

# Memorandum



**Date:** April 13, 2011

INLUC  
Agenda Item No. 1F6

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

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

**Subject:** City of Doral Section 16 Annexation Application

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

- Deny the requested boundary change as presented by the City of Doral
- 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 Doral for Section 16. The City is requesting to annex an area which is entirely governmental land owned by Miami-Dade County with the exception of a nine acre parcel owned by the South Florida Water Management District. The area contains the following County facilities: Solid Waste 58 Street Landfill/Hazardous Waste Facility; General Service Administration heavy equipment repair shop; Miami-Dade Police Department Public Safety Training Institute and the proposed 47 acre regional soccer park. The Solid Waste Department and Miami-Dade Police Department facilities are Facilities of Countywide Significance as defined by Ordinance # 05-141. There is no financial benefit to the City should this annexation be approved, the County would continue to respond to the area.

## **Scope**

The proposed annexation area is approximately one square mile of UMSA generally bounded on the north by NW 74<sup>th</sup> Street, on the south by NW 58<sup>th</sup> Street, on the east by NW 87<sup>th</sup> Avenue, and on the west by the NW 97<sup>th</sup> Avenue. The area is within County Commission District 12.

## **Fiscal Impact/Funding Source**

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

Exhibit 4 is the "Impact to UMSA", which shows a positive impact on UMSA. The annexation area's taxable value is \$4,155,339 due to personal property located at the locations. At the FY 2010-11 City of Doral millage rate of 2.447 mills, the ad valorem revenues attributable to the annexation area would be \$9,660. At the current UMSA millage rate of 2.298 mills, the ad valorem revenues attributable to the annexation area would be \$9,072. The expected tax increase to the entire annexation area would be \$588 at an additional .149 mills.

As noted in Exhibit 4, the proposed annexation area generates an estimated \$10,424 in revenue. The County spends an estimated \$161,129 per year providing services to that area. Therefore, the net revenue gain to the UMSA budget of the entire area is an estimated \$150,705. Because the annexation area is mostly County property, there would be no reduction in expenses as the Miami-Dade Police Department would continue to respond to calls within these facilities.

**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**

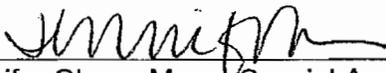
On August 21, 2003, the Village of Virginia Gardens submitted a boundary change application to the Miami-Dade County Clerk of the Board. The application was referred to and accepted by the Miami-Dade County Board of County Commissioners (BCC) at the September 23, 2003 BCC meeting and was forwarded to the Office of Strategic Business Management (OSBM) for review and further processing, as required by the Miami-Dade County Code (Code). Between November of 2003 and 2004, the municipalities of Miami Springs, Medley and Doral filed annexation applications, the proposed boundaries of which conflicted with those of Virginia Gardens and each other. The BCC deferred the applications of Miami Springs, Medley and Doral asking that the four municipalities negotiate non-conflicting boundaries. In 2009, the municipalities reached an agreement and subsequently began to file new annexation applications with the Clerk of the Board. The applications for Miami Springs, Medley and Doral were accepted by the BCC from June through March of 2010. The Virginia Gardens application was forwarded to OSBM.

As previously noted, the proposed annexation area is owned by governmental agencies. The area includes two Facilities of Countywide Significance as identified by Ordinance # 05-141, the Solid Waste 58 Street Landfill/Hazardous Waste Facility and the Miami-Dade Police Department Public Safety Training Institute. The proposed Soccer Park will be a regional facility and will remain as a Miami-Dade County facility. Should this annexation be approved, the County should retain regulatory control over land use, development and service delivery over these facilities and the remaining County owned land.

The Incorporation and Annexation Committee of the Planning Advisory Board (PAB) held a public hearing on September 8, 2010, and recommended the BCC deny the annexation. The PAB held a public hearing on September 20, 2010 and recommended that the BCC deny the proposed annexation, and request that the BCC consider amending the Code to allow property owners to have a vote when it comes to annexation.

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

**Attachments**



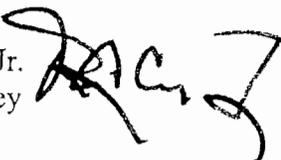
\_\_\_\_\_  
Jennifer Glazer-Moon, Special Assistant/Director  
Office of Strategic Business Management



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez      **DATE:**  
and Members, Board of County Commissioners

**FROM:** R. A. Cuevas, Jr.      **SUBJECT:** Agenda Item No.  
County Attorney 

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor

Agenda Item No.

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION RELATING TO ANNEXATION REQUEST OF THE CITY OF DORAL; PROVIDING THAT ACTION BE TAKEN PURSUANT TO SECTION 20-7(B) OF THE CODE OF MIAMI-DADE COUNTY TO EITHER DIRECT THE COUNTY ATTORNEY TO PREPARE THE APPROPRIATE ORDINANCE TO EFFECTUATE THE ANNEXATION REQUEST, DENY THE ANNEXATION REQUEST OR TO DEFER THE ANNEXATION REQUEST

**WHEREAS**, on August 13, 2009, the City of Doral submitted an annexation request for Section 16 to Miami-Dade County; and

**WHEREAS**, the Clerk of the Board placed the annexation request on the Board of County Commissioner's (Board's) agenda on September 1, 2009; and

**WHEREAS**, the Board referred the matter to the Planning Advisory Board (PAB) for its review and recommendation; and

**WHEREAS**, County staff has prepared a staff report attached hereto and incorporated herein by reference as Exhibit 1; and

**WHEREAS**, the PAB after reviewing the required staff report and after a public hearing adopted a resolution on September 8 and 20, 2010, providing a recommendation on the City of Doral Section 16 annexation request attached hereto and incorporated herein by reference as Exhibit 2; and

**WHEREAS**, the County Manager has prepared his recommendation on the City of Doral Section 16 annexation request which appears as part of this item; and

**WHEREAS**, pursuant to Section 20-7(B) the Board after public hearing either directs that the County Attorney prepare the appropriate ordinance to effectuate the annexation request or the Board may deny the request or defer the request,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

Section 1. The foregoing recitals are incorporated in this resolution.

Section 2. The Board of County Commissioners hereby takes the following action on the annexation request of the City of Doral for Section 16:

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

- |                                     |                   |
|-------------------------------------|-------------------|
| Joe A. Martinez, Chairman           |                   |
| Audrey M. Edmonson, Vice Chairwoman |                   |
| Bruno A. Barreiro                   | Lynda Bell        |
| Jose "Pepe" Diaz                    | Carlos A. Gimenez |
| Sally A. Heyman                     | Barbara J. Jordan |
| Jean Monestime                      | Dennis C. Moss    |
| Natacha Seijas                      | Rebeca Sosa       |
| Sen. Javier D. Souto                |                   |

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of May, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency. *CAC*

Craig H. Collier

# Memorandum



**Date:** June 7, 2010

**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 Doral Section 16

## Background

On August 21, 2003, the Village of Virginia Gardens 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 September 23, 2003 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). Between November of 2003 and 2004, the municipalities of Miami Springs, Medley and Doral filed annexation applications, the proposed boundaries of which conflicted with those of Virginia Gardens and each other. The BCC deferred the applications of Miami Springs, Medley and Doral asking that the four municipalities negotiate non-conflicting boundaries. In 2009, the municipalities reached an agreement and subsequently began to file new annexation applications with the Clerk of the Board. The applications for Miami Springs, Medley and Doral were accepted by the BCC from June through March of 2010. The Virginia Gardens application was forwarded to OSBM.

## Analysis

The proposed annexation area Section 16 is approximately 640.8 acres or one square mile. The proposed annexation area is generally bound on the north by NW 74<sup>th</sup> Street, on the south by NW 58<sup>th</sup> Street, on the east by NW 87<sup>th</sup> Avenue and on the west by NW 97<sup>th</sup> Avenue.

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, the City of Doral Police Department is comprised of 95 sworn officers and would provide immediate coverage to the annexation area, should it be approved.

It is important to note that the annexation area includes the Miami-Dade Police Department (MDPD) Training Bureau is located within the annexation area. The Training Bureau facility includes a gun range. The facility is identified as a Facility of Countywide Significance in Ordinance #05-141. Should the annexation be approved the County should retain all regulatory authority over all Facilities of Countywide Significance within the annexation area.

The following MDPD tables represent all calls for uniform and non-uniform police calls within the proposed area for calendar year 2009.

Year	Criteria	All Calls	Emergency Calls (Code 3)	Priority Calls (Code 2)	Routine Calls
2009	Total Calls	205	4	1	200

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
2009	6	0	6

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 Doral annexation area is within the territory of **Station 45, Doral**, located at 9710 NW 58 Street. The station is equipped with an Advanced Life Support Engine; totaling four (4) firefighter/paramedics, 24 hours a day, seven days a week.

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

**Station 48, Fontainebleau**, located at 8825 NW 16 Terrace. This station is equipped with a Rescue, an Advanced Life Support Engine and a TRT Heavy Rescue; totaling nine (9) firefighter/paramedics, 24 hours a day, seven days a week.

**Station 46, Medley**, located at 10200 NW 116 Way. This station is equipped with a Basic Life Support 50' Aerial; totaling four (4) firefighters/paramedics, 24 hours a day, seven days a week.

**Station 17, Virginia Gardens**, located at 7050 NW 36 Street. This station is equipped with an Advanced Life Support 75' Ladder and a Hazardous Materials Unit; totaling six (6) firefighter/paramedics, 24 hours a day, seven days a week.

**Station 28, Hialeah Gardens**, located at 8790 NW 103 Street. This station is equipped with a Rescue with Hazardous Materials capabilities; totaling three (3) 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 69 – Doral North**, located at 11151 NW 74 Street.

**Station 68 – Dolphin**, located at NW 112 Avenue and 17 Street.

**Station 75 – Beacon Lakes**, located at NW 17 Street and 129 Avenue.

Service Delivery

In calendar year 2009, there were a total of **42** alarms within the proposed annexation area with an average travel time of **4:36** minutes. There were a total of **22** Life Threatening calls with an average travel time of **3:57** 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 would be served by the same stations and resources within the Fire District.

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

<b>Miami-Dade Fire Rescue Department Proposed Annexation Area - Calendar Years 2007-2008-2009</b>						
	Travel Time Averages			Call Volume		
	2007	2008	2009	2007	2008	2009
Total Alarms	06:34	05:12	04:36	33	28	42
Life Threatening Emergencies	07:03	03:53	03:57	21	13	22
Non Life Threatening Emergencies	05:31	09:17	04:55	5	5	3
Other Miscellaneous	08:55	05:10	06:15	5	7	11
Other Fires	04:13	03:50	04:18	2	3	11

Water and Sewer

The proposed annexation area is within the Miami-Dade Water and Sewer Department's (WASD) water and sewer service area. Future WASD customers within the annexation area will receive service from WASD. WASD will own, operate and maintain any future facilities whether constructed by the City or by private developers. Adequacy and capacity of the County's water and sewer systems are dependent upon the type and timing of the development or redevelopment proposed to occur within the City. The annexation would have no impact on WASD's ability to provide services to the remaining unincorporated areas in the vicinity.

There are no proposed capital projects, including General Obligation Bond (GOB) projects in the area at this time. There are no water and sewer Facilities of Countywide Significance in the area.

### **Solid Waste**

The area proposed for annexation is largely commercial/industrial, the County does not provide waste collection service at this time and no immediate impact on either the Department of Solid Waste Management (DSWM) or the waste collection services provided to UMSA are anticipated. The City currently has an interlocal agreement with the County for the use of County collection, recycling and disposal services.

The City's annexation application is proposing to use DSWM disposal services as development occurs, the annexation would have no immediate impact on DSWM or disposal services provided. Long term impacts of disposal will be addressed as development occurs. The City does not provide waste collection services to industrial users, the property owners are responsible for contracting with a licensed waste hauler to provide this service.

### **Other Comments:**

The City of Doral annexation application proposes to use the NW 58 Street Landfill property as a park. The 58<sup>th</sup> Street Landfill/Household Hazardous Waste facility site is an area of Countywide Significance as identified by Ordinance # 05-141. Some of the issues that may be associated with this area being part of a municipality are: (1) potentially subjects the property to a patchwork of regulations, (2) may impact future planning, operations, and maintenance affecting the DSWM's ability to provide services in a coordinated and integrated manner, (3) the facility is susceptible to substantial change and development in the future, (4) services provided by this facility are a significant resource to the greater community, (5) the area is a former EPA Super Fund site with potential liabilities to the County into the future, (6) the area also has tenants of DSWM that could be affected by future city regulations (MDPD shooting range, Stericycle, GSA Fleet Management, Public Works) (7) Resource Recovery facility is exempted from local regulation under Chapter 62-17 FAC (Power Plant Site), the landfill is not.

### **Recommendation**

DSWM recommends denying the annexation based on the comments listed above. Should the annexation be approved, the County should retain all permitting, zoning, utility and regulatory controls for the entire area. The proposed annexation area contains property and facilities of Countywide Significance and will be subject to an interlocal agreement according to Sections 20-8.6 and 20-28 of the Code of Miami-Dade County.

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

#### **Potable Water**

The proposed annexation area is within the WASD retail service area. The source of water supply for this area is the Hialeah/Preston Water Treatment Plant. This plant is owned and operated by WASD, which at this time has sufficient capacity to provide current water demand. Water produced by this plant meets the required Primary Drinking Water Standards.

#### **Sanitary Sewer**

The proposed annexation area is within the WASD retail service area. This system is composed of gravity collection system and a force main running along the west and north boundary sides of the area to be annexed (NW 97 Avenue and NW 74 Street). The gravity collection system discharges to pump station 30-0208, then to pump station 30-0187, and finally to the Central District Wastewater Treatment Plant. The force main directs the flow to pump station 30-0187 and then to Central District Wastewater Treatment Plant. There is also, within this area, a

private collection system permitted under PSO-746, which discharges to pump station 30-0208, then to pump station 30-0187 and finally to Central District Wastewater Treatment plan. The Wastewater Treatment Plant and all the mentioned pump stations are owned and operated by WASD and are operating within the mandated criteria set forth in the First Partial Consent Decree. At this time the Central District Wastewater Treatment Plant does have sufficient capacity to treat current discharge.

#### Stormwater Management

Portion of the proposed annexation area is located within Flood Zone AH-6, which is a flood plain, as per FEMA's definition of the 100 year flood event. Flooding may occur in this area up to an elevation of 6.0 feet above mean sea level. Therefore, all new construction in this Zone shall have a minimum floor elevation as required by FEMA.

The following secondary canals (County Canals) and/or canal interests are within the proposed annexation area:

- The 58 Street Canal in Section 16-53-40.

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 prior obtaining a DERM written approval. Furthermore, all secondary canals within the service area of the City shall require a canal maintenance agreement between the City and the County. This allows the Miami-Dade County's Public Works Department to continue the maintenance activities within the above mentioned canals.

A permit from the Water Control Section of DERM is required prior to the City issuing any permits for work within any canal limits, or storm discharge to an open body of water, i.e. canal, lakes etc.

The entire proposed annexation area is located within the East Turnpike Wetland Basin. For all new developments within the limits of the City of Doral, a stormwater drainage system referred to as Environmental Resources Permit may be required to reduce potential flooding and to improve the water quality of the stormwater runoff. DERM has the jurisdiction to require an Environmental Resources Permit countywide. The South Florida Water Management District has the jurisdiction to require said Environmental Resources Permit in wetland areas.

The proposed annexation area is the Northwest 58 Street Landfill where contamination has been documented in some areas of the landfill. Therefore, all future stormwater management systems shall require DERM review and approval prior to the City issuing building permits.

#### Stormwater Utility (SWU) Program and Fees

At the time of approval of the proposed annexation, all improved properties in the proposed annexation area will be paying a stormwater utility fee to Miami-Dade County (County). This fee is used to administer stormwater management programs throughout the Unincorporated Municipal Service Area (UMSA). It is expected that these stormwater accounts would immediately become part of the Doral service area when the annexation is formally approved.

If stormwater utility accounts in the annexed area are billed through WASD, it will be the responsibility of Doral to negotiate with WASD to continue or modify an existing agreement.

Doral must also pay its pro-rata share of the debt service on the 1999 and 2004 Stormwater Utility Revenue Bonds for the proposed annexation area. Payment to the County for the Doral debt service on these bonds will initiate immediately upon annexation. Actual costs for the above will be determined at the time of annexation and billed independently or collected through a WASD agreement.

#### Drainage Repair and Maintenance

A review of the County's Water Control Plan reveals secondary canal(s) that provide a drainage service to the proposed annexation area including, but not limited to the N.W. 58 Street Canal. A modification to the existing interlocal agreement for Stormwater Management between Doral and the County may be required.

A cost-share for FEMA or other federally funded projects may also be necessary, if such projects have been constructed, are under construction, or are planned for the proposed annexation area.

#### Drainage Permitting

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

DERM has received delegated authority to issue permits for the South Florida Water Management District, through issuance of the Environmental Resources Permit (ERP). Jurisdiction to require an ERP is countywide, and is dependent upon the size of the development. Authority and attendant permits to allow construction of an overflow outfall to a body of water is also countywide, as is performing drainage works in County rights-of-way.

The above requirements and authority would exist in the annexation area as it currently does in the City of Doral.

#### National Flood Insurance Program (NFIP)

The NFIP is a program wherein 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 municipality is incorporated, FEMA requires the municipality to apply to become an NFIP community within six months of incorporation. A later annexation would add the annexed area to the existing community.

Doral would need to report to FEMA, as part of its FEMA Biennial Report, that the annexed area is included in Doral's Municipal boundaries.

#### 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.

Although the County cannot map and propose drainage projects in incorporated areas, County roads lie within incorporated boundaries. In these areas, the County will model the basins where these roads exist, using the best available data provided by the municipalities. Therefore, the quality of the modeling for these County roads may be limited, depending on the information provided by the municipalities. County engineers will request from the Doral staff any data that would assist in modeling these areas. Cooperation between the Doral 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 the periodic updates of the Flood Insurance Rate Maps (FIRM) that benefit the Doral 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. Municipalities 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.

Miami-Dade County's NPDES permit is a joint permit with 32 co-permittees (including municipalities) with Miami-Dade County as the lead agency. Because sampling of stormwater runoff is required, the County performs the sampling and all the parties to the permit cost-share the monitoring costs.

A review of permit records reveals that the Doral is currently a co-permittee in the County's joint permit. Therefore, the presence of any outfalls within the annexed area would change the Doral cost-share percentage contribution. There is also a permit fee that Doral pays annually to the State of Florida for the NPDES permit. The amount of this permit fee may increase if the annexation is approved.

#### Transfer of Roads

Certain County roads located within the proposed annexation area may need to be transferred to Doral. This is accomplished through an interlocal agreement. This agreement would outline the subject roads, various road-related services, and the responsibilities of Doral and the County for these services. Because County Stormwater Utility funds are used to maintain drainage systems in the County rights-of-way and roads, during preparation of the agreement, the Water Management Division must be consulted for its comments and approval.

#### Hazardous Waste

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

Folio # 30-3016-000-0010:

1. NW 58 Street Landfill, 8831 NW 58 ST, (SW-1373/F-10545) is a closed landfill and has records associated with solid waste contamination. This facility is currently under a methane monitoring program.
2. MDPD-Training Bureau Gun Range, 9601 NW 58 ST, (HWR-540/F-19511) has records associated with lead contamination. The Florida Department of Environmental Protection has mandated authority over gun ranges.

There are no historical records of contamination assessment or remediation issues associated with non-permitted sites within the area proposed for annexation.

None of the area proposed for annexation is known to be saltwater intruded based on the 1995 USGS 1,000 ppm isochlor line, which approximates the inland extent of saltwater intrusion at the base of the aquifer.

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

#### Tree Preservation

##### Area 53-40-16

Properties within this area contain tree resources. Any trees within sites that contain wetland resources will be regulated through a Class IV Wetland Permit. Any non-wetland tree resources may require a Miami-Dade County Tree Removal Permit prior to removal or relocation as per the requirements of Section 24-49 of the Miami-Dade County Code (the Code).

#### Natural Forest Community

The subject area does not contain properties that are designated Natural Forest Communities by Miami-Dade County.

#### Wetlands Resources

Wetlands Resources Section records indicate that portions of the subject area contain jurisdictional wetlands as defined by Section 24-5 of the Code. Such determinations are made on a site by site basis, and any properties found to contain jurisdictional wetlands after a review by this Section will require a Class IV Wetland Permit for any work proposed as per the requirements of Section 24-48 of the Code.

Permits from the Army Corps of Engineers, the Florida Department of Environmental Protection and the South Florida Water Management District may also be required.

#### Review and approval or disapproval of development orders

DERM will continue to provide approval or disapproval of development orders as required by Chapter 24 of the Code. This includes the following:

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

DERM will continue to review 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.

#### 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.

DERM's regulatory activities are enforceable under County Code in both incorporated and unincorporated areas and DERM currently provides the above services to the subject area. 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 8 lane miles within the City of Doral Annexation Application Area. The County is proposing to keep the following corridors:

- NW 58 Street from NW 97 Avenue to NW 87 Avenue
- NW 74 Street from NW 97 Avenue to NW 87 Avenue
- NW 97 Avenue from NW 58 Street to NW 74 Street
- NW 87 Avenue from NW 58 Street to NW 74 Street

The corridors listed above represent all 8 lane miles listed within the annexation area. In conjunction with the annexation, an interlocal agreement between the City and the County will be negotiated to turn over the local roads within the annexation area and detail the roads that will remain with the County.

#### Park and Recreation

The Miami-Dade Regional Soccer Park is located within the Doral annexation area. The park is currently not developed, but it is classified in the Comprehensive Development Master Plan as a regional park. This park will not be transferred to the City if the annexation is approved. Currently there are no GOB, SNP, or QNIP funds for the development of this park.

**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 does not divide a Census Designated Place.

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 18 percent of the land use within the City of Doral is categorized as transportation, communication and utilities. The existing land uses in the proposed annexation area are categorized as transportation, communication and utilities, institutional, parks and inland waters. The existing land uses within the proposed annexation area are similar to those within the City of Doral.

The existing underlying zoning in the proposed annexation area is: GU – Interim.

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 annexation area will have no affect on the State Enterprise Zone or on the entitlements since these areas are not in the EZ or in CDBG eligible block groups.

4. Impact public safety response times:

Fire and Rescue: 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 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 the UMSA will be reduced. Conversely, departmental resources would then be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation endeavors, the full impact upon 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 (PWD) has determined that the proposed annexation does not introduce any barriers to municipal traffic circulation:

PWD policies dictate retention of full and half section line roadways and other principal highways as County-maintained facilities. Additionally, bicycle trails may be proposed within the annexation area, which would be County bicycle facilities. The Metropolitan

Planning Organization Bicycle-Pedestrian Coordinator and the Miami-Dade Public Works Traffic Engineering Division should be contacted for additional information.

PWD will retain Traffic Engineering jurisdiction over all streets within the annexation area, with the exception of state roads.

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 but may be subject to change as a result of competition. Pursuant to state law which became effective July 1, 2007, Miami-Dade County no longer has 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>.

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:

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

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

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

Routes 36 and 87 serve the annexation area. Route 36 serves the Executive Doral Center (City Hall) which is about 0.5 miles from the SE corner of the annexation area (NW 58 St/87Ave) Route 36 also services Dolphin Mall, International Mall, Social

Security Office on NW 36 Street and the Allapattah Metrorail Station. Route 87 services the Executive Doral Center, Mall of the Americas, Dadeland Mall and the Palmetto and Dadeland North Metrorail Stations.

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 Doral. The schools serving the proposed annexation area are Dr. John I. Smith Elementary, Doral Middle, and Ronald W. Reagan (Doral) Senior 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 does not divide a Census Designated Place.

- 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. Approval of the proposed annexation would result in the creation of an enclave; if a recently submitted annexation application by the Town of Medley is not approved.

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

As shown in the attached map, the boundaries are logical and follow major roadways. The proposed annexation area is bounded on the north by NW 74 Street and the Town of Medley, on the west and south by the municipal boundary of the City of Doral and on the east by NW 87 Avenue.

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.

All of the properties within the annexation area are governmental and have no taxable value. The current City of Doral millage rate is 2.447 mills, and the current UMSA millage rate is 2.0083. The Doral millage rate is .4387 mills higher than the UMSA millage rate.

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

As shown in the attached map, the entire annexation area is located inside the 2015 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?

All of the properties within the annexation area are governmental and have no taxable value. There is no revenue attributable to the proposed annexation area. The County spends an estimated \$195,434 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$195,434 (Attachment B). However, it is important to note that most of these expenses would continue to occur as MDPD would continue to respond to calls within Miami-Dade facilities and the County would continue to provide support to this area, therefore there would be no savings to the UMSA budget.

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues generated in the area.

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 no residents in the annexation area. Therefore, the per capita taxable value cannot be calculated.

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

The "Institutions, Utilities, and Communications" land use designation accommodates major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as resources recovery plant, major government office centers and military installations. Offices are also allowed in this map category. Also allowed are internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office may also be approved in this map category.

The "Parks and Recreation" category allows certain commercial activities that support the recreational uses and relate to the resources of the park, such as marine supply stores, fuel docks or tennis and golf clubhouses may be considered for approval in the Parks and Recreation category. Other commercial recreational, entertainment or cultural uses may also be considered for approval in the Parks and Recreation category if authorized in accordance with Article 6 of the Miami-Dade Charter, as amended, and if they are related to, and would increase the quality, utility or enjoyment of the site and its natural, historical, and archaeological resources and facilities.

As previously stated, the County's 58 Street Landfill/Household Hazardous Waste Facility is located within the proposed annexation area. This facility is listed in Table 3 of the CDMP's Intergovernmental Coordination Element (ICE) as being a facility of countywide significance. Policies 3G and 3H of the ICE state:

***ICE-3G.** Maintain and utilize the authority provided in the Miami-Dade Charter for the County to maintain, site, construct and/or operate public facilities in incorporated and unincorporated areas of the County. Furthermore, in order to protect and promote the health, safety, order, convenience, and welfare of the residents, the County should retain regulatory control over land use, development and service delivery for all facilities of countywide significance as listed in Table 3. While the County reserves all rights provided by the Miami-Dade County Charter, when siting facilities of countywide significance within the boundaries of an incorporated municipality, the County will consider the municipal comprehensive plan and development regulations, as well as the need for the public facility and suitable alternative locations.*

***ICE-3H.** Miami-Dade County will maintain, as a particular area of attention in this planning program, the systematic review of the aesthetics and physical conditions along boundaries between incorporated municipalities and unincorporated areas in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Miami-Dade County will similarly review and approve changes to the land use, development and zoning of properties that surround facilities of countywide significance, as listed in the Table 3, in an effort to maintain or improve the compatibility and transition between the adjoining properties and the facilities. Formal agreement to conduct these reviews or to implement the resulting recommendations will be proposed as warranted.*

7. Does the proposed annexation area include areas designated as terminals on the County's Adopted Land Use Plan Map?

There are no terminals within the proposed annexation area.

#### Demographic Profile of the Area

According to the Census 2000 population files, there is no population within the proposed annexation area.

#### Development Profile of the Area

Approximately 88 percent of the 640.8 acres in the proposed annexation area is in transportation, communication and utility use, six percent is institutional use, and five percent of

the area is parks/recreational use. Except for 9 acres owned by the South Florida Water Management District, the entire annexation area is owned by Miami-Dade County and includes, among others, the Solid Waste Department's 58 Street Landfill/Household Hazardous Waste Facility, the General Service Administration's (GSA) main heavy equipment repair shop, and the Miami-Dade Public Safety Training Institute. In addition, the Miami-Dade Park and Recreation Department is currently working on plans for a 47-acre regional soccer park located within the proposed annexation area.

**Doral Annexation Area  
2010 Existing Land Use**

<b>Land Use</b>	<b>Annexation Area (Acres)</b>	<b>Annexation Area (Percent Of Total)</b>	<b>Doral (Area Acres)</b>	<b>Doral (Percent of Total)</b>	<b>Miami-Dade County (Acres)</b>	<b>Miami-Dade County (Percent of Total)</b>
Residential	0.0	0.0	1,229.9	12.9	109,394.9	7.0
Commercial & Office & Transient Residential	0.0	0.0	949.8	9.9	14,686.6	0.9
Industrial	0.0	0.0	1,603.4	16.8	17,533.5	0.9
Institutional	41.2	6.4	220.5	2.3	14,204.8	1.1
Parks/Recreation	33.8	5.3	1,156.6	12.1	802,757.0	51.3
Transportation, Communication, Utilities	560.8	87.5	1,786.4	18.7	87,457.4	5.6
Agriculture	0.0	0.0	209.0	2.2	61,444.9	3.9
Undeveloped	0.0	0.0	1,433.5	15.0	137,172.6	8.8
Inland Waters & Coastal Water Bays and Oceans	5.1	0.8	974.2	10.2	318,963.4	20.4
<b>Total:</b>	<b>640.8</b>	<b>100.0</b>	<b>9,563.3</b>	<b>100.0</b>	<b>1,563,614.9</b>	<b>100.0</b>

Source: Miami-Dade County Department of Planning and Zoning, Research Section January, 2010

**SUMMARY OF ISSUES FOR CONSIDERATION**

All but 9 acres of the proposed annexation area are owned by Miami-Dade County. The South Florida Water Management District owns the remaining 9-acre parcel. The properties within the annexation area do not generate any revenue, however expenses associated with the properties will continue to occur, therefore there is no fiscal benefit to UMMSA, and no positive revenue gain to the municipality.

The proposed annexation includes, among others, the following existing and future Miami-Dade County facilities:

- o The Solid Waste Department's 58 Street Landfill/Hazardous Waste Facility.
- o The General Service Administration's (GSA) main heavy equipment repair shop.
- o Police Department's Public Safety Training Institute (Training Bureau).
- o The proposed Park and Recreation Department's 47-acre regional soccer park.

Ordinance #05-141 identifies the Solid Waste, Police and Park and Recreation facilities/sites within the proposed annexation area as facilities of countywide significance.

Section 20-8.6 of the County Code also provides for areas or facilities of countywide significance. In addition to providing definition for these areas and facilities, the Code requires that:

- o *Regulatory Jurisdiction Over Areas or Facilities of Countywide Significance Reserved to the County. Jurisdiction for purposes of comprehensive planning, zoning and building and other development approvals (including but not limited to land use, site plan approvals, issuance of building permits, building inspections, issuance of certificates of occupancy, zoning applications, special exceptions, variances, building or zoning moratoria, and all other types of functions typically performed by the departments responsible for building, planning and/or zoning), water and sewer installations, compliance with environmental regulations, and utility regulation shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provision to the contrary. If an "Area or Facility of Countywide Significance" is located in an area which is sought to be annexed to a municipality or incorporated, the County shall not transfer operation, maintenance, or regulatory jurisdiction of such Area or Facility to a municipality, unless expressly permitted herein.*
- o *Condition of Annexation. The provisions of this section shall be considered a condition of annexation for any area annexed after the effective date of this ordinance and shall be the subject of an interlocal agreement between the County and the annexing municipality. This interlocal agreement shall be adopted by the annexing municipality prior to the County Commission's adoption of any ordinance authorizing a boundary change.*

CDMP Policy ICE 3G states that in the event of annexation or incorporation, the County "should retain regulatory control over land use, development and service delivery for all facilities of countywide significance." As stated before, all land in this area is utilized as public facilities.

Approval of the proposed annexation would result in the creation of an enclave; if the recently submitted annexation application by the Town of Medley is not approved.

Given all the above, the Department questions the City's purpose for the proposed annexation.

DSWM recommends denying the annexation based on the comments listed in the Solid Waste section of the report. Should the annexation be approved, the County should retain all permitting, zoning, utility and regulatory controls. The proposed annexation area contains property and facilities of Countywide Significance and will be subject to an interlocal agreement according to Sections 20-8.6 and 20-28 of the Code.

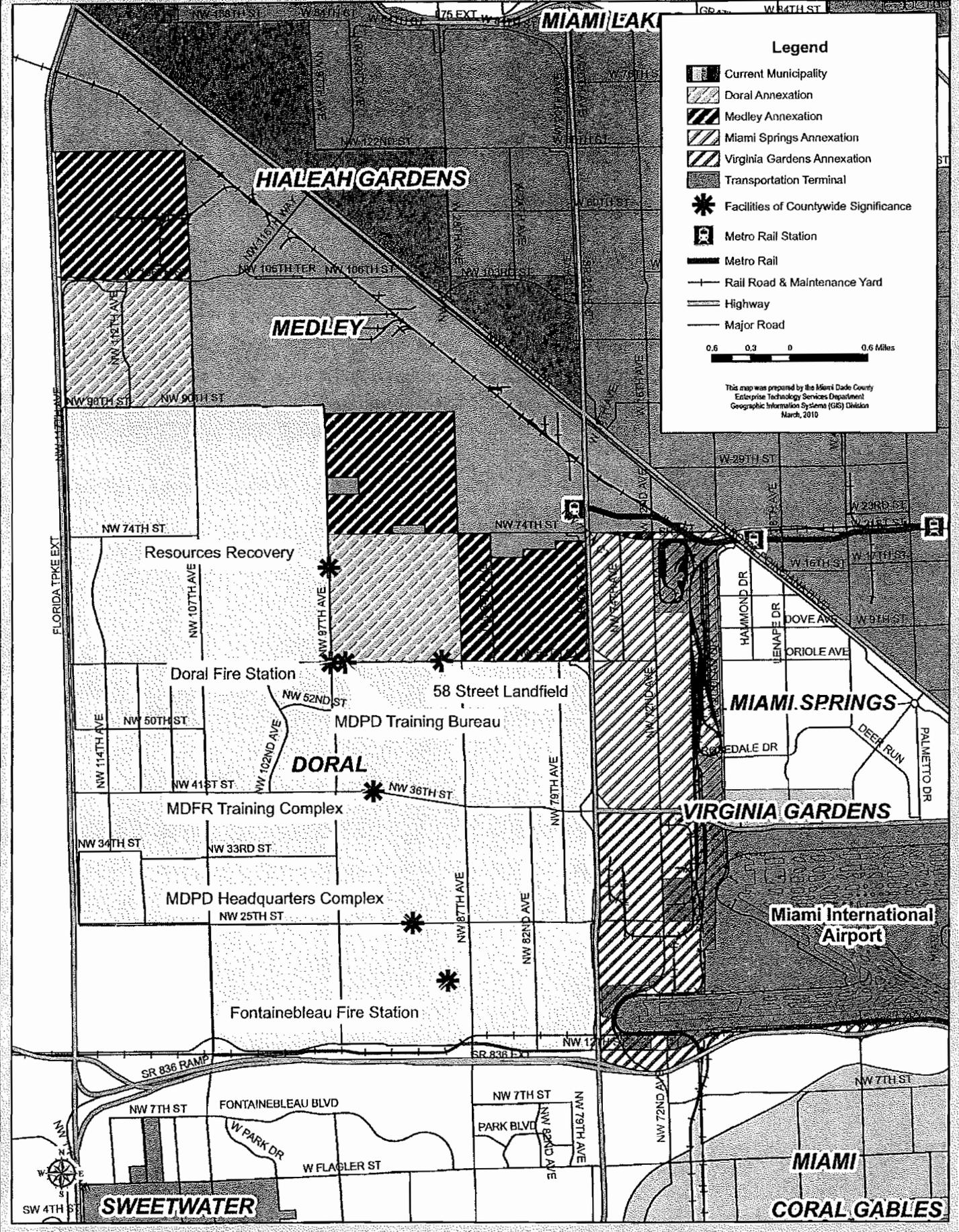
As a condition of annexation, the City of Doral through an interlocal agreement with the County, shall agree that the proposed annexation area remain within the Miami-Dade Fire Rescue District in perpetuity.

Attachments:

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

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

*Miami-Dade County*  
 Doral, Miami Springs, Medley and Virginia Gardens Annexation



**City of Doral Annexation  
Estimated Impact on UMSA Budget**

<b>Based on FY 09-10 Budget</b>	<b>Annexation Assumptions</b>	
Property Tax Revenue	Allocation based on tax roll & millage	\$5,000
Franchise Fees	County Retains Revenues	
Sales Tax	Allocation based on \$61.79 per person	\$0
Utility Taxes	County Retains Revenues	
Communications Tax	Allocated based on tax roll/population	\$798
Alcoholic Beverage License	Allocation based on \$0.24 per person	\$0
Occupational License	Allocation based on \$1.72 per person	\$0
Interest	Allocation based on 1.31% of total revenue	\$55
Miscellaneous Revenues	Allocation based on \$0.45 per person	\$0
<b>Revenue to UMSA</b>		<b>\$5,853</b>
<b>Cost of Providing UMSA Services</b>		
Police Department		\$159,211
UMSA Police Budget (without specialized)	\$298,967,563	
Park and Recreation Dept	Based on cost of parks	\$0
Public Works		
Centerline Miles	Centerline miles times cost per lane mile	\$0
Planning, Neighborhood Compliance and others	Direct cost times 11.7%	\$18,628
SNIP (pay-as you-go)	Utility Taxes as a % of debt service 15.5%	\$0
Policy Formulation/Internal Support	Direct cost times 10.7%	\$17,036
<b>Cost of Providing UMSA Services</b>		<b>\$194,875</b>
<b>Net to UMSA</b>		<b>(\$189,022)</b>
<ul style="list-style-type: none"> <li>. Does not include gas tax funded projects</li> <li>. Does not include canal maintenance revenues or expenses</li> <li>. Does not include proprietary activities: Building, Zoning, Solid Waste</li> <li>. Does not include Fire and Library Districts</li> <li>. Revenues are based on allocations not actuals</li> </ul>		
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.		
009 Taxable Property Rolls		\$2,500,098
000 Area Census Population		0
009 UMSA Population		1,081,014
009-10 UMSA Millage		2.0083
Controllable Sq. Miles - UMSA (post Cutler Bay)		443.53
Total Calls For Service - UMSA 2008		654,181
Part 1 Crimes - UMSA 2008		58,638
Part 2 Crimes - UMSA 2008		22,546
Controllable Sq. Miles - Study Area		1
Total Calls for Service - Study Area		200
Part 1 Crimes - Study Area		6
Part 2 Crimes - Study Area		0
Cost per Centerline Mile		\$2,583
Number of Centerline Miles		0
Per Capita Taxable Value		#DIV/0!

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING  
ADVISORY BOARD ANNEXATION COMMITTEE  
RECOMMENDING THAT THE PLANNING ADVISORY BOARD  
RECOMMEND DENIAL TO THE BOARD OF COUNTY  
COMMISSIONERS REGARDING THE PROPOSED ANNEXATION  
TO THE CITY OF DORAL (SECTION 16)

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

Area: On the North: NW 74 Street;  
On the South: NW 58 Street;  
On the East: NW 87 Avenue;  
On the West: NW 97 Avenue, 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 June 7, 2010; and

WHEREAS, on September 8, 2010, the Incorporation and Annexation Committee held an advertised public meeting, concerning this application for annexation by the City of Doral,

NOW THEREFORE BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD INCORPORATION AND ANNEXATION COMMITTEE, that it recommends the Planning Advisory Board recommend denial of the proposed annexation application.

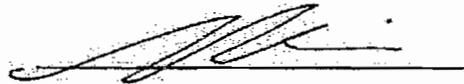
The forgoing resolution was offered by Board Member Serafin Leal, who moved its adoption and was seconded by Board Member Raymond Marin, and upon being put to a vote the vote was as follows:

Reginald Clyne	Absent	Raymond Marin	Yes
Serafin Leal	Yes	Georgina Santiago	Yes

William Riley, Chair    Absent

The Chair thereupon declared the resolution duly passed and adopted this 8th day of September 2010.

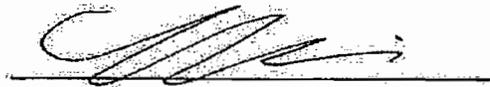
I hereby certify that the above information reflects the action of the Board.



Marc C. LaFerrier, AICP  
Executive Secretary

The Chair thereupon declared the resolution duly passed and adopted this 8th day of September 2010.

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 DENY THE PROPOSED  
ANNEXATION TO THE CITY OF DORAL (SECTION 16)

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

Area: On the North: NW 74 Street;  
On the South: NW 58 Street;  
On the East: NW 87 Avenue;  
On the West: NW 97 Avenue, 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 June 7, 2010; and

WHEREAS, on September 8, 2010, the Planning Advisory Board's Incorporation and Annexation Committee held an advertised public meeting, concerning this application for annexation by the City of Doral; and

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

WHEREAS, on September 20, 2010, the Planning Advisory Board held an advertised public hearing, concerning this application by the City of Doral;

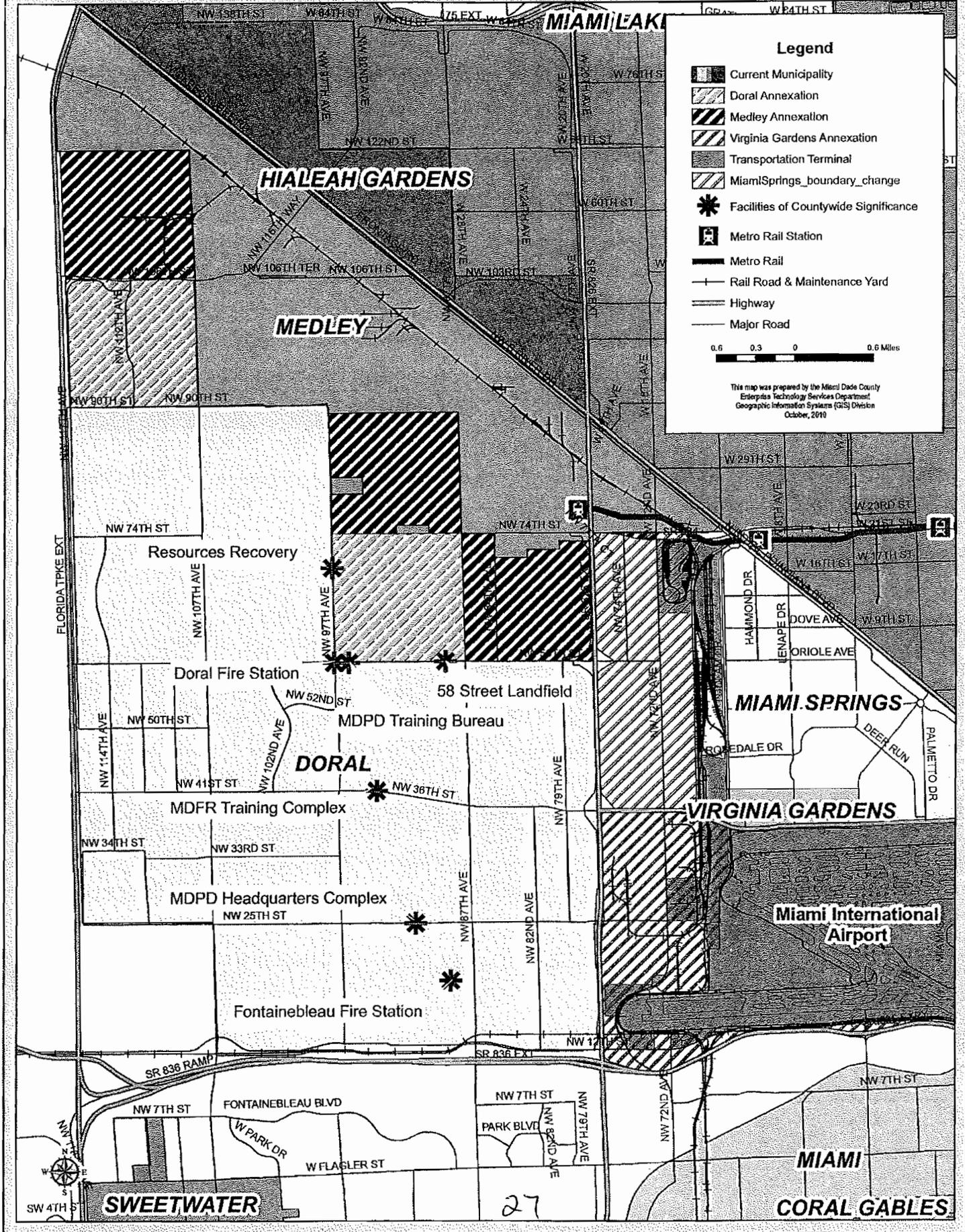
NOW THEREFORE BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD, that it recommends the Board of County Commissioners deny the proposed annexation.

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

Reginald J. Clyne	Absent	Daniel Kaplan	Absent
Antonio Fraga	Absent	Serafin Leal	Yes
Pamela Gray	Yes	Raymond Marin	Yes
Horacio Carlos Huembes	Absent	Paul O'Dell	Yes
Rolando Iglesias	Absent	William Riley	Yes
Joseph James	Yes	Georgina Santiago	Yes

Wayne Rinehart, Chair    Yes

Miami-Dade County  
Doral, Miami Springs, Medley and Virginia Gardens Annexation



**Legend**

- Current Municipality
- Doral Annexation
- Medley Annexation
- Virginia Gardens Annexation
- Transportation Terminal
- MiamiSprings\_boundary\_change
- Facilities of Countywide Significance
- Metro Rail Station
- Metro Rail
- Rail Road & Maintenance Yard
- Highway
- Major Road

0.6 0.3 0 0.6 Miles

This map was prepared by the Miami Dade County  
Enterprise Technology Services Department  
Geographic Information Systems (GIS) Division  
October, 2010

Resources Recovery

Doral Fire Station

58 Street Landfield

MDPD Training Bureau

**DORAL**

MDFR Training Complex

MDPD Headquarters Complex

Fontainebleau Fire Station

**MIAMI SPRINGS**

**VIRGINIA GARDENS**

Miami International Airport

**MIAMI**

**CORAL GABLES**

**SWEETWATER**

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**Doral Section 16  
Estimated Impact on UMSA Budget**

EXHIBI

<b>Based on FY 10-11 Budget</b>	<b>Annexation Assumptions</b>	
Property Tax Revenue	Allocation based on tax roll & millage	\$9,000
Franchise Fees	County Retains Revenues	
Sales Tax	Allocation based on \$61.79 per person	\$0
Utility Taxes	County Retains Revenues	
Communications Tax	Allocated based on tax roll/population	\$1,327
Alcoholic Beverage License	Allocation based on \$0.24 per person	\$0
Occupational License	Allocation based on \$1.72 per person	\$0
Interest	Allocation based on 1.31% of total revenue	\$97
Miscellaneous Revenues	Allocation based on \$0.45 per person	\$0
<b>Revenue to UMSA</b>		<b>\$10,424</b>
<b>Cost of Providing UMSA Services</b>		
Police Department		\$131,341
UMSA Police Budget (without specialized)		
Park and Recreation Dept	Based on cost of parks	\$0
Public Works		
Centerline Miles	Centerline miles times cost per lane mile	\$0
Planning, Code Compliance and others	Direct cost times 11.3%	\$14,894
QNIP (pay-as you-go)	Utility Taxes as a % of debt service 23%	\$0
Policy Formulation/Internal Support	Direct cost times 11.3%	\$14,894
<b>Cost of Providing UMSA Services</b>		<b>\$161,129</b>
<b>Net to UMSA</b>		<b>(\$150,705)</b>
<p>1. Does not include gas tax funded projects                  2. Does not include canal maintenance revenues or expenses                  3. Does not include proprietary activities: Building, Zoning, Solid Waste                  4. Does not include Fire and Library Districts                  5. Revenues are based on allocations not actuals</p> <p>Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.</p>		
2010 Taxable Property Rolls		\$4,155,339
2000 Area Census Population		0
2010 UMSA Population		1,073,747
2010-11 UMSA Millage		2.298
Patrollable Sq. Miles - UMSA (post Cutler Bay)		443.53
Total Calls For Service - UMSA 2009		654,181
Part 1 Crimes - UMSA 2009		58,638
Part 2 Crimes - UMSA 2009		22,546
Patrollable Sq. Miles - Study Area		1
Total Calls for Service - Study Area		200
Part 1 Crimes - Study Area		6
Part 2 Crimes - Study Area		0
Cost per Centerline Mile		\$1,909
Number of Centerline Miles		0
Per Capita Taxable Value		N/A

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