

# Memorandum



**Date:** May 11, 2010

BPS  
Agenda Item No. 1G4

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

**From:** George M. Burgess  
County Manager

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

**Subject:** City of Sweetwater Annexation Application

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

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

## Recommendation

It is recommended that the BCC, pursuant to the Miami-Dade County Code Chapter 20, deny the boundary change as proposed by the City of Sweetwater. The City is requesting to annex an area that includes a portion of the Airport West Commercial Business Industrial Area (CBI). While this annexation may initially have a slight positive impact on the unincorporated municipal service area (UMSA), over time the impact will be negative as the CBI area, in particular, continues to develop. Regardless, at this time given the severe fiscal challenges being experienced and the continued unstable economy, it is strongly recommended that NO annexation or other UMSA boundary change be considered for the foreseeable future.

## Scope

The proposed annexation area is approximately 1,018.5 acres or 1.59 square miles of UMSA generally bounded on the south by Flagler Street, on the east by NW 107<sup>th</sup> Avenue, on the west by the Florida Turnpike, and on the north by NW 25<sup>th</sup> Street. The residential portion of the annexation area is developed and contiguous to the City's northernmost boundary within County Commission District 12. The City of Sweetwater boundaries encompass 506 acres. This annexation request is for all sub-areas detailed in the attached map (Sub-Area 1, 3 and 4).

## Fiscal Impact/Funding Source

There is no fiscal impact to UMSA should this annexation be denied.

Attachment C is the updated "Impact to UMSA", including the newly adopted budget and 2009 tax roll figures as released by the Property Appraiser on July 1, 2009. The annexation area's taxable value is \$1.022 billion, an increase of \$56.6 million over the 2008 tax roll. At the FY 2009-10 City of Sweetwater millage rate of 3.9252 mills, the ad valorem revenues attributable to the annexation area would be \$3,812,790. At the current UMSA millage rate of 2.0083 mills, the ad valorem revenues attributable to the annexation area would be \$1,950,786. The expected tax increase to the entire annexation area would be \$1,862,004. It is important to note that the average homeowner would pay an additional \$252 in taxes if this annexation is approved.

As noted in Attachment C, the proposed annexation area generates an estimated \$2,923,256 in revenue. The County spends an estimated \$3,490,547 per year providing services to that area. Therefore, the net revenue gain to the UMSA budget of the entire area is an estimated \$567,292 at this time. It is important to note that while UMSA spends approximately \$3.5 million in providing services to the area, if the annexation is approved there are expenses that may continue to occur.

A portion of the annexation area is part of the Airport West CBI. The Miami-Dade County Code Section 20-28 requires all municipalities annexing a CBI area to mitigate 100% of the net excess of revenues minus expenses for the CBI annexation area. There is an exception that any annexing municipality having a below average per capita taxable value and an above average tax effort as compared to all other cities in the County shall be exempt from this section. As of FY 2009-10 the City of Sweetwater has the lowest per capita taxable value in Miami-Dade County (\$28,235). In terms of the tax effort for the City of Sweetwater, the City ranks the 11<sup>th</sup> lowest out of 36 municipalities (including UMSA). However, the portion of the Airport West Commercial CBI area included in the annexation application, as noted in Attachment C, would produce a net loss to UMSA of approximately \$520,502. Additionally, the CBI portion of the annexation area consists of 935 real estate folios of which 693 are vacant parcels. The future taxable value of the vacant parcels, based on the average taxable value of the developed parcels, can possibly generate an additional \$218 million in taxable value if developed in the same manner as the existing developed parcels. At today's UMSA millage rate of 2.0083, this would result in an additional \$440,000 in ad valorem tax revenue. If the BCC does approve this annexation, the City should mitigate 100 percent of the CBI area based on a millage equivalent payment of .773 mills.

If the annexation is approved, pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County would retain all franchise fees and utility tax revenues of the area. For the proposed annexation, an estimated \$507,974 of franchise fees and \$640,109 of utility taxes will be retained by the County.

### **Track Record/Monitor**

There will be no need to monitor any agreements if this annexation is denied. If the annexation is approved, the Office of Strategic Business Management (OSBM) will monitor the interlocal agreement governing the annexation area.

### **Background**

On February 5, 2009 the City of Sweetwater (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The application was referred to and accepted by the Miami-Dade County Board of County Commissioners (BCC) at the March 3, 2009 BCC meeting and was forwarded to OSBM for review and further processing, as required by the Miami-Dade County Code (Code).

The Incorporation and Annexation Committee of the Planning Advisory Board (PAB) held a public hearing on September 21, 2009, and recommended the BCC deny the annexation until such time as the City of Doral's annexation application is brought before the PAB. The PAB held a public hearing on September 21, 2009 and recommended that the BCC approve the proposed annexation, while finding that the City of Doral has not been materially affected by the City of Sweetwater's proposed annexation application.

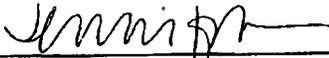
It is important to note that because the annexation area has over 250 resident electors, should the BCC approve the annexation, Section 20-9 of the Code requires a vote of the electors in the annexation area.

Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners  
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The staff report, as reviewed by the PAB, is attached for your convenience.

Currently Miami-Dade County provides the City of Sweetwater workers compensation services. On December 8, 2009, the City paid \$187,665, as of January 19, 2010, the City has an outstanding balance of \$486,745. County staff has provided the City an interlocal agreement outlining the repayment of the outstanding balance due and the handling of future workers compensation issues. This interlocal agreement has not been adopted by the City.

Attachments



Jennifer Glazer-Moon, Special Assistant  
Director, Office of Strategic Business Management

cmo04410

## Memorandum



**Date:** September 21, 2009

**To:** Chairperson and Members  
Planning Advisory Board

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

**Subject:** Staff Report for Proposed Boundary Change to the City of Sweetwater

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**Background**

On February 5, 2009 the City of Sweetwater (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The application was referred to and accepted by the Miami-Dade County Board of County Commissioners (BCC) at the March 3, 2009 BCC meeting and was forwarded to the Office of Strategic Business Management (OSBM) for review and further processing, as required by the Miami-Dade County Code (Code).

**Analysis**

The proposed annexation area is approximately 1,018.5 acres or 1.59 square miles of the Unincorporated Municipal Service Area (UMSA) generally bounded on the south by Flagler Street, on the east by NW 107<sup>th</sup> Avenue, on the west by the Florida Turnpike, and on the North by NW 25<sup>th</sup> Street. The annexation area is developed and is contiguous to the northernmost boundary of the City within County Commission District 12. The attached map as provided by the City is broken down into sub-areas, this annexation request is for all of the sub-areas detailed in the attached map (Sub-Area 1, 3 and 4).

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

**Police**

According to the application, Sweetwater will provide police services to the proposed annexation area at an improved level of service. The City will hire additional officers to handle the expanded area and provide a substation with 24 hour police staffing in the northern part of the proposed annexation area. Currently the City employs 24 full time officers and four communications officers. The City also has 20 sworn reserve officers and 15 certified officers waiting to be sworn. Additionally, the City claims response times of less than two minutes within City limits and occasionally within the annexation area (when providing backup for the Miami-Dade Police Department).

The following Miami-Dade Police Department (MDPD) tables represent all calls for uniform and non-uniform police calls within the proposed area for calendar year 2008.

Year	Criteria	All Calls	Emergency Calls (Code 3)	Priority Calls (Code 2)	Routine Calls
2008	Total Calls	6,915	279	230	6,406

Code 3: Emergency call with actual threat or actual danger, responding unit is authorized to drive 20 MPH over the posted speed limit.

Code 2: Priority call with potential threat or potential danger, responding unit is authorized to drive 10 MPH over the posted speed limit.

Year	Part I Crimes	Part II Crimes	Total
2008	1,380	201	1,581

Part I Crimes: Uniform Crime Report (UCR) Part I Offenses are those crimes reported to MDPD in the following classifications; murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigations (FBI) through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

Part II Crimes: All crimes not covered under Part I Crimes.

**Fire and Rescue**

**Existing and Planned Fire Rescue Stations**

The proposed Sweetwater annexation area is within the territory of Station 29, Sweetwater, located at 351 SW 107 Avenue. The station is equipped with a Rescue, an Advance Life Support (ALS) 75' Aerial, and a Venom Response Unit; totaling eight (8) firefighter/paramedics, 24 hours a day, seven days a week.

**Fire Rescue stations within a three (3) mile radius include:**

- Station 47, Westchester is located at 9361 SW 24 Street. The station is equipped with a Rescue and an Advance Life Support (ALS) Engine; totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week.
- Station 48, Fontainebleau is located at 8825 NW 18 Terrace. The station is equipped with a Rescue, an Advanced Life Support (ALS) Engine, and a Heavy Rescue; totaling nine (9) firefighter/paramedics, 24 hours a day, seven days a week.
- Station 58, Tamiami is located at 12700 SW 6 Street. The station is equipped with a Rescue and an Advance Life Support (ALS) Engine; totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week.

**Planned Stations:**

In an effort to reduce the travel time to incidents in the area, the Miami-Dade Fire Rescue Department (MDFR) plans to build the following stations:

- Station 68, Dolphin, lying in Sub-Area 4; NW 112 Avenue & NW 17 Street
- Station 75, Beacon Lakes; NW 129 Avenue & NW 17 Street
- Station 78, Bird Road Loop; SW 117 Avenue & SW 40 Street

### Service Delivery

#### Sub-Area 1

In Calendar Year 2008, there were a total of 481 annual alarms within the proposed annexation Sub-Area, with an average travel time of 6:53 minutes. There were a total of 294 Life Threatening calls with an average travel time of 6:29 minutes.

#### Sub-Area 3

In Calendar Year 2008, there were a total of 229 annual alarms within the proposed annexation Sub-Area, with an average travel time of 8:49 minutes. There were a total of 107 Life Threatening calls with an average travel time of 7:52 minutes.

#### Sub-Area 4

In Calendar Year 2008, there were a total of 625 annual alarms within the proposed annexation Sub-Area, with an average travel time of 7:54 minutes. There were a total of 214 Life Threatening calls with an average travel time of 7:48 minutes.

The proposed annexation will not impact MDRF service delivery and/or response time. Currently, the area is served as part of the Unincorporated Municipal Service Area (UMSA). If the annexation is approved, this area will continue to be served by the same stations and resources within the Fire District.

As a condition of annexation, the City of Sweetwater through an Interlocal Agreement with the County, shall agree that the proposed annexation area remain within the Miami-Dade Fire Rescue District in perpetuity.

### Water and Sewer

The proposed annexation area is within the Miami-Dade Water and Sewer Department's (WASD) water and sewer service area. Requests for future water and sewer service in the annexation area shall be determined at the time the proposed development occurs within the City based on the adequacy and capacity of the County's water and sewer systems. There are four General Obligation Bond (GOB) projects within the proposed annexation area under construction as follows:

- Improvements to Pump Station at SW 7<sup>th</sup> Terrace and SW 109<sup>th</sup> Avenue
- Gravity Sewer Main at SW 109<sup>th</sup> Avenue from SW 5<sup>th</sup> Street to SW 7<sup>th</sup> Terrace
- Sewer Force Main at SW 109<sup>th</sup> Avenue from SW 3<sup>rd</sup> Street to SW 7<sup>th</sup> Terrace
- Gravity Sewer Main and Sewer Force Main Improvements at SW 7<sup>th</sup> Street from SW 109<sup>th</sup> Avenue to SW 100<sup>th</sup> Avenue

The proposed annexation will not have an impact on the Miami-Dade County Water and Sewer Department's (WASD) ability to provide services to the remaining unincorporated area. There are no WASD Facilities of Countywide Significance in the proposed annexation area.

### **Solid Waste**

The City did not provide information regarding County waste service levels. The County does provide twice weekly garbage collection and recycling service, and unlimited access to Trash & Recycling Centers to its residential unit customers in the waste collection service area. The proposed annexation area is within the DSWM's waste collection service area and accordingly the Department does provide these services to 509 residential units located in the proposed annexation area. The waste collection services as briefly described in the application appear adequate. In accordance with Ordinance No. 96-30, since the City has entered into the standard interlocal agreement with the County for waste disposal, the County may consider delegation of this residential waste collection service as outlined below.

### **Collections**

The proposed annexation area is within UMSA, and the County does provide waste collection service to residential units located there. While the subject area remains a part of the waste collection service area, under the provisions of Ordinance No. 96-30, since the City does currently have an interlocal agreement with the County for waste disposal, the City is eligible to assume residential waste collection responsibilities, provided it enters into the requisite waste collection interlocal and also that the cumulative impact of annexations that have taken place since February 16, 1996 do not significantly impact the DSWM's ability to meet debt coverage requirements or to hold down the cost of collection.

### **Disposal**

The City's annexation request does not specifically state its intent to assume provision of residential waste collection service. Accordingly, there are two possible scenarios. The first is that the County continues to provide residential waste collection service and the second is that the City requests the delegation of the authority to provide residential waste collection service in the annexation area and enters into the requisite interlocal agreement. In either case, the City would be in compliance with the Ordinance and, as a result, there would be no impact on the County's disposal system.

Based on the nature of the annexation request, the annexation can be considered to be in compliance with the requirements contained in Ordinance No. 96-30. Accordingly, the annexation is not expected to have any impacts on the ability of DSWM to provide services to the remaining unincorporated area.

### **Department of Environmental Resources Management (DERM)**

#### **Potable Water**

The proposed annexation area is within the service area of the Miami-Dade Water and Sewer Department (MDWASD,) and currently served by a water distribution network. The source for this water supply is the Hialeah/Preston Water Treatment Plant, which at this time has sufficient capacity for current water demand. Water produced by this plant meets all applicable standards.

Sanitary Sewer

The proposed annexation area is within the service area of the MDWASD, and currently served by a sewer collection system composed of gravity and force mains, and pump stations. The pumping stations within the area to be annexed are 30-1200, 30-1205, and 30-0174. Two other pumping stations, 30-0149 and 30-0142 already within the limits of the City of Sweetwater also serve the proposed annexation area.

All pump stations are operating within the mandated criteria set forth in the First Partial Federal Consent Decree except for pump station 30-0149 that is in Conditional Moratorium. MDWASD submitted a plan of corrective action to bring said pump station into compliance with the Consent Decree requirements. However, new sewer connections to this pump station will be granted with the condition that certificates of occupancy or use will not be issued until the station's corrective actions are completed.

The flows from all the pump stations are directed to the Central District Wastewater Treatment Plant. At this time the Central District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Stormwater Management

The Miami-Dade County Water Control Plan shows the Snapper Creek Extension Canal, located in Section 06-54-40, Government Lot 6-53-40 and 31-53-40 interests within the proposed annexation area. It is the responsibility of the City to prohibit any construction within any of the canal reservations, canal easement or canal right-of-ways without the necessary prior approval from DERM.

Furthermore, all secondary canals within the service area of the City will require a canal maintenance agreement between the City and the County. This allows the County's Public Works Department to continue its maintenance activities in those canals, and maintain a standard level of service for the City residents.

Stormwater Utility (SWU) Program and Fees

At the time of annexation, any improved properties in the proposed annexation area are paying a stormwater utility (SWU) fee to Miami-Dade County. This fee is used by the County to administer stormwater management programs throughout the County. County and state laws mandate that a new municipality either from its own SWU, join the County's SWU, or create a line item in its general budget for stormwater management programs.

City has previously exempted from the County's SWU by the BCC. Therefore, all stormwater utility fees collected in the proposed annexation areas after approval of the annexation will become City fees.

If the annexation is approved, the three following conditions will be required: 1) The City must execute/modify the billing agreement with the County's MDWASD to continue billing in the MDWASD service area; 2) The City must modify a cost-share Interlocal Agreement for Stormwater Management with the County for canal maintenance activities; and 3) The City must pay its pro-rata share of the debt service on the 1999 and 2004 Stormwater Utility Revenue Bonds (Bonds) for the proposed annexation areas. Items Number 2 and 3 are described in more detail below.

Additionally, payment to the County for the City's debt service on the Bonds, and secondary canal maintenance initiate immediately upon annexation. Actual costs for the above will be determined at the time of Annexation. Estimates of annual revenues from SWU fees in the proposed annexation area and debt service for the Bonds are listed below. Please note these are estimates only, and are not considered final costs.

**Stormwater Utility Fees FY 2008-09**

Total ERU = 4,090  
At 1,548 sq. ft. /ERU  
At \$4.00/ERU/month, Annual SWU fees = \$196,320

**Stormwater Utility Bonds 1999 and 2004 (Totals for all Proposed Annexation Sub-areas)**  
City Debt Service Annual estimated payments = \$14,900 (2009-2023) 1999 SWU Bond  
City Debt Service Annual estimated payments = \$24,300 (2009-2028) 2004 SWU Bond  
Total City Debt Service Annual estimated payments = \$39,200

**Canal Maintenance Agreement and Water Control Structures**

A review of the County's Water Control Plan reveals two secondary canals within the proposed annexation area. The Snapper Creek Extension Canal and the North Line Canal are at the border of the Proposed Sub-Area 4 and provide drainage services to this Sub-Area.

For the above-mentioned secondary canals and their water control structures, the existing Interlocal Agreement for Stormwater Management will require modification. This ensures that the level-of-service for the canals will continue to be maintained at County standards. A cost-share approach is used; with the costs determined by the relative areas these systems serve, both for the County and the City.

**Drainage Permitting**

All new development requires that drainage systems be provided as part of the project. The objectives of these systems are to reduce pollution in stormwater runoff, and reduce flooding impacts to residents.

DERM has received delegated authority to issue permits for the South Florida Water Management District, through issuance of the Environmental Resources Permit (ERP). Jurisdiction to require an ERP is countywide, and is dependent upon the size of the development. In addition, DERM has authority under Section 24-48.1 of the Code of Miami-Dade County, Florida (the Code), for the issuance of a number of drainage permits, which include: Class II (for drainage overflows), Class III (works within County canals), Class V (dewatering permits), and Class VI (drainage systems within industrial land use).

**National Flood Insurance Program (NFIP)**

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

In 1993 FEMA mandated that all incorporated areas in Miami-Dade County regulate their own floodplain management ordinance and conduct separate programs. Therefore, when a city is incorporated, FEMA requires that city to apply to become an NFIP community within six months of incorporation.

A voluntary program associated with the NFIP is called the Community Rating System (CRS). This program rewards communities that improve their flood protection activities with flood insurance discounts for its residents. Residents of the unincorporated area of the County currently enjoy a 25% discount on their flood insurance policies if they live in a flood zone, and a 10% discount if they are outside the flood zone.

Once the city annexes the area in question, those residents would lose the current County CRS discount. If the city participates in the CRS, the residents will enjoy the city's current CRS rating and attendant discount.

#### Stormwater Management Master Plan

Miami-Dade County is undertaking a comprehensive effort to map the entire unincorporated area of the County to assess its drainage needs. The County is divided into drainage basins, which are then modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained, and the pollution inherent in stormwater runoff is treated before being discharged. Although the County cannot model incorporated areas, there are County roads which lie within incorporated boundaries. In these areas the County will model the basins using the best available data that can be found. Because of the lack of data in these areas, the modeling for these County roads will be limited. County engineers will ask City staff if they have any data that would help in modeling these areas. Cooperation between the City and the County to share this data is critical. The data and models created have other uses besides the County's master plan, such as new Flood Insurance Rate Maps (FIRM), that benefit the City as well as County residents.

#### National Pollutant Discharge Elimination System (NPDES)

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

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

DERM recommends that the city join this joint permitting program. An Interlocal Agreement would be needed to cost-share the sampling activities with the County. The outfalls contained within the incorporated area would determine the city's cost-share percentage contribution. There is also a permit fee the city would be required to pay yearly to the state for the NPDES permit. The population of the city determines the amount of this permit fee.

#### Transfer of Roads

Certain County roads located within the proposed annexation area may need to be transferred to the city. This is accomplished through an Interlocal Agreement between the City and the County. This Agreement outlines the subject roads, various road-related services, and the costs and responsibilities of the City and County for these services. Because the City already has in place its own Stormwater Utility, maintenance of the drainage systems within residential local roadways will be the City's responsibility upon execution of such an agreement.

Hazardous Waste

A review of DERM files indicates that there are records of current contamination assessment/remediation issues within the area proposed for annexation as follows:

1. Folio # 30-3031-019-0010 (Southern Floral Diesel Spill, 2200 N.W. 110<sup>th</sup> Avenue, UT-6321/F-19664). This site has issues related to petroleum contamination under further investigation.
2. Folio # 30-3031-008-0010 (George's Crane Service, Inc., 2190 N.W. 110<sup>th</sup> Avenue, IW5-11622/F-11534). This site has contamination related to industrial operations, including inorganic contaminants (metals). This is an enforcement site under the site assessment phase.
3. Folio # 30-3031-030-0010 (Mall Station, 1890 N.W. 107<sup>th</sup> Avenue, UT-5976/F-17303) has issues related to petroleum contamination. This is an enforcement site currently under a monitoring only plan.
4. Folio # 30-4006-001-2491 (Flagler Square Amoco #2006, 11305 W. Flagler Street, UT-2131/F-8340). This site is in a state funded program regarding petroleum contamination and is awaiting allocation of funds for cleanup.
5. Marks Brothers, SW-1016/F-11592 relates to several areas of former solid waste lakefill operations underlying or potentially affecting the majority of properties along N.W. 110<sup>th</sup> Avenue from N.W. 25<sup>th</sup> Street to N.W. 14<sup>th</sup> Street as well as a partially filled lake (Folio # 30-3031-000-0021) east of N.W. 112<sup>th</sup> Avenue and south of N.W. 14<sup>th</sup> Street. Monitoring and mitigation requirements are currently in place with regards to methane gas and groundwater contamination associated with buried solid waste material.

Except as noted above, there are no records of current contamination assessment/remediation issues on any of the other properties. Additionally, there are no historical records of contamination assessment/remediation issues regarding non-permitted sites within the proposed annexation area.

The information included in this review is based on the available information at the time of the review.

Tree Preservation

The subject areas contain tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. Please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. The permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Natural Forest Community

The subject properties are not designated Natural Forest Communities by Miami-Dade County.

Wetland Resources

Sub area 1

The proposed annexation area between N.W. 7<sup>th</sup> Street and W. Flagler Street and N.W. 110<sup>th</sup> Avenue and SR 821 Highway does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

Sub area 3

Although the proposed annexation area between N.W. 7<sup>th</sup> Street and N.W. 12<sup>th</sup> Street and N.W. 107<sup>th</sup> Avenue and SR 821 Highway is not located within a designated wetland basin, sites within this area may contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit may be required for properties within this area.

Sub area 4

The proposed annexation area between N.W. 12<sup>th</sup> Street and N.W. 25<sup>th</sup> Street and N.W. 107<sup>th</sup> Avenue and N.W. 117<sup>th</sup> Avenue lies within the East Turnpike Wetland Basin, properties within this area may contain wetlands as defined by Section 24-5 of the Code. Some properties within this area have a Class IV Wetland Permit however please be advised that a Class IV Wetland Permit will be required before any work can be done on properties that contain wetlands.

Permits for sites within the proposed annexation area may be required from the Army Corps of Engineers, the Florida Department of Environmental Protection and the South Florida Water Management District.

Review and approval or disapproval of development orders

This includes the following:

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

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

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

Operating Permits

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

Pollution Prevention and Educational Programs

The DERM Office of Environmental Education and Communication (EECO) is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO2 reduction and environmental education in general. If you need additional information regarding these services the number is (305-372-6784).

### **Enforcement Activities**

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

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

### **Public Works**

The County has identified approximately 53.8 lane miles within the proposed Sweetwater annexation area. The County is proposing to keep approximately 24.6 lane miles consisting of the following roadways:

- NW 107<sup>th</sup> Avenue from CSX North R/W line to NW 25<sup>th</sup> Street
- NW 112<sup>th</sup> Avenue from CSX North R/W line to NW 25<sup>th</sup> Street
- West Flagler St. from NW 117th Ave to NW 113th Ave
- NW 25<sup>th</sup> Street from HEFT to NW 107<sup>th</sup> Avenue
- NW 12<sup>th</sup> Street from HEFT to NW 107<sup>th</sup> Avenue

The remaining 29.2 lane miles would be transferred to the City through an interlocal agreement.

### **Park and Recreation**

There are no Miami-Dade County parks within the proposed Sweetwater annexation area. The annexation has no impact on the Park and Recreation Department.

### **Annexation Guidelines:**

The following analysis addresses the factors required for consideration by the Planning Advisory Board pursuant to Chapter 20-6 of the County Code. Will the annexation:

1. Divide a historically recognized community:

The proposed annexation area divides the Fountainbleau and Doral Census Designated Places (CDP).

2. Will if approved result in an annexation area that is compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed

Approximately 64 percent of the lands within the City of Sweetwater are currently in residential use. The existing land uses in the proposed annexation area are residential, commercial, office, transient residential, industrial, institutional, parks and transportation/communication/utilities. The existing land uses within the City of Sweetwater are similar to those in the proposed annexation area except that there are no industrial uses within the City.

The existing underlying zoning in the proposed annexation area is: GU - Interim, RU-1 – Single Family Residential, RU-3M – Minimum Apartment House, RU-4L – Limited Apartment House, RU-5A – Semi-Professional Offices, OPD – Office Park District, BU-1A – Limited Business, BU-2 – Special Business, BU-3 – Liberal Business, IU-1 – Light Industrial, IU-2 Heavy Industrial and IU-C – Controlled Industrial. The City of Sweetwater's zoning code does not provide for industrial uses, therefore if the annexation is approved, amendments to its comprehensive plan and zoning code would be needed.

3. Preserve, if currently qualified, eligibility for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state, and local government agencies?

The proposed Sweetwater annexation area would continue to be eligible for any benefits derived from inclusion and assistance from the federal government through the State's Small Cities Program.

4. Impact public safety response times?

Fire and Rescue: The City of Sweetwater is within the Miami-Dade County Fire Rescue District. If the annexation is approved, it will not impact MDRR service delivery and/or response time. Currently, the area is served as part of UMSA. If the annexation is approved, this area would be served by the same stations and resources within the Fire District.

Police: In the event the annexation application is successful, the total service area within UMSA will be reduced by only a small amount resulting in little difference in the services provided by MDPD. However, due to continual incorporation and annexation endeavors, the full impact upon the UMSA is yet to be determined.

5. Introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?

The Miami-Dade County Public Works Department has determined that the proposed City of Sweetwater annexation does not introduce any barriers to municipal traffic circulation.

6. Result, to the degree possible, in an annexation area served by the same public service franchises, such as cable and communications services, as the existing municipality, or with full access to all available municipal programming through its franchise provider(s)?

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

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

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

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

7. If the area has been identified by the Federal Government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary needs that may arise?

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

The proposed annexation area is not located within any County designated hurricane evacuation zone and residents of the area are not obligated to evacuate when hurricane warnings are issued.

8. Result in an annexation area connected to municipal government offices and commercial centers by public transportation?

The proposed annexation is serviced by Route 137, the West Dade Connection, which runs along W. Flagler Street and NW 112 Avenue, providing East West and North South Metrobus service for Sub-Area 1 of the proposed annexation. Route 137 provides service to the Dolphin Mall located in Sub-Area 4 and this route connects to the South Dade Government Center.

Routes 7, 41, 71, and 238 run on NW 107 Avenue and they all terminate at the Dolphin Mall. Route 7 connects to the Stephen P. Clark Center and Route 238 to Miami International Airport. Route 212, Sweetwater Connection, operates partially in Sub-Area 1 and is the nearest MDT service to the Sweetwater City.

Additionally, the City of Sweetwater operates a circulator route within city limits.

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

The proposed annexation area is contained within the same school district boundaries as the adjoining unincorporated area and the City of Sweetwater. The

schools serving the proposed annexation area are Dr. Carlos J. Findlay Elementary, Sweetwater Elementary, Eugenia Thomas K-8 Center, Ruben Dario Middle, Paul W. Bell Middle, Doral Middle, and Miami Coral Park High.

The following analysis addresses the factors required for consideration by the Board of County Commissioners and the Planning Advisory Board pursuant to Chapter 20-7 of the County Code.

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

- a) The area does not divide a Census Designated Place, (an officially or historically recognized traditional community).

The proposed annexation area divides the Fountainbleau and Doral Census Designated Places (CDP).

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

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

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

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

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

The boundaries are logical and follow major roadways. The proposed annexation area is bounded on the north by NW 25 Street, on the east by NW 107 Avenue, on the south by the municipal boundary of the City of Sweetwater and on the west by SR 821/Homestead Extension of the Florida Turnpike.

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

The taxable value within the annexation area is \$968,906,074. At the current City of Sweetwater millage rate (3.4037 mills), the ad valorem revenues attributable to the annexation area would be \$3,132,972. At the current UMMA millage rate (2.0083 mills), the ad valorem revenues attributable to the annexation area would be \$1,848,561 as noted in the table below. The expected tax increase to the entire annexation area would be \$1,284,411. It is important to note that the average homeowner would pay an additional \$228 if this annexation is approved.

<b>Existing and Projected Property Tax Cost</b>		
<b>City of Sweetwater</b>		
<b>FY 2008-09</b>		
	Millage Rate	Millage x Taxable Value
<b>Sweetwater</b>		
Municipal Millage	3.4037	\$3,132,972
<b>Unincorporated Area</b>		
UMSA Millage	2.0083	\$1,848,561
<b>Increase</b>	<b>1.3954</b>	<b>\$1,284,411</b>

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

The entire annexation area is located inside the 2015 Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP).

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

The total taxable value of the annexation area is \$968,906,074. The area generates an estimated \$2,773,951 in revenue. The County spends an estimated \$3,897,737 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$1,123,786 (Attachment B).

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees of an estimated \$489,649 and utility taxes of an estimated \$617,017 will be retained by the County.

A portion of the annexation area is part of the Airport West Commercial, Business Industrial Area (CBI). The Miami-Dade County Code Section 20-28 requires all municipalities annexing a CBI area to mitigate 100% of the net excess of revenues minus expenses for the CBI annexation area. However, there is an exception, that any annexing municipality having a below average per capita taxable value and an above average tax effort as compared to all other cities in the County shall be exempt from this section. The City of Sweetwater as of FY 2008-09 has the lowest per capita taxable value in Miami-Dade County (\$32,941). In terms of the tax effort for the City of Sweetwater, the City ranks the 11 lowest out of 36 municipalities (including UMSA). The portion of the Airport West Commercial CBI area included in the annexation application, as noted in Exhibit B, would produce a net loss to UMSA of approximately \$330,000.

5. The fiscal impact of the proposed annexation on the remaining unincorporated areas of Miami-Dade County? Specifically, does the per capita taxable value of the area fall within the range of \$20,000 to \$48,000?

There are 6,546 residents in the annexation area. The per capita taxable value is \$148,014. This high taxable value is due to the large CBI area on the northern portion of the annexation area.

6. Be consistent with the land Use Plan of the County's Comprehensive Development Master Plan (CDMP)?

According to the Adopted 2015-2025 Land Use Plan (LUP) map of the County's Comprehensive Development Master Plan (CDMP), the planned land use designations within the proposed annexation area are "Industrial and Office", "Business and Office", "Transportation", "Medium Density Residential Communities" (13 to 25 dwelling units per gross acre) and "Office/Residential". A brief description of these CDMP land uses follows:

The "Industrial and Office" land use designation allows manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers are also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized.

The "Business and Office" land use designation accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and the intensity including height and floor area ratio of residential or mixed use development is not out of character with that of adjacent or adjoining development and zoning.

The "Transportation" land use designation includes all major components of the Miami-Dade County's existing and future transportation network including roadways and transit corridors.

"Medium Density Residential" communities are characterized by townhouses, low-rise apartments and medium-rise apartments and allow 13 to 25 dwelling units per gross acre.

Uses allowed in the "Office and Residential" category include both professional and clerical offices, hotels, motels and residential uses. Office developments may range from small-scale professional to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development area also allowed.

Development Profile of the Area

Shown in the table below is the 2009 land use profile for the proposed annexation area.

<b>Sweetwater Annexation Area 2009 Existing Land Use</b>						
<b>Land Use</b>	<b>Annexation Area (Acres)</b>	<b>Annexation Area (Percent Of Total)</b>	<b>Sweetwater City (Area Acres)</b>	<b>Sweetwater City (Percent of Total)</b>	<b>Miami- Dade County (Acres)</b>	<b>Miami- Dade County (Percent of Total)</b>
Residential	107.4	10.5	321.5	63.5	109,432.4	7.1
Commercial & Office & Transient Residential	162.9	16.0	32.9	6.5	14,753.6	1.0
Industrial	166.8	16.4	0.0	0.0	17,374.5	1.1
Institutional	40.2	3.9	16.7	3.3	13,952.4	0.9
Parks/Recreation	11.3	1.1	7.8	1.5	786,694.6	50.8
Transportation, Communication, Utilities	309.2	30.4	122.5	24.2	87,243.3	5.6
Agriculture	0.0	0.0	0.0	0.0	62,187.4	4.0
Undeveloped	106.7	10.5	3.0	0.6	138,160.7	8.9
Inland Waters & Coastal Water Bays and Oceans	114.0	11.2	1.8	0.4	318,913.7	20.6
<b>Total:</b>	<b>1,018.5</b>	<b>100.0</b>	<b>506.3</b>	<b>100.0</b>	<b>1,548,712.6</b>	<b>100.0</b>

Source: Miami-Dade County Department of Planning and Zoning, Research Section April, 2009  
Approximately 30 percent of the 1,018.5 acres in the proposed annexation area is in transportation, communication and utilities use while industrial and transient residential use each account for 16 percent.

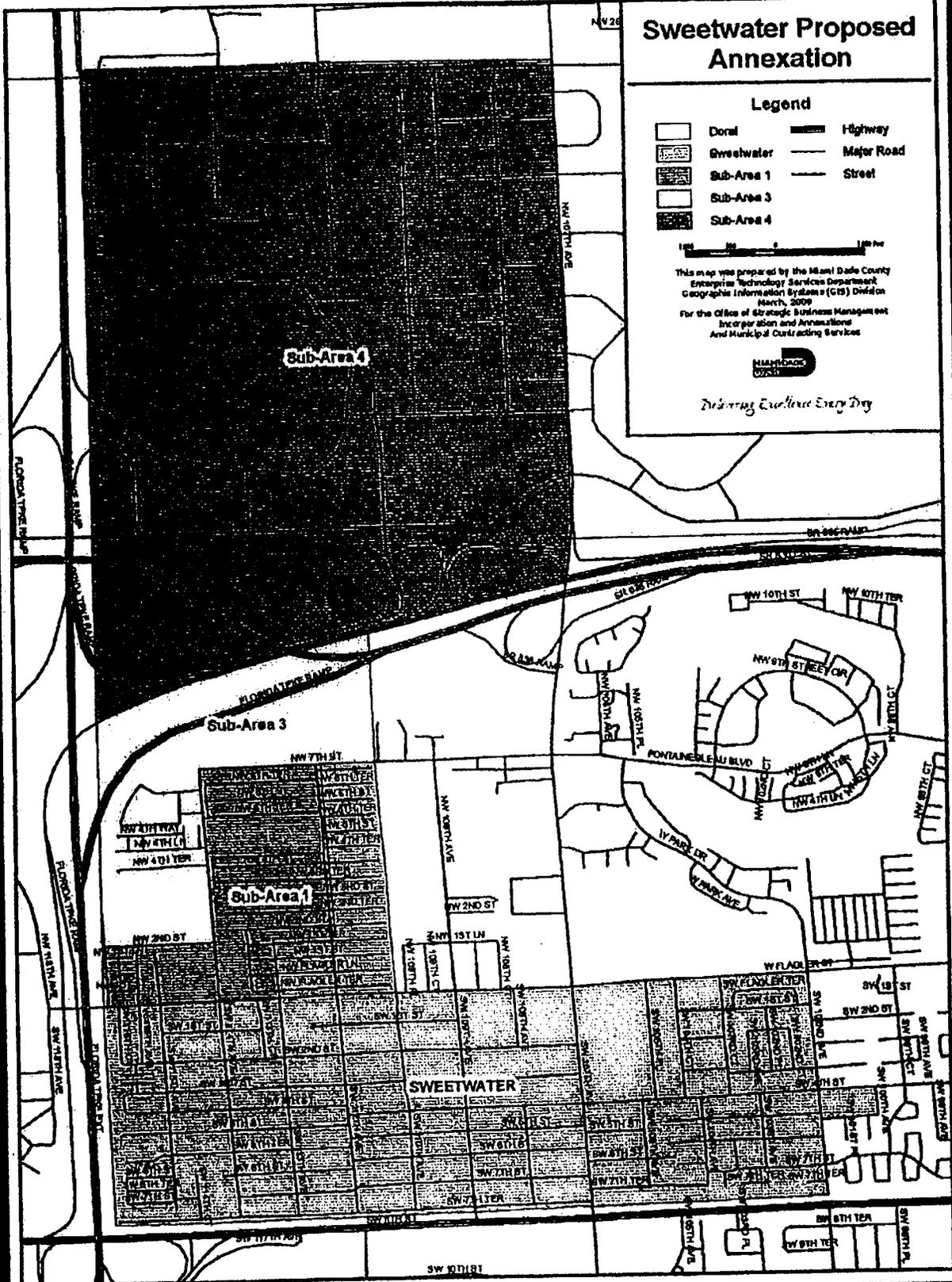
SUMMARY OF ISSUES FOR CONSIDERATION

- If the annexation is approved, the City of Sweetwater will need to amend its comprehensive plan to allow industrial uses currently permitted within the annexation area. Amendments to the City's zoning code will also be needed.
- The City of Sweetwater should enter into an interlocal agreement with DERM and WASD for the billing of Stormwater accounts and the maintenance of the canals in the annexation area.

Attachments:

- A. Map of proposed annexation
- B. Estimated Impact on UMSA Budget Statement

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



ATTACHMENT B

Based on FY 08-09 Budget	Annexation Assumptions	All Areas	CBI Area Only
<b>Property Tax Revenue</b>	Allocation based on tax roll & millage	\$1,870,000	\$1,523,000
<b>Franchise Fees</b>	County Retains Revenues		
<b>Sales Tax</b>	Allocation based on \$61.79 per person	\$404,480	\$1,174
<b>Utility Taxes</b>	County Retains Revenues		
<b>Communications Tax</b>	Allocated based on tax roll/population	\$457,094	\$252,288
<b>Alcoholic Beverage License</b>	Allocation based on \$0.24 per person	\$1,613	\$5
<b>Occupational License</b>	Allocation based on \$1.72 per person	\$11,917	\$35
<b>Interest</b>	Allocation based on 1.31% of total revenue	\$25,914	\$25,914
<b>Miscellaneous Revenues</b>	Allocation based on \$0.45 per person	\$2,933	\$9
<b>Revenue to UMSA</b>		\$2,773,951	\$1,802,422
<b>Cost of Providing UMSA Services</b>			
<b>Police Department</b>		\$3,146,714	\$1,184,213
<b>UMSA Police Budget (without specialized)</b>	\$298,967,563		
<b>Park and Recreation Dept</b>	Based on cost of parks	\$0	\$0
<b>Public Works</b>			
<b>Centerline Miles</b>	Centerline miles times cost per lane mile	\$37,712	\$18,339
<b>Planning, Code Enforcement and others</b>	Direct cost times 11.7%	\$372,578	\$140,699
<b>QNIP (pay-as you-go)</b>	Utility Taxes as a % of debt service 15.5%	\$0	\$0
<b>Policy Formulation/Internal Support</b>	Direct cost times 10.7%	\$340,734	\$128,673
<b>Cost of Providing UMSA Services</b>		\$3,897,737	\$1,471,924
<b>Net to UMSA</b>		(\$1,123,786)	\$330,498
1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actual			
<b>2008 Taxable Property Rolls</b>		\$968,906,074	\$788,853,546
<b>2000 Area Census Population</b>		6,546	19
<b>2008 UMSA Population</b>		1,087,481	1,087,481
<b>2008-09 UMSA Millage</b>		2.0083	2.0083
<b>Patrollable Sq. Miles - UMSA (post Cutler Bay)</b>		443.53	443.53
<b>Total Calls For Service - UMSA 2008</b>		654,181	654,181
<b>Part 1 Crimes - UMSA 2008</b>		58,638	58,638
<b>Part 2 Crimes - UMSA 2008</b>		22,546	22,546
<b>Patrollable Sq. Miles - Study Area</b>		1.591	1.250
<b>Total Calls for Service - Study Area</b>		6,915	5,689
<b>Part 1 Crimes - Study Area</b>		1,380	147
<b>Part 2 Crimes - Study Area</b>		201	130
<b>Cost per Centerline Mile</b>		\$2,583	\$2,583
<b>Number of Centerline Miles</b>		14.6	7.1
<b>Per Capita Taxable Value</b>		\$148,014.98	\$41,518,607.68



Estimated Impact on UMSA Budget

Based on FY 09-10 Budget	Annexation Assumptions	All Areas	CBI Area	Other Areas
			(4)	(1,3)
Property Tax Revenue	Allocation based on tax roll & millage	\$1,974,000	\$1,685,000	\$289,000
Franchise Fees	County Retains Revenues			
Sales Tax	Allocation based on \$61.79 per person	\$404,480	\$1,174	\$403,306
Utility Taxes	County Retains Revenues			
Communications Tax	Allocated based on tax roll/population	\$474,200	\$279,155	\$195,045
Alcoholic Beverage License	Allocation based on \$0.24 per person	\$1,613	\$5	\$1,609
Occupational License	Allocation based on \$1.72 per person	\$11,917	\$35	\$11,882
Interest	Allocation based on 1.31% of total revenue	\$54,112	\$27,056	\$27,056
Miscellaneous Revenues	Allocation based on \$0.45 per person	\$2,933	\$9	\$2,925
Revenue to UMSA		\$2,923,256	\$1,992,433	\$930,823
Cost of Providing UMSA Services				
Police Department		\$2,814,042	\$1,058,299	\$1,755,744
UMSA Police Budget (without specialized)				
Park and Recreation Dept	Based on cost of parks	\$0	\$0	\$0
Public Works				
Centerline Miles	Centerline miles times cost per lane mile	\$37,712	\$18,339	\$19,373
Planning, and others	Direct cost times 11.7%	\$333,655	\$125,967	\$207,689
SNIP (pay-as you-go)	Utility Taxes as a % of debt service 15.5%	\$0	\$0	\$0
Policy Formulation/Internal Support	Direct cost times 10.7%	\$305,138	\$115,200	\$189,937
Cost of Providing UMSA Services		\$3,490,547	\$1,317,805	\$2,172,742
Revenue to UMSA		(\$567,292)	\$674,628	(\$1,241,919)

- 1. Does not include gas tax funded projects
  - 2. Does not include canal maintenance revenues or expenses
  - 3. Does not include proprietary activities: Building, Zoning, Solid Waste
  - 4. Does not include Fire and Library Districts
  - 5. Revenues are based on allocations not actuals
- Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.

2009 Taxable Property Rolls	\$1,022,486,183	\$873,010,018	\$149,476,165
2000 Area Census Population	6,546	19	6,527
2009 UMSA Population	1,081,014	1,081,014	1,081,014
2009-10 UMSA Millage	2.0083	2.0083	2.0083
Patrollable Sq. Miles - UMSA (post Cutler Bay)	443.53	443.53	443.53
Total Calls For Service - UMSA 2008	654,181	654,181	654,181
Part 1 Crimes - UMSA 2008	58,638	58,638	58,638
Part 2 Crimes - UMSA 2008	22,546	22,546	22,546
Patrollable Sq. Miles - Study Area	1.59	1.25	0.34
Total Calls for Service - Study Area	6,915	5,689	1,226
Part 1 Crimes - Study Area	1,380	147	1,233
Part 2 Crimes - Study Area	201	130	71
Cost per Centerline Mile	\$2,583	\$2,583	\$2,583
Number of Centerline Miles	14.6	7.1	7.5
Per Capita Taxable Value	\$156,200.15	\$45,947,895.68	\$22,901.20

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

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

Area: On the North: NW 25 Street;  
On the South: City of Sweetwater;  
On the East: NW 107 Avenue;  
On the West: SR 821/Homestead Extension of the Florida Turnpike; and

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

WHEREAS, the PAB referred the application to the Incorporation and Annexation Committee which reviewed staff's report dated September 21, 2009; and

WHEREAS, on September 21, 2009, the Incorporation and Annexation Committee held an advertised public meeting, concerning this application for annexation by the City of Sweetwater,

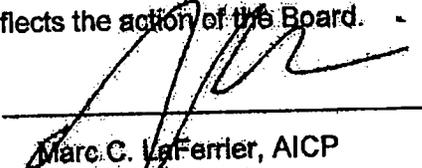
NOW THEREFORE BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD INCORPORATION AND ANNEXATION COMMITTEE, that it recommends the Planning Advisory Board defer the City of Sweetwater proposed annexation application until such time as the City of Doral's proposed annexation application is brought before the PAB.

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

Reginald Clyne	Yes	Georgina Santiago	Yes
William Riley	Yes	Jay Sosna	Yes
Christi Sherouse, Chair	Absent		

The Chair thereupon declared the resolution duly passed and adopted this 21st day of September 2009.

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

  
\_\_\_\_\_  
Marc C. LaFerrier, AICP  
Executive Secretary

**RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING  
ADVISORY BOARD RECOMMENDING THAT THE BOARD OF  
COUNTY COMMISSIONERS APPROVE THE PROPOSED  
ANNEXATION TO THE CITY OF SWEETWATER**

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

Area: On the North:	NW 25 Street;
On the South:	City of Sweetwater;
On the East:	NW 107 Avenue;
On the West:	SR 821/Homestead Extension of the Florida Turnpike; and

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

WHEREAS, the Planning Advisory Board's Incorporation and Annexation Committee reviewed staff's report dated September 21, 2009; and

WHEREAS, on September 21, 2009, the Planning Advisory Board's Incorporation and Annexation Committee held an advertised public meeting, concerning this application for annexation by the City of Sweetwater; and

WHEREAS, the Planning Advisory Board's Incorporation and Annexation Committee recommended deferral of the proposed annexation; and

WHEREAS, on September 21, 2009, the Planning Advisory Board held an advertised public hearing, concerning this application by the City of Sweetwater;

NOW THEREFORE BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD, that it recommends the Board of County Commissioners approve the proposed annexation while finding that the City of Doral has not been materially affected by the City of Sweetwater proposed annexation application.

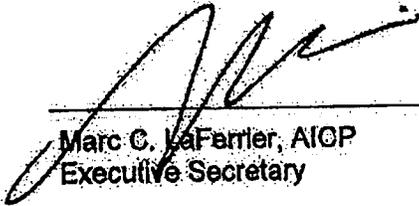
The forgoing resolution was offered by Board Member Huembes, who moved its adoption and was seconded by Board Member Leal, and upon being put to a vote the vote was as follows:

Reginald J. Clyne	Yes	Ralph Ramirez	Absent
Antonio Fraga	No	William Riley	Yes
Horacio Carlos Huembes	Yes	Wayne Rinehart	Absent
Rolando Iglesias	Absent	Georgina Santiago	Yes
Eddy Joachin	Absent	Christi Sherouse	Absent
Daniel Kaplan	Yes	Jay Sosna	No
Serafin Leal	Yes		

Pamela Gray, Chair    Yes

The Chair thereupon declared the resolution duly passed and adopted this 21st day of September 2009.

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



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Marc C. LaFertier, AIGP  
Executive Secretary