will allow for better and faster police response and protection for the areas. Medley Police Headquarters is located at 7331 NW 74th Street, which is within 2 miles of the Section 9, ½ mile of Section 15 and adjacent to Section 14. The Town also has one police substation co-located with a Miami-Dade Fire Station facility, at 10200 NW 116th Way within the Town which is within ½ mile of Section 31. There is also an emergency substation located at the new Medley Municipal Services Facility at 7777 NW 72nd Avenue within Medley.

The Medley Police Department currently has 36 police officers and 36 patrol cars. The Department also has motorcycle and bicycle patrols, a general investigation unit, a domestic violence section, and a CARE (Crime Awareness and Resistance Education) unit. The Town's police department has a state-of-the art Regional Firearms Training Center, consisting of three firing ranges and a SWAT training tower.

The Town of Medley is currently providing police services to the proposed annexation areas as needed through a mutual aid agreement with Miami-Dade County. The close proximity of Medley Police services will provide much faster police response to the areas than is currently be provided by the Miami-Dade Police Department.

Projected Town Police emergency response to the proposed annexation areas is 2 to 4 minutes. The nearest Miami-Dade Police Substation to the proposed annexation areas is in Miami Lakes (at least five miles from each proposed annexation area) with an estimated 15-minute emergency response time from the nearest substation to the proposed annexation area. The City of Doral currently has a police facility south of Section 15.

Thus, Medley can provide faster service and more frequent crime-deterrent patrols for the proposed annexation areas than is now be provided by the County Police Department or any other municipality. The strong working partnership with the County Police Department and surrounding municipalities will be continued after annexation to provide backup for Town Police in cases of major crime events and major traffic accidents, should they occur.

b. Fire Protection/Emergency Medical

The Town of Medley supports a countywide fire and emergency medical service system. Fire protection and emergency medical services will continue to be provided by Miami-Dade County from Station 46, located in Medley at 10200 NW 116th Way, which currently serves the proposed Annexation Areas. The station is approximately ½ to 2 miles from the proposed annexation areas.

c. Water Supply and Distribution

As indicated earlier, Medley provides central water services to South Area I (Section 14). Medley's central water is supplied in bulk under an agreement with the Miami-Dade Water and Sewer Department. The water is distributed to Medley customers through a water pipe system built and maintained by the Town.

While the Town would be available to provide water services to other proposed annexation areas, it is more probable that water for those areas with existing development will continue to be supplied by the Miami-Dade Water and Sewer Department (WASD.) For areas adjacent to the Town's distribution system that will be developed in the future, potable water will be provided by the Town. Medley can provide cost-efficient potable water distribution services to development as it occurs.

d. Wastewater Facilities

Medley also provides wastewater services to South Area I (Section 14.) and a small portion of Section 9 which is currently vacant. The Town built and maintains the gravity and force main collection system in this area, and purchases wastewater treatment capacity from Miami-Dade County. Wastewater collected from the Town is treated at the Miami-Dade County Regional Treatment Facilities.

Properties in Sections 15, and 31 and most of Section 9 are provided wastewater services by the County. Medley can extend wastewater collection services into these areas if desired or requested by WASD, however, it is more probable that wastewater will continue to be supplied by WASD in these areas. Areas adjacent to the Town's distribution system that are developed in the future will be provided wastewater service by the Town. Medley can extend its cost-efficient wastewater collection services to development as it occurs.

e. Solid Waste Removal and Disposal

Currently, Medley provides garbage and trash pickup for all Town residents. Garbage is collected twice a week and bulk trash is picked up twice monthly. For commercial and industrial uses, it is expected that solid waste removal services will continue to be contracted on an individual business basis with qualified commercial haulers who also

provide disposal. The solid waste generated from the proposed annexation areas will be disposed of in appropriate regional facilities by the private garbage and trash haulers.

f. Electric Service and Street Lighting

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

g. Street Construction and Maintenance

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

h. Parks and Recreation

The current and proposed land use for the subject annexation areas is *Industrial and Office* and *Restricted Industrial and Office*. If annexation is approved, the Town will keep this same land use pattern in place. There are 19 voters in the area, thus a moderate residential need for park and recreation facilities is present. In addition, office and industrial workers are also encouraged to utilize park facilities at lunchtime and immediately following work. The Town has the following park facilities near the proposed annexation areas:

- Tobie Wilson Park. Includes a swimming pool, "kiddie" park area with specialized equipment, barbeque and square dance pavilion, softball fields, together with basketball and tennis courts.
- Miami Canal and Seabreeze Linear Park. These are passive parks which include benches and tables for reading, picnics and relaxation.
- Medley Lakeside Retirement Recreation Building. Includes a complete kitchen and dining area, and is used for senior resident weekday hot lunch programs and weekend cold lunch programs as well as many other social activities. This facility is also utilized for special events, billiards, dominos, and card/board games, and contains group meeting areas, gym equipment and workout area, and fully-equipped laundry room.

- Medley Municipal Services Facility (MMSF). In addition to Town administrative space, passive park space, fitness center, classroom space, and serving kitchen are available for educational and recreational purposes. It is important to note that that the Medley Municipal Services Facility can also serve as a post-emergency center able to serve 1,500 meals three times per day and contains bathrooms and showers to accommodate 1,000 people per day.

Per the Town's Comprehensive Plan, the Town is exceeding its park level of service of 3 acres per 1,000 residents. However, the Town is willing to develop additional park facilities if needed to accommodate future annexation areas.

i. Building Permitting and Inspections

The Town maintains departments which provide plan review, process building permits, conduct building inspections and issue citations for Town and Building Code violations. All building review and inspection services are provided by Town staff, except for reviews by the County's Department of Environmental Resources Management (DERM) and Fire Department. Town building services would be much closer and convenient to the property owners of proposed annexation areas than similar services now provided by Miami-Dade County. All applicable federal, state, regional, and county stormwater management and environmental permits are required to be obtained prior to the issuance of any specific Town building permit.

j. Zoning Administration

Medley maintains a Town Zoning Code (Chapter 62 of the Code of Ordinances) consistent with the adopted Comprehensive Plan. The Town intends to zone the subject areas as M-1 Industrial District and M-3 Industrial District which is generally consistent with the current County zoning and existing development pattern in the proposed annexation areas.

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

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

k. Local Planning Services

The current Town of Medley Comprehensive Plan was approved, pursuant to Florida Statutes, in September 1990 and revised in 2009 per the Evaluation and Appraisal Report process established by Florida Statutes. The proposed land use designations for the proposed annexation areas are *Industrial and Office* and *Restricted Industrial and Office*. These proposed future land uses are consistent with the Adopted 2015 and 2025 Land Use Plan for Miami-Dade County. Comprehensive Plan amendments are reviewed by the Town staff and recommendations are forwarded to the Local Planning Agency (LPA) for a recommendation to the Town Council. If approved by the Town Council, they are transmitted to the Florida Department of Community Affairs (DCA) for review and an eventual compliance finding also pursuant to Florida Statutes.

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

Medley will be better able to provide effective and coordinated future comprehensive planning for the areas. This is due to the fact that the proposed annexation areas will become an integral component of a planned future land use pattern emanating outward from the nearby Medley town center rather than remaining as another generic industrial area on the periphery of Miami-Dade County's future development boundary.

l. Special Services

Stormwater Management

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

Housing

The areas to be annexed are not suitable for residential development. Within these areas, there are no schools, nor are there shopping or related services needed for adequate residential development.

Economic Development

The Town of Medley is known nationwide as the commercial hub of Miami-Dade County. Just minutes away from Miami International Airport and Opa-Locka Executive Airport, with access to major expressway connectors, as well as railroads, (especially the FEC Railroad freight line and sidings, serving many Medley businesses along its tracks), Medley is the perfect place for continued industrial development and economic growth that will benefit the entire County. The Town is home to the newly constructed Palmetto Metrorail Station which connects to 21 other Metrorail stations within the County. The Town of Medley is conveniently located to all forms of transportation which is why it attracts businesses of all types.

The Town provides assistance in the engineering and design of infrastructure needed for new development and existing business expansions. The Town also contributes on a case by case basis to stormwater infrastructure improvements. In addition, the Town carefully monitors roadways, water and wastewater service to ensure these facilities are adequate to serve existing and future development.

Additionally, the Town consistently seeks grants to enhance its infrastructure to continue positive and sustainable development. The Medley Municipal Services Facility also acts as an information clearance center allowing local businesses to post employment opportunities. Town staff also provides information to prospective businesses on vacant lands, buildings (when vacancies exist), and permitting.

m. General Government

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

9. Timetable to Supply Services

<u>Service</u>	<u>Timetable</u>
a. Police Protection	Immediate
b. Fire Protection/Emergency Medical	As required by future development
c. Water Supply and Distribution	As required by future development
d. Wastewater Facilities	As required by future development
e. Solid Waste Removal	As required by future development
f. Electric Service and Street Lighting	As required by future development
g. Street Construction and Maintenance	As required by future development
h. Parks and Recreation	As required by future development
i. Building Permitting and Inspections	Immediate
j. Zoning Administration	Immediate
k. Local Planning Services	Immediate
l. Special Services	
Stormwater Management	As required by future development
Economic Development	Immediate
m. General Government	Immediate

10. Financing of Services

a. Police Protection

The Medley Police Department is funded through the Town's General Fund. If the proposed annexation areas are incorporated into the Town, increased property tax collections from the proposed annexation areas will pay for any needed additional police services. As development occurs in these areas, it is anticipated that increased property values will generate greater revenues which will offset police service costs over the longer term, providing Medley the ability to cover the Town's overall millage rate.

b. Fire Protection/Emergency Medical

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

c. Water Supply and Distribution

Future costs associated with water main extensions and connections will be paid for by private developers as development in the proposed areas progresses. Monthly water usage charges will provide the revenues necessary for operation and maintenance of the potable water treatment and distribution system. The Town actively seeks grants to the fullest extent possible and utilizes State of Florida Revolving Fund Loans for potable water capital improvement projects.

d. Wastewater Facilities

Future costs associated with wastewater line extensions and connections will be paid by private developers as development in the proposed areas progresses. Monthly wastewater usage charges will provide the revenues necessary for operation and maintenance of the wastewater treatment facilities, pump stations, and lines outside of Medley by Miami-Dade County and the collection system within Medley. The Town actively seeks grants to the fullest extent possible and utilizes State of Florida Revolving Fund Loans for wastewater capital improvement projects.

e. Solid Waste Removal and Disposal

Waste removal costs will be paid by individual businesses in the proposed annexation areas that contract with licensed commercial haulers. Solid waste disposal costs

generated from the proposed areas will be borne by private garbage and trash haulers who pay bulk fees to regional disposal facilities.

h. Electric Service and Street Lighting

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

g. Road Construction and Maintenance

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

h. Parks and Recreation

No new park and recreation facilities will be needed to serve the industrial and commercial land uses anticipated for the proposed annexation areas. However, the Town is willing to provide additional park space if found necessary.

i. Building Permitting and Inspections

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

j. Zoning Administration

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

k. Local Planning Services

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

i. Special Services

Stormwater Management

Local drainage improvements in the proposed areas will be funded by the private sector as future development occurs and maintenance of those facilities will be implemented through the Medley Stormwater Utility.

Economic Development

Economic Development services in Medley are funded from the General Fund. For the proposed annexation areas, these services would be funded from increased property tax revenues as a result of the annexation.

m. General Government

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

11. Tax Load

According to the Miami-Dade County Property Appraisers' Office, the 2008 taxable value in the proposed annexation areas is as follows:

Taxable Values per Proposed Annexation Area

Portion	Type	Just Value	Taxable Value
Section 9	Real Estate	5,359,833	5,359,833
Section 31	Real Estate	88,469,574	88,469,574
Section 14 (South Area I)	Real Estate	11,715,166	2,300,460
Section 15 (South Area II)	Real Estate	303,079,917	303,079,917
	Personal Property	34,049,476	23,855,953
	All Assessed Property	337,129,393	326,935,870
Section 15 (South Area III)	Real Estate	287,875,409	284,362,004
	Personal Property	34,729,174	31,885,656
	All Assessed Property	322,604,583	316,247,660

Source: Miami-Dade Property Appraiser, 2009

Note: Values are from the 2008 Preliminary Assessment Roll

Total Taxable Value for Proposed Annexation Area

	Type	Just Value	Taxable Value
Total for All	Real Estate	696,499,899	683,571,788
	Personal Property	68,778,650	55,741,609
	All Assessed Property	765,278,549	739,313,397

Source: Miami-Dade Property Appraiser, 2009

Note: Values are from the 2008 Preliminary Assessment Roll

The countywide adopted millage rate is 9.7405 for FY09. Applying this rate to the proposed annexation areas, the Miami-Dade property tax collection will be approximately \$7.2 million, even without any new development which is anticipated to rapidly increase once annexation occurs.

If the areas described herein are annexed into Medley, the County would collect the countywide ad valorem tax rate of 4.8739 but would not assess the Unincorporated Municipal Services Area (UMSA) rate of 2.0083 for FY09.

Property owners in the proposed annexation areas would be subject to the Town's current ad valorem tax rate of 5.7000 mills which would generate an estimated \$4.2 million. The annexation of the areas described herein would impose an additional ad valorem tax on those property owners of 3.7417 mills. However, it must be noted that the net annual revenue to Medley will be used to supply services and facilities to the proposed annexation areas and allow Medley to continue its program to reduce the Town's overall millage rate.

Medley's operating millage for FY09 is 5.7000 mills. The Town has steadily decreased the millage rate since FY2001. The gross taxable value for operating purposes in FY09 was approximately \$2 billion which was less than the FY08 gross taxable value of approximately \$1.85 billion.

The Town intends not to increase the FY10 annual millage rate. Since FY2001, the Town has reduced the millage rate on an annual basis and is planning to continue to do so in future years even in light of strenuous economic conditions. The Town will ensure there is no reduction in service levels provided while at the same time continue its goal to reduce Medley's annual millage rate for all properties in the entire Town including the annexation areas, thus reducing the tax burden for all Medley properties while continuing to grow service and level of service (LOS) standards.

There will be, within reason, a *de facto* increase in the millage rate on the properties to be annexed in the near term. It is intended that the Town will continue to evaluate its current millage rate while at the same time increasing service provision especially police protection, building department, and infrastructure in the annexation areas.

Historically, the Town of Medley has been able to provide newly annexed areas an overall increase in police services, improved building department services and infrastructure through construction of new facilities.

Upon completion of the annexation of these proposed areas, Medley intends to again reduce its annual millage rate which will continue to stimulate new development, redevelopment, and the creation of new jobs which will benefit not only the Town, but all of Miami-Dade County.

12. Certificate from Planning Department on Residential Uses.

Memorandum



Date: June 12, 2009
To: Diane Collins, Acting Division Chief
Clerk of the Board Division
From: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning
Subject: Certification of the Town of Medley's 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 is no 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 122nd Street, north of NW 58th Street, east of the Homestead Extension of the Florida Turnpike (HEFT) and west of NW 72nd Avenue.

Attachments

ML:SB;ES:GL

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