

# MEMORANDUM

LUDC  
Agenda Item No. 1(F)6

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** October 10, 2013

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution relating to annexation  
request of the City of Doral;  
Providing that action be taken  
pursuant to Section 20-7(B) of  
the Code

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The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Land Use & Development Committee.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/smm

# Memorandum



**Date:** November 5, 2013

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

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

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Pursuant to Chapter 20-7 (B) of the Miami-Dade County Code (Code) and following the required public hearing, the Board of County Commissioners (Board) shall adopt the accompanying resolution to take one 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; or
- Defer such requested boundary change for further consideration at a subsequent meeting.

### Recommendation

It is recommended that the Board consider the boundary change as proposed by the City of Doral.

### Scope

The proposed annexation area is approximately one square mile of the unincorporated municipal service area (UMSA) generally bounded on the north by NW 74 Street, on the south by NW 58 Street, on the east by NW 87 Avenue, and on the west by the NW 97 Avenue. The area is within Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz.

### Fiscal Impact/Funding Source

The annexation area's 2012 taxable value is \$2,542,806 due to personal property located within the area. At the current UMSA millage rate of 1.9283 mills, the ad valorem revenue attributable to the annexation area is \$4,658. At the FY 2012-13 City of Doral millage rate of 2.2215 mills, the ad valorem revenues attributable to the annexation area would be \$5,366. Therefore, the expected tax increase to the entire annexation area would be \$708 as a result of the additional 0.2932 mills.

As noted in Exhibit 2, the "Impact to UMSA", the proposed annexation area generates an estimated \$6,025 in total revenue including ad valorem and other revenues. The County spends an estimated \$181,135 per year providing services to that area. 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

If the annexation is approved, the Office of Management and Budget will monitor the interlocal agreement governing the annexation area.

### **Background**

The City of Doral 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: the Solid Waste 58 Street Landfill/Hazardous Waste Facility; Internal Services' heavy equipment repair shop; Miami-Dade Police's Public Safety Training Institute; and Parks, Recreation and Open Spaces' proposed 47 acre regional soccer park. Pursuant to Ordinance No. 05-141, two of these are facilities countywide significance: the Solid Waste 58 Street Landfill/Hazardous Waste Facility and the Miami-Dade Police Department Public Safety Training Institute. 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. There is no financial impact to the City of Doral should this annexation be approved as the County would continue to oversee planning and zoning, building services and provide police services to the area. The County could be subjected to future zoning restrictions that may be contrary to our interests should this annexation be approved, without retention of regulatory control over the annexation area.

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 Board at the September 23, 2003 meeting and was forwarded to the Office of Management and Budget for review and further processing, as required by the 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 the Village of Virginia Gardens and each other. The Board deferred the applications by the municipalities of Miami Springs, Medley and Doral, and requested 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 by the municipalities of Miami Springs, Medley and Doral were accepted by the Board from June through March of 2010. Staff has updated information based on current property tax rolls, revenues and expenditures.

### **Charter Considerations**

On November 6, 2012, Section 6.04 B of the Miami-Dade County Charter was amended requiring the Board to consider whether commercial areas are included in the boundaries of the proposed area to be annexed for the mere benefit of increasing the tax base of the annexing municipality.

The Doral annexation is entirely government owned land, there is no residential development within the annexation area.

### **Code Considerations**

Pursuant to Section 20-7 of the Code, staff is to provide the Board and the Planning Advisory Board with the following information for consideration of the annexation.

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, with a majority of ethnic minority or lower income residents, have petitioned to be in the annexation area.*

- c) The area is not, or 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 (Exhibit 1), 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, however there is tangible personal property worth \$2,542,806. The current City of Doral millage rate is 2.2215 mills, and the current UMSA millage rate is 1.9283. The Doral millage rate is .2932 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 real property taxable value. The annexation area's tangible personal property taxable value is \$2,542,806 due to personal property located within the area. At the FY 2012-13 City of Doral millage rate of 2.2215 mills, the ad valorem revenues attributable to the annexation area would be \$5,366. At the current UMSA millage rate of 1.9283 mills, the ad valorem revenues attributable to the annexation area would be \$4,658. The expected tax increase to the entire annexation area would be \$708 at an additional .2932 mills.*

*As noted in Exhibit 2, the proposed annexation area generates an estimated \$6,025 in revenue. 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.*

*Pursuant to Section 20-8.1 and 20-8.2 of the 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. Definitions of these categories are located in the staff report to the Planning Advisory Board.*

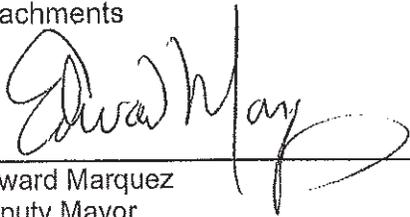
7. Does the proposed annexation area include areas designated as terminals on the County's Adopted Land Use Plan Map?

*There are no terminals within the proposed annexation area.*

The Incorporation and Annexation Committee of the Planning Advisory Board held a public hearing on September 8, 2010, and recommended the Board deny the annexation. The Planning Advisory Board held a public hearing on September 20, 2010 and recommended that the Board deny the proposed annexation, and request that the Board consider amending the Code to allow property owners to have a vote when it comes to annexation. Subsequent to the Planning Advisory Board meeting, the City requested an indefinite deferral on the annexation. On February 27, 2013, the City adopted Resolution No. 13-20 (Exhibit 3) reconfirming the City of Doral's intention to annex the area.

The staff report, as reviewed by the Planning Advisory Board, is attached for your convenience.

Attachments



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Edward Marquez  
Deputy Mayor

- Exhibit 1 – Map of Annexation Area
- Exhibit 2 – Impact to UMSA FY 2012-13
- Exhibit 3 – Doral Resolution 13-20
- Exhibit 4 – Doral Resolution 09-90
- Exhibit 5 – Planning Advisory Board Resolution
- Exhibit 6 – Staff Report Doral Section 16 Annexation
- Exhibit 7 – Doral Section 16 Annexation Application



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** November 5, 2013

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No.

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 Mayor'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 \_\_\_\_\_

11-5-13

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 AND INTERLOCAL AGREEMENT 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 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 6; and

**WHEREAS**, the PAB after reviewing the required staff report and after a public hearing adopted a resolution on September 20, 2010, providing a recommendation on the City of Doral annexation request attached hereto and incorporated herein by reference as Exhibit 5; and

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

**WHEREAS**, pursuant to Section 20-7(B) the Board, after public hearing and consideration of the applicable guidelines, has the authority to either direct the County Attorney to prepare the appropriate ordinance to effectuate the annexation request and accompanying

interlocal agreement for sponsorship by the Board of County Commissioners, 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 City of Doral:

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:

Rebeca Sosa, Chairwoman  
Lynda Bell, Vice Chair

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

Esteban L. Bovo, Jr.  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 5<sup>th</sup> day of November, 2013. 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

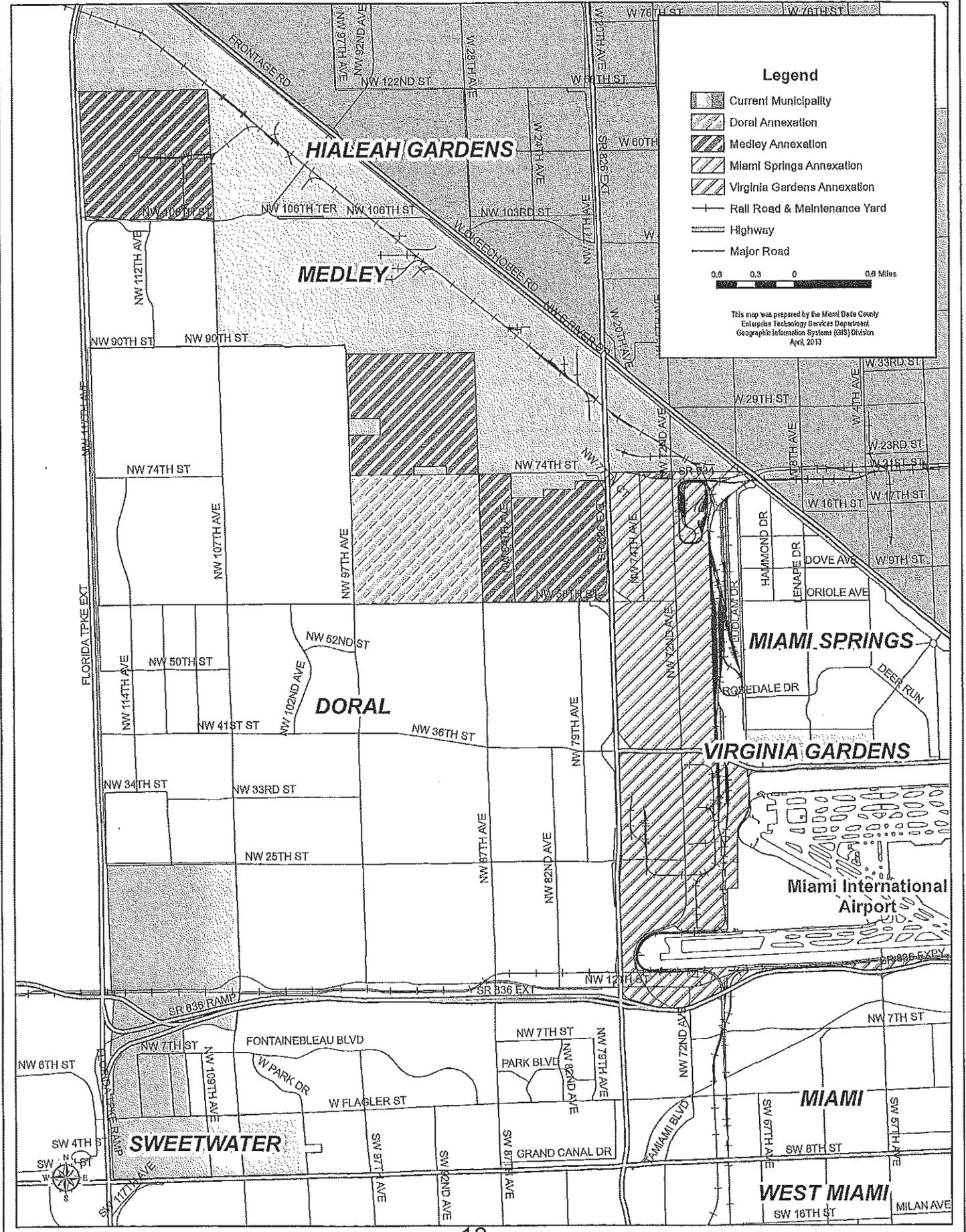
By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Craig H. Coller  
Cynthia Johnson-Stacks

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



Legend

- Current Municipality
- Doral Annexation
- Medley Annexation
- Miami Springs Annexation
- Virginia Gardens Annexation
- Rail Road & Maintenance Yard
- Highway
- Major Road



This map was prepared by the Miami Dade County  
Enterprise Technology Services Department  
Geographic Information Systems (GIS) Division  
April, 2013



Res. No. 13-20  
Page 1 of 4

**RESOLUTION NO. 13-20**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 04-16 AND RESOLUTION 09-90 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-16 after public hearing on March 10, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 09-90 after public hearing on August 11, 2009, upon mailed notice provided to all affected property owners within 600 feet of the proposed

boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

**WHEREAS**, on that date, the City Council conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

**WHEREAS**, the City Council has determined that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

**WHEREAS**, by this Resolution, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

**Section 3.** The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida

**Section 4.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to reinstate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

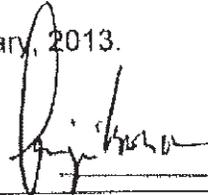
**Section 6.** This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

The foregoing Resolution was offered by Councilmember Rodriguez Aguilera who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

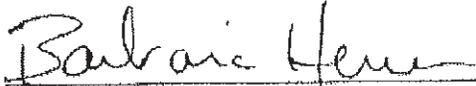
Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Absent
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes

PASSED and ADOPTED this 27 day of February, 2013.



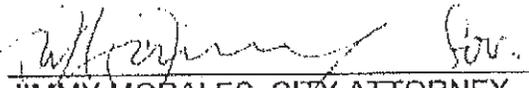
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:



\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE  
SOLE USE OF THE CITY OF DORAL:



\_\_\_\_\_  
JIMMY MORALES, CITY ATTORNEY

**RESOLUTION NO. 09-90**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-18 after public hearing on March 10, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries (Exhibit "A") and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

**WHEREAS**, the City Council has determined that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens; and

**WHEREAS**, by this Resolution, the City Council affirms its previous determination that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

**Section 3.** The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida.

**Section 4.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

**Section 6.** This resolution shall take effect immediately upon its adoption.

**[Section left blank intentionally]**

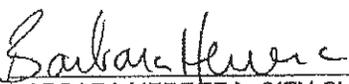
The foregoing resolution was offered by Councilman Cabrera who moved its adoption.  
The motion was seconded by Vice Mayor DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Pete Cabrera	Yes
Councilwoman Sandra Rulz	Yes
Councilman Robert Van Name	Yes

PASSED and ADOPTED this 11<sup>th</sup> day of August, 2009.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

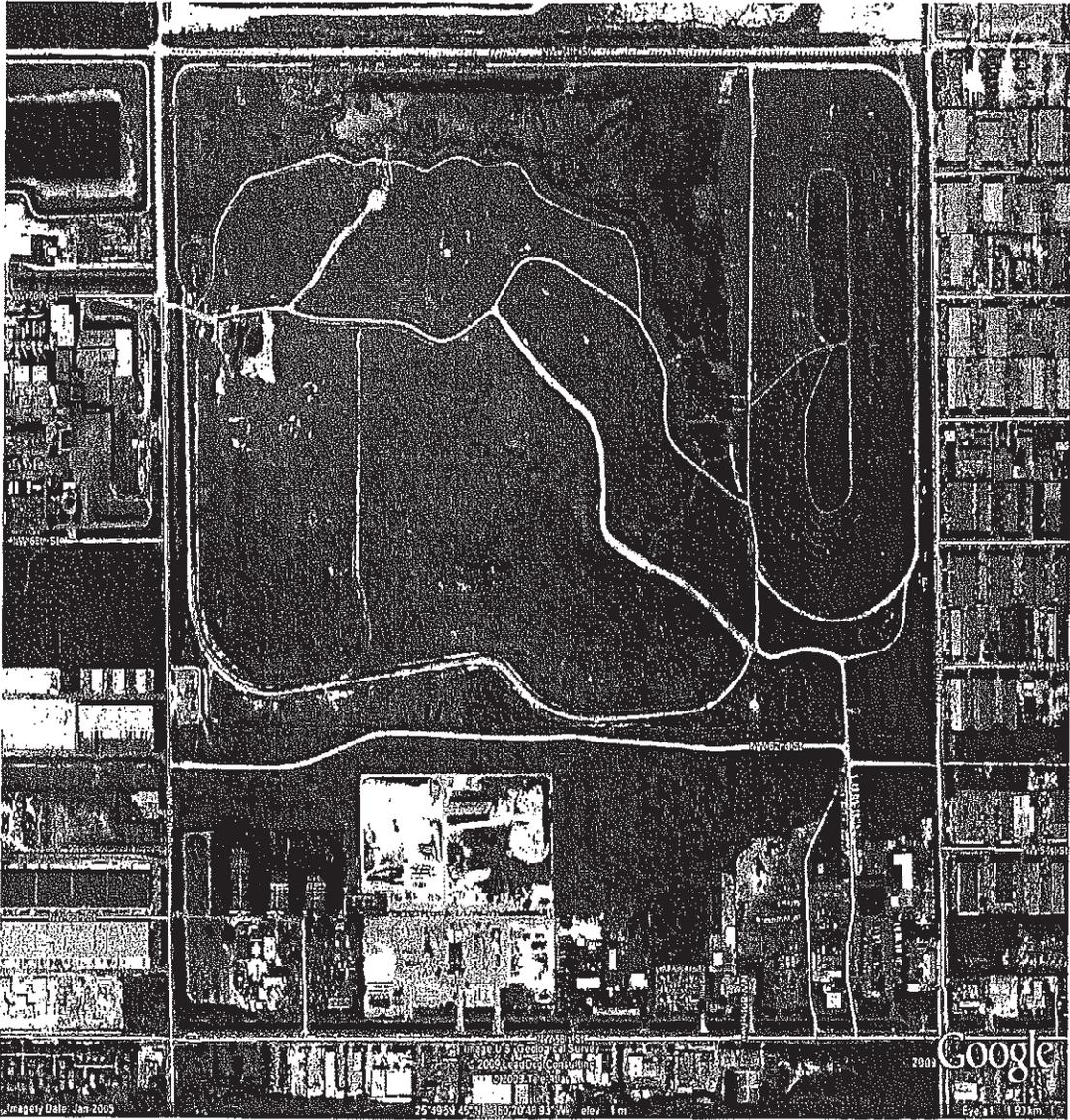
  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JIMMY MORALES, ESQ., CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
I, Kristina Gomez  
Of the City of Doral, Florida do hereby certify  
that the above and foregoing is a true and correct  
copy of the original thereof on file in this office.  
WITNESS, my hand and the seal of said City  
this 13<sup>th</sup> day of August AD2009  
By: Kristina Gomez

EXHIBIT A



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

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.

A handwritten signature in black ink, appearing to read 'Marc C. LaFerrier', is written over a solid horizontal line.

Marc C. LaFerrier, AICP  
Executive Secretary

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.



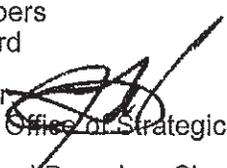
Marc C. LaFerrier, AICP  
Executive Secretary

## 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 MDRFR 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.

Miami-Dade Fire Rescue Department Proposed Annexation Area - Calendar Years 2007-2008-2009						
	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 plant. 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 MDRFR 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 UMSA, 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.

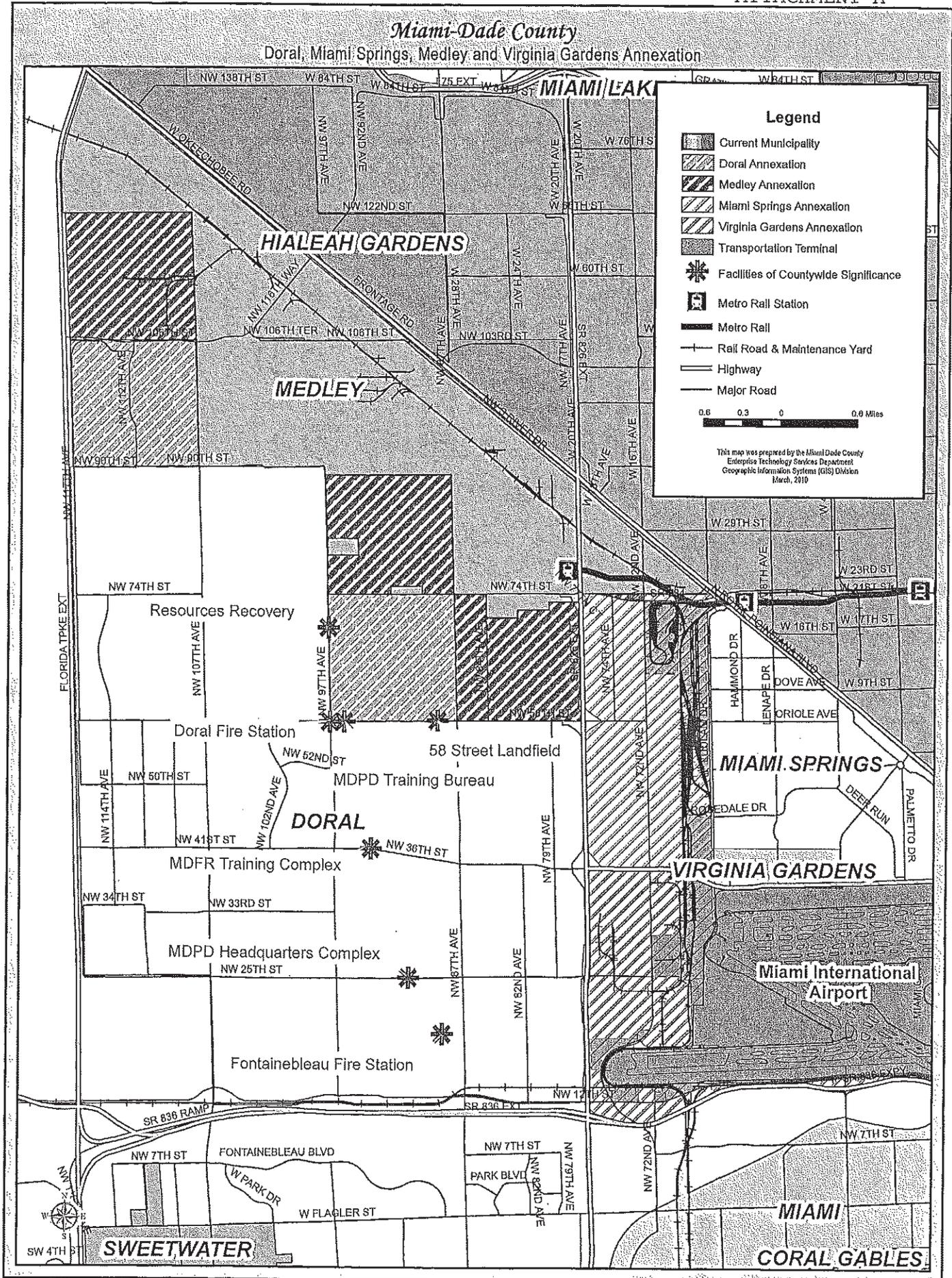
As a condition of annexation, the City of Doral through an interlocal agreement with the County, shall agree that the proposed annexation area remain within the Miami-Dade Fire Rescue District in perpetuity.

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



**Legend**

- Current Municipality
- Doral Annexation
- Medley Annexation
- Miami Springs Annexation
- Virginia Gardens Annexation
- Transportation Terminal
- Facilities of Countywide Significance
- Metro Rail Station
- Metro Rail
- Rail Road & Maintenance Yard
- Highway
- Major Road

0.6 0.3 0 0.6 Miles

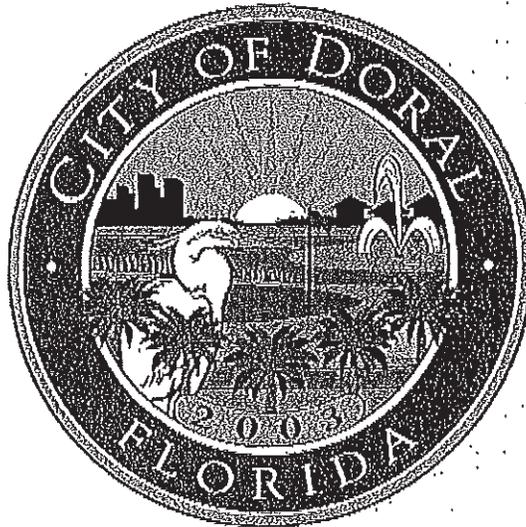
This map was prepared by the Miami-Dade County  
Enterprise Technology Services Department  
Geographic Information Systems (GIS) Division  
March, 2010

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

Based on FY 09-10 Budget	Annexation Assumptions	
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
QNIP (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>
<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>		
2009 Taxable Property Rolls		\$2,500,098
2000 Area Census Population		0
2009 UMSA Population		1,081,014
2009-10 UMSA Millage		2.0083
Patrollable 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
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		\$2,583
Number of Centerline Miles		0
Per Capita Taxable Value		#DIV/0!

CITY OF DORAL, FLORIDA  
ANNEXATION REPORT

Section 16, Township 53, Range 40



August 13, 2009



Pursuant to Resolution No. 09-90, the City of Doral duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

Mayor Juan Carlos Bermudez  
Vice Mayor Peter Cabrera  
Councilmember Michael DiPietro  
Councilmember Sandra Ruiz  
Councilmember Robert Van Name

Staff

Yvonne Soler-McKinley, City Manager  
Jimmy Morales, City Attorney  
Nathan Kogon, Planning Director

Prepared by:



**BELL DAVID PLANNING GROUP, INC.**  
King of the Palm's Planning Requirements

80 SW 8<sup>th</sup> Street, Suite 2000  
Miami, FL 33130

(786) 514-0121

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## Executive Summary

With this re-submittal, the City of Doral (City), wishes to reinstate the annexation process begun five years ago. The City wishes to annex approximately a **one square mile area** which is contiguous to the City's current northeastern municipal boundary (See Location Aerial).

The Annexation Area is described as: Section 16, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by NW 58<sup>th</sup> Street on the south, NW 87<sup>th</sup> Avenue on the east, NW 74<sup>th</sup> Street on the north, and NW 97<sup>th</sup> Avenue. This Section contains the West Dade Landfill, its support facilities and South Florida Water Management District facilities.

The reason for this request is solely to provide a buffer/recreation area as envisioned on the Comprehensive Development Master Plan Future Land Use Map from certain incompatible uses to the north and east.

The City does acknowledge that pursuant to Section 20-8.6 this is an "Area or Facility of Countywide Significance." These Areas or Facilities are those that are "deemed necessary by the Board of County Commissioners for the coordinated use of lands, development and service delivery within the County to promote the health, safety, order, convenience, prosperity, and welfare of the current and future residents and tourists of this County."

The City is a relatively new municipality being just over five years old. Miami-Dade County (County) still provides certain services as stipulated in various interlocal agreements and will continue to do so for the proposed Annexation Area. The City has had no need to adjust its millage rate since the time of incorporation.

The City is dissimilar from other municipalities that have incorporated in Miami-Dade County over the last 10 or so years due to the unprecedented mix of residential, commercial and industrial uses within the existing boundaries – a benefit to property owners within the annexation area. The City also includes a world class hotel and golf course, excellent schools and is considered an international hub for commerce. Because of the mix of uses and large tax base the City of Doral is considered a donor area.

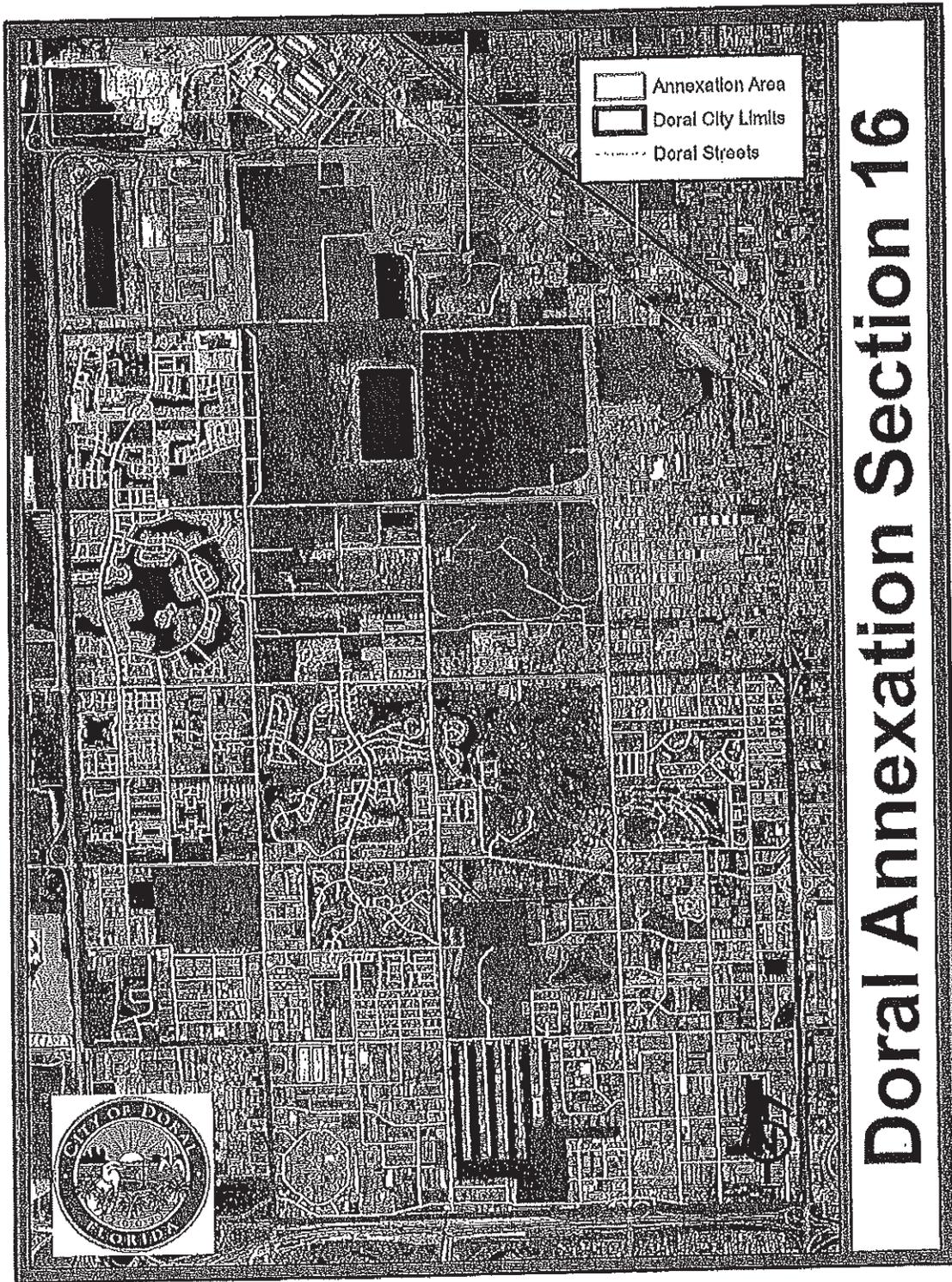
According to the University of Florida Bureau of Economic and Business Research (BEBR), the latest population figures available (April 2007) showed that 34,472 persons reside in the City of Doral. Since that time the City has welcomed hundreds of new residents. The addition of the Annexation Area, which has zero electors, would not impact the population of the City.

With its current successes the City wishes to expand so that the following goals of the City may be met:

- Improving services and infrastructure, including streets;
- Providing for buffering; and
- Providing for future green space.

In summary, the Annexation Area will further provide buffering and green space that will separate residents and businesses from incompatible uses to the north and east of the City. Through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center, which is the City of Doral, will be fully realized.

Location Aerial



Resolution

Res. No. 09-90  
Page 1 of 4

RESOLUTION NO. 09-90

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-16 after public hearing on March 10, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries (Exhibit "A") and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens; and

WHEREAS, by this Resolution, the City Council affirms its previous determination that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida.

Section 4. The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 5. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

Section 6. This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

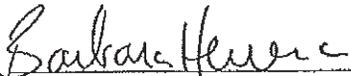
The foregoing resolution was offered by Councilman Cabrera who moved its adoption.  
The motion was seconded by Vice Mayor DiPietro and upon being put to a vote, the vote  
was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Pete Cabrera	Yes
Councilwoman Sandra Ruiz	Yes
Councilman Robert Van Name	Yes

PASSED and ADOPTED this 11<sup>th</sup> day of August, 2009.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JIMMY MORALES, ESQ., CITY ATTORNEY

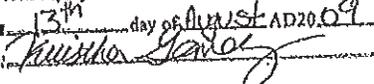
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
I, Christina Gomez  
Of the City of Doral, Florida do hereby certify  
that the above and foregoing is a true and correct  
copy of the original thereof on file in this office.  
WITNESS, my hand and the seal of said City  
this 13<sup>th</sup> day of August AD2009  
By: 

EXHIBIT A



EXHIBIT B

RESOLUTION NO. 04-16

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A"; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK, AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Council has conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the areas set forth in Exhibit "A" of this Resolution is necessary, appropriate, and in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Annexation. The City Council hereby approves the extension and enlargement of the City's boundaries to include the area legally described in Exhibit "A", and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. County Commission Request. The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described in Exhibit "A" to this Resolution.

Section 4. Authorization. The Mayor, Manager, Clerk, and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 5. Transmittal. The Clerk is hereby authorized and directed to transmit three certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Van Name, who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	<u>yes</u>
Vice Mayor Peter Cabrera	<u>yes</u>
Councilmember Michael DiPietro	<u>yes</u>
Councilmember Sandra Ruiz	<u>yes</u>
Councilmember Robert Van Name	<u>yes</u>

PASSED and ADOPTED this 10<sup>th</sup> day of March, 2004.

JCB  
JUAN CARLOS BERMUDEZ, MAYOR

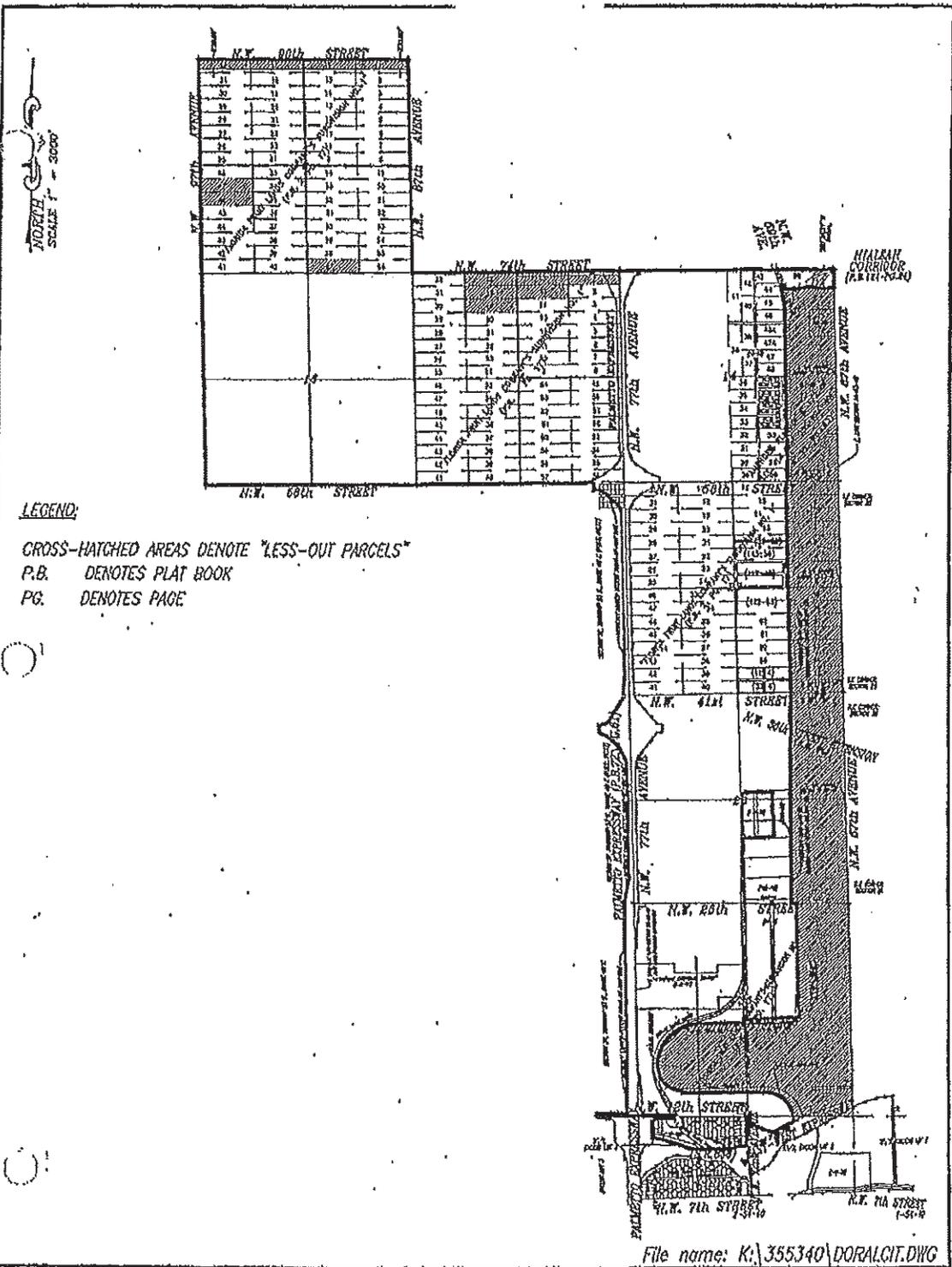
ATTEST:

Sheila Paul  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE  
SOLE USE OF THE CITY OF DORAL:

[Signature]  
CITY ATTORNEY





NORTH  
SCALE 1" = 3000'

LEGEND:  
 CROSS-HATCHED AREAS DENOTE "LESS-OUT PARCELS"  
 P.B. DENOTES PLAT BOOK  
 PG. DENOTES PAGE

File name: K:\355340\DORALCIT.DWG

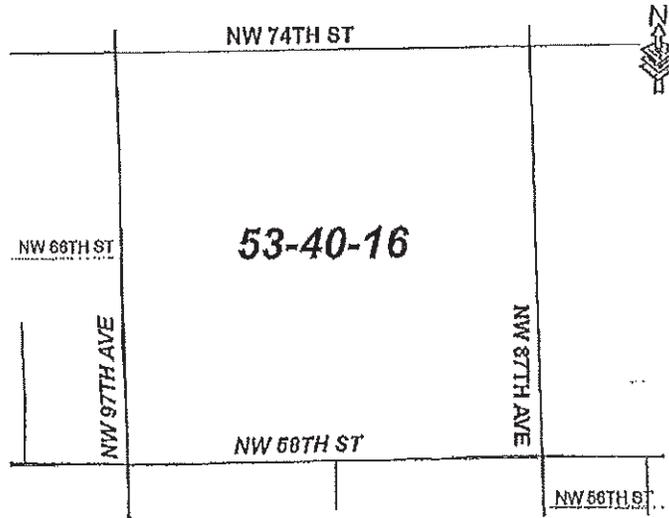
Public Hearing Notice



CITY OF DORAL

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Tuesday, August 11, 2009**, the City Council of Doral will hold a Public Hearing at 7:00 P.M. at the **City of Doral, City Hall, Council Chambers** located at **8300 N.W. 53<sup>rd</sup> Street, Suite 100, Doral, FL.**, pursuant to the Miami-Dade County Charter Section 5.04 and the Miami-Dade County Ordinances, Section 20-3, to consider annexation and enactment of a Resolution concerning the annexation of certain land depicted in the following map. All interested parties are urged to attend the meeting and be heard.



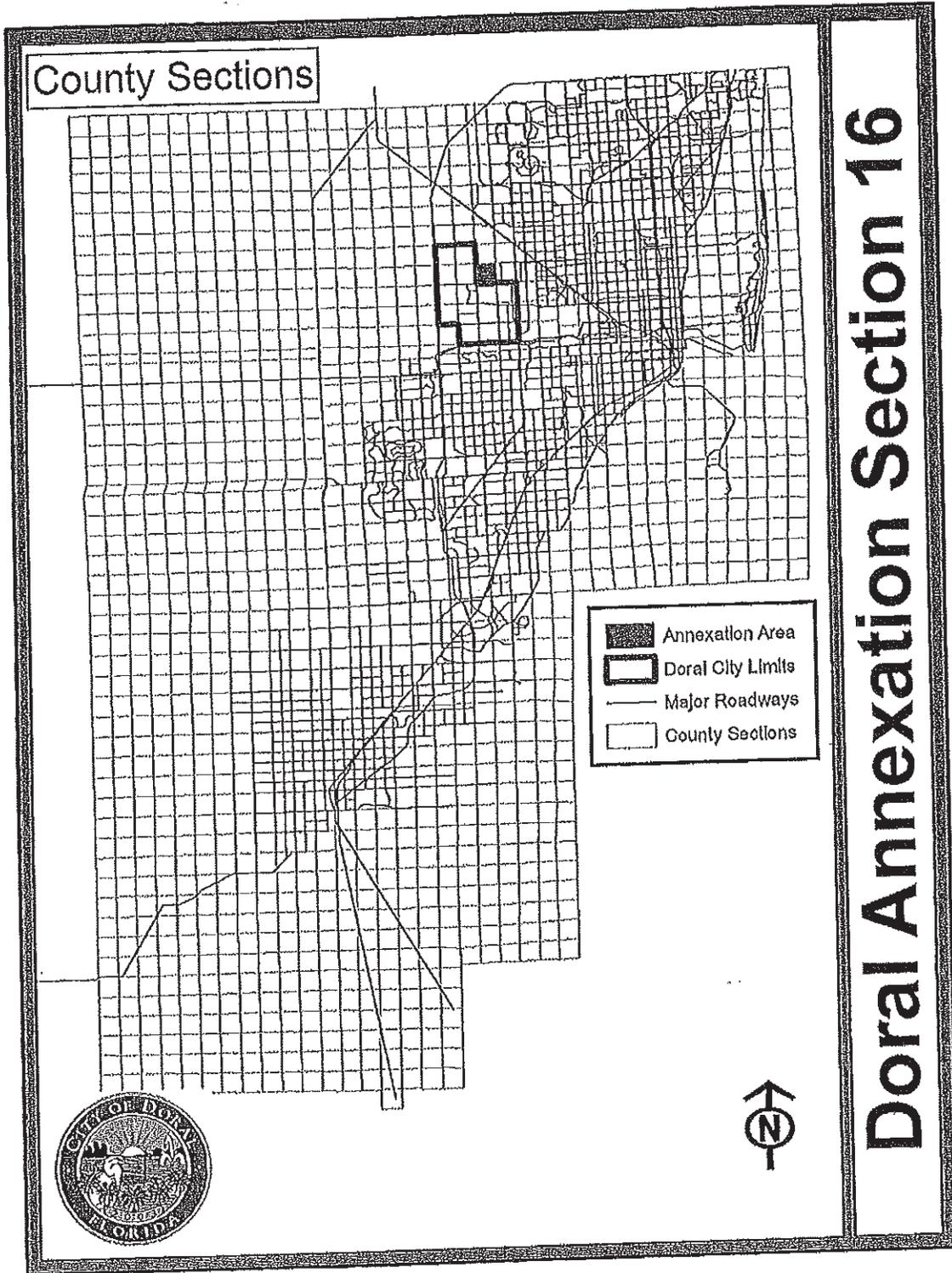
**Legal Description:** All of Section 16, Township 53 South, Range 40 in Miami-Dade County, Florida.

Information relating the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department located at 8300 NW 53<sup>rd</sup> Street, Suite 200, Doral, Florida. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, 8300 N.W. 53 Street, Suite 100, Doral, Florida 33166. The courts have ruled that it is improper to contact a City Council member individually, either orally or in writing about any zoning application. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes If a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than 48 hours prior to the proceeding.

Barbara Herrera  
City Clerk  
City of Doral

Map and Legal Description



All of Section 16, Township 53, Range 40

Totalling 640.81 Acres

---

**Certificate of County Supervisor of Registration and Planning and Zoning Department**

Planning and Zoning Department and Elections Department Request Letters and Responses.



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

July 31, 2009

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

RE: Certificate of the Director Determining Percent of Residential Development  
City of Doral Annexation Request -- Section 16, Township 53, Range 40

Dear Mr. LaFerrer:

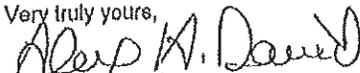
My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 58<sup>th</sup> Street on the south, NW 87<sup>th</sup> Avenue on the east, NW 74<sup>th</sup> Street on the north, and NW 97<sup>th</sup> Avenue Canal to the west.

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

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

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

Very truly yours,

  
Alex A. David, AICP

Attachment

cc: Nathan Kogon, AICP, Planning Director, City of Doral

---

80 SW 8<sup>th</sup> Street, Suite 2000 . Miami, FL 33130 . Office: 786.514.0121 . Fax: 305.423.7137  
[www.bell david.com](http://www.bell david.com) alex@bell david.com

# Memorandum



**Date:** August 10, 2009  
**To:** Diane Collins, Acting Division Chief  
Clerk of the Board  
**From:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning  
**Subject:** Certification of the City of Doral's Proposed Annexation

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

- o The proposed annexation area, described below, is less than 50 percent developed residential. According with the 2007 land use records, as shown in the attached table and figure, there are not lands in residential use within the proposed annexation area.
- o The proposed annexation area, which is shown in the attached figure, is generally located south of the NW 74<sup>th</sup> Street, north of NW 58<sup>th</sup> Street, east of NW 97<sup>th</sup> Avenue and west of NW 87<sup>th</sup> Avenue.

Attachments

ML:SB:ES:GL

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

Doral Annexation Area  
2009 Existing Land Use

Land Use	Annexation Area		Annexation Area (Percent Of Total)	Doral City (Area Acres)	Doral City (Percent of Total)	Miami-Dade County	
	(Acres)					(Acres)	(Percent of Total)
Residential	0.0	0.0	0.0	1,229.9	12.9	109,394.9	7.0
Commercial & Office & Transient Residential	0.0	0.0	0.0	949.8	9.9	14,686.6	0.9
Industrial	0.0	0.0	0.0	1,603.4	16.8	17,533.5	1.1
Institutional	41.2	5.4	5.4	220.5	2.3	14,204.8	0.9
Parks/Recreation	33.8	5.3	5.3	1,156.6	12.1	802,757.0	51.3
Transportation, Communication, Utilities	560.8	87.5	87.5	1,786.4	18.7	87,457.4	5.6
Agriculture	0.0	0.0	0.0	209.0	2.2	61,444.9	3.9
Undeveloped	0.0	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	0.8	974.2	10.2	318,963.4	20.4
<b>Total:</b>	<b>640.8</b>	<b>100.0</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 August, 2009

# DORAL ANNEXATION AREA



## Legend

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>☐ SINGLE FAMILY</li> <li>☐ TWO FAMILY DUPLEXES</li> <li>☐ MODERATE DENSITY</li> <li>☐ TOWN HOUSES</li> <li>☐ LOW DENSITY MULTIFAMILY</li> <li>☐ HIGH DENSITY MULTIFAMILY</li> <li>☐ TOURIST RESORTS (HOTEL, MOTEL)</li> <li>☐ COMMERCIAL, BUSINESS CENTERS, OFFICES</li> <li>☐ OFFICE</li> <li>☐ RECREATIONAL</li> <li>☐ INDUSTRIAL UTILIZATION</li> <li>☐ INDUSTRIAL</li> </ul> | <ul style="list-style-type: none"> <li>☐ AIRPORT, QUARTERS</li> <li>☐ COMMUNICATIONS, UTILITIES, TERMINALS</li> <li>☐ STREETS, ROADS, EXPRESSWAYS, RAMP</li> <li>☐ STREETS, EXPRESSWAYS, RAMP</li> <li>☐ AGRICULTURE</li> <li>☐ PARKS, PRESERVED, CONSERVATION AREAS</li> <li>☐ WATER CONSERVATION AREAS</li> <li>☐ WILDLIFE, CONSERVATION ORIENTED</li> <li>☐ WILDLIFE, PROTECTED, PRIVATELY OWNED</li> <li>☐ WILDLIFE, UNPROTECTED</li> <li>☐ BEACHES</li> <li>☐ OCEAN, LAGOONS</li> </ul> |
|---|--|



Miami Dade County  
Department of Planning and Zoning  
Research Section

City of Doral Proposed Annexation Area  
Existing Land Uses  
Legal Description: Section 16, Township 53 South, Range 40 East

Existing Land Use	Acreage
Residential	0.0
Commercial & Office	0.0
Hotels and Motels	0.0
Industrial	0.0
Institutional	41.2
Parks & Recreation Open Space	33.8
Transportation, Communications, Utilities	560.8
Agriculture	0.0
Undeveloped (Vacant, government owned)	
Inland Water	5.1
Coastal Water	0.0
Streets, Roads and Canals	
<b>TOTAL</b>	<b>640.8</b>

Source: Department of Planning and Zoning, 2009



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

July 31, 2009

Mr. Lester Sola, Supervisor of Elections  
Miami-Dade County Elections Department  
2700 NW 87<sup>th</sup> Avenue  
Doral, FL 33172

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors  
City of Doral Annexation Request – Section 16, Township 53, Range 40

Dear Mr. Sola:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located northeast of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 58<sup>th</sup> Street on the south, NW 87<sup>th</sup> Avenue on the east, NW 74<sup>th</sup> Street on the north, and NW 97<sup>th</sup> Avenue to the west.

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

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

Very truly yours,

Alex A. David, AICP

Attachment

cc: Nathan Kogon, AICP, Planning Director, City of Doral



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

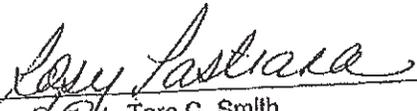
miamidade.gov

### CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

I, Tara C. Smith, Chief Deputy Supervisor of Elections of Miami-Dade County, Florida,  
do hereby certify the area described as the City of Dorai Annexation has 0 voters.

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 6<sup>th</sup> DAY OF  
AUGUST 2009

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

*Please submit a check for \$110.00 to our office payable to the "Board of County  
Commissioners" for the cost of verifying these signatures.*

### Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Doral along both NW 58<sup>th</sup> Street and NW 97<sup>th</sup> Avenue. Annexing the approximately 1.0 square mile area will also insure that a buffer will be the high quality of life for businesses and visitors will remain through continued proper planning and development practices. It is a fact that the excellent quality of existing and proposed development within the annexation area is compatible with and complementary to development already existing in Doral's surrounding office and industrial zones.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City. This area will act as a buffer/recreation area as envisioned on the Comprehensive Development Master Plan Future Land Use Map

Again, through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

Finally, since the City of Doral is fiscally very sound there has been no need to adjust the millage rate since the date of incorporation.

**Notification of Property Owners of City Intent**

At the time of formal hearing by the City to proceed with the annexation mailed notice will be sent to property owners within the area and within 600 feet thereof. Proof of compliance with this section shall be required. (See Attachment "A" - CERTIFIED LIST OF PROPERTY OWNERS)

## Land Use Plan and Zoning

The entire Section 16 is government owned. Miami-Dade County owns approximately 632 acres while the South Florida Water Management District owns approximately 9 acres along NW 58<sup>th</sup> Street. The majority of this area is utilized as the West Dade Landfill and supporting services.

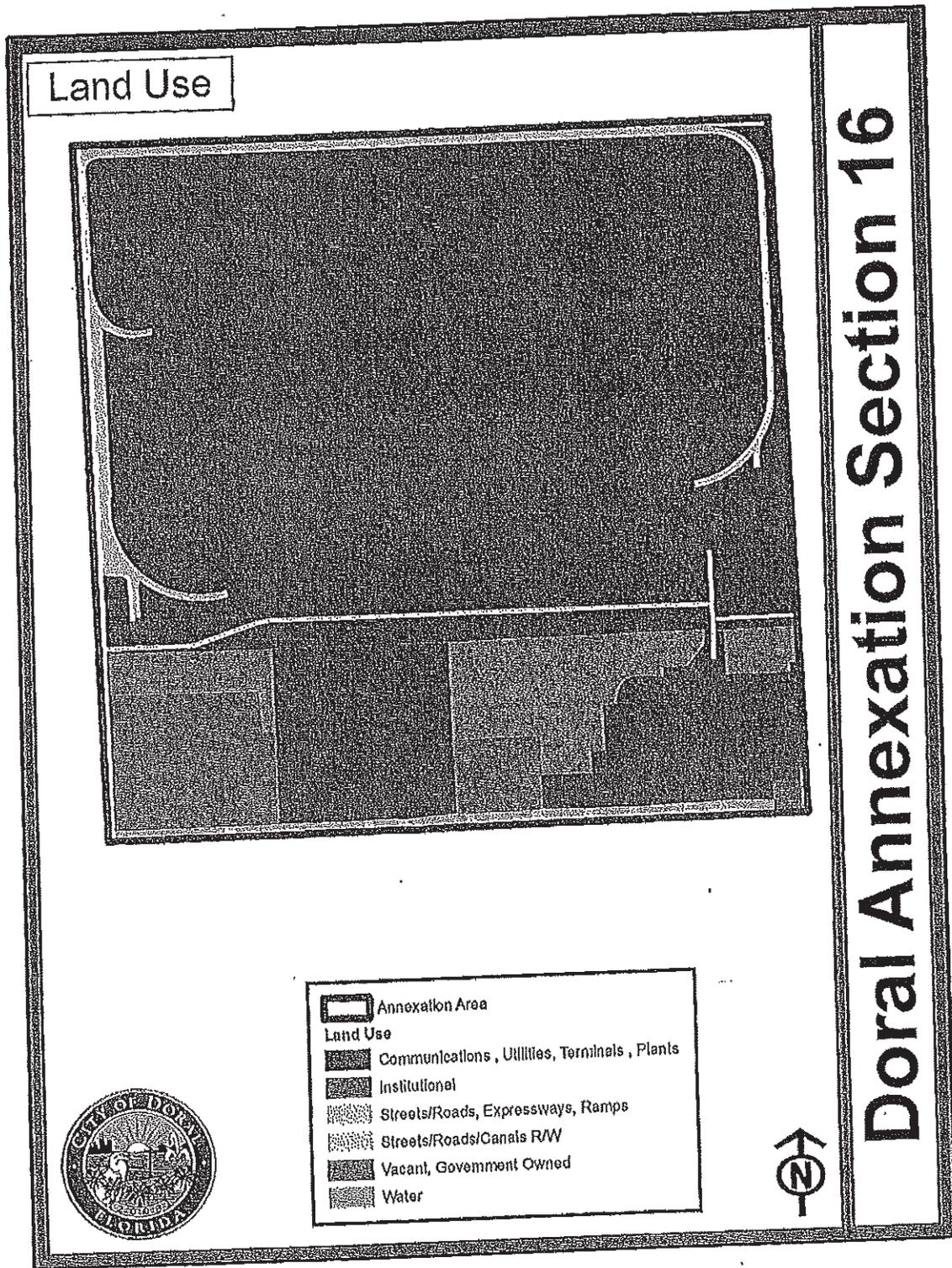
The designated future land uses are: Institutions, Utilities and Communications and Parks and Recreation. The entire square mile is zoned GU. These are shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Planning & Zoning the Annexation Area is approximately 1.0 square mile (640.81 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses is on the following page.

Table 1.  
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial & Office	0.0	0.0
Hotels and Motels	0.0	0.0
Industrial	0.0	0.0
Institutional	41.2	6.4
Parks & Recreation Open Space	33.8	5.3
Transportation, Communications, Utilities	560.8	87.5
Agriculture	0.0	0.0
Undeveloped (Vacant, government owned)	0.0	0.0
Inland Water	5.1	0.8
Coastal Water	0.0	0.0
Streets, Roads and Canals	0.0	0.0
TOTAL	640.81	100.00

The City has adopted its Comprehensive Development Master Plan; however, It is not currently effective. Additionally, the City adopted its first Land Development Code.



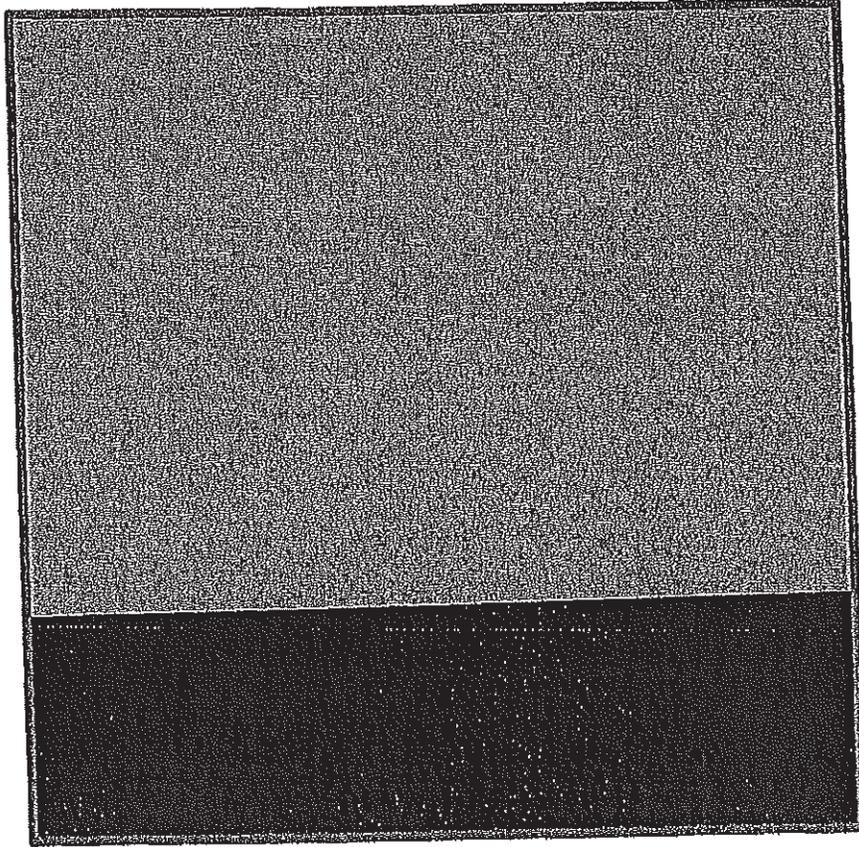
### Future Land Use Designation for Section

Section 16 53 40 is designated Institutions, Utilities and Communications and Parks and Recreation on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will re-designate those properties to the City's closest Land Use equivalent.

Please see Future Land Use Plan Map for more detailed Land Use designation locations.

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

Future Land Use



	Annexation Area
	Future Land Use
	Communications and Utilities
	Parks and Recreation



Doral Annexation Section 16



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

### Parks and Recreation

Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large-scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential (or other) development or is otherwise subject to a restrictive covenant accepted by a public entity.

The long-term use of golf courses or other private recreation or open space on privately owned land designated as Park and Recreation may be previously limited by deed restriction or restrictive covenant. A new development plan governing such land set-aside for park, recreation or open space use (restricted lands) may be approved at public hearing by the Board of County Commissioners or the applicable zoning board only if the following is demonstrated: (1) that the restricted land is subject to a restrictive covenant relating to development served by the open space, that such restrictive covenant continues to limit the use of the land to open space, and that this limitation in the restrictive covenant may be modified only with the written consent of adjacent or proximate property owners or a prescribed percentage thereof; (2) that the required written consents of the adjacent or proximate property owners have been obtained; and (3) that the proposed development will replace park or recreation land or open space that has fallen into prolonged disuse or disrepair to the detriment of the surrounding neighborhood. The development plan for such land (1) shall provide for development compatible with adjacent development; (2) shall provide by restrictive covenant that not less than two-thirds of the land subject to the new development plan (or such other proportion deemed appropriate by the Board of County Commissioners and/or appropriate Community Zoning Appeals Board but in no event less than 50 percent of such land) shall be maintained as Park, Recreational or open space for use by residents or other residents or users of the entire development for which the open space had originally been provided; (3) shall provide a financial means of assuring such maintenance, by homeowner's association, special tax district or other comparable means approved at public hearing or by the Director of the Department of Planning and Zoning or successor agency; and (4) shall provide that the residential density of the portion of the Park and Recreation-designated land eligible for development shall not exceed either the gross existing density of the development in connection with which the park-designated land was originally set aside, or the gross density

of all the ownership parcels immediately abutting the entire the park-designated land whichever is lower. An approval pursuant to this provision may allow the gross density of the combined new and existing development, and its existing zoning, to exceed the maximum otherwise allowed by the LUP map, but only to the extent necessary to enable reuse of the park designated land in accordance with this provision. Nothing herein shall be construed to permit development of property subject to a restrictive covenant accepted by the county or other public entity without compliance with the terms that covenant including, but not limited to, those terms governing modification or amendment thereof.

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.

Some of the land shown for Parks is also environmentally sensitive. While most of these environmentally sensitive areas are designated on the LUP map as "Environmentally Protected Parks" some may be designated as Parks and Recreation due to graphic constraints (the environmentally sensitive portion of the park that is smaller than five acres). Park land which is characterized by valuable environmental resources shall be managed in a manner consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas.

#### Institutions, Utilities and Communications

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

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

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

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

## Equivalent City of Doral Future Land Use Designations

\* *Institutional and Public Facility (IPF)* - The IPF category allows major community institutional uses, public facilities and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, religious institutions, governmental offices and facilities, public schools, police and fire stations and libraries. Building height in the IPF category is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

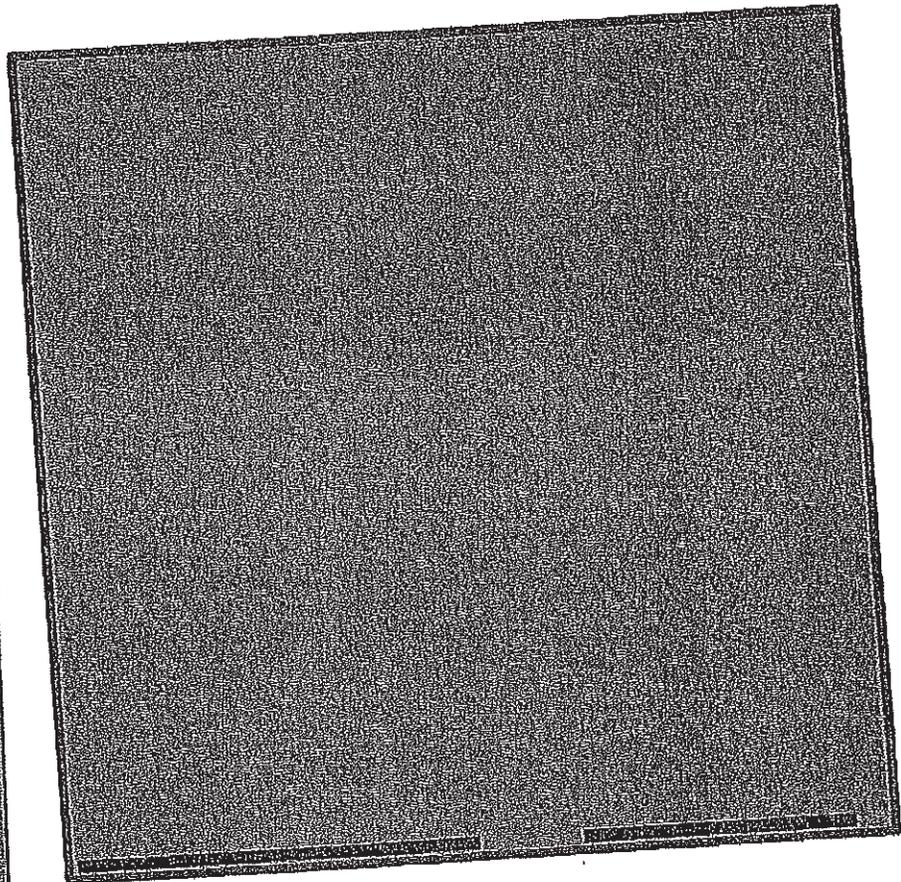
Public and non-profit Institutional projects, greater than 10 acres in size, located in a self-contained, master-planned setting may include adult living facilities for the elderly as an accessory use not to exceed 25% of the gross area of the project site.

\* *Public Parks and Recreation (PPR)* - This land use category includes all public parks, developed (with recreational facilities) and undeveloped. Related and ancillary facilities are also allowed such as community centers, typical public recreational facilities, meeting rooms and office/storage space for parks administration and operation. Certain commercial activities ancillary to recreational uses and related to the resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PPR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities. The floor area ratio for ancillary commercial, administrative, recreation, cultural and entertainment buildings shall not exceed 0.2.

## Zoning

The Annexation Area consists of lands zoned entirely GU, Interim District, as shown on the Miami-Dade County Zoning Map. Upon annexation, the City will rezone those properties to the City's closest equivalent. The City's equivalent is GU, General Use District.

Zoning



**Doral Annexation Section 16**



Annexation Area  
Zoning  
INTERIM DISTRICT  
NO ZONING DESIGNATED



## Zoning Districts (Miami-Dade County)

### Article XIII. GU, Interim District

#### Sec. 33-194. Boundary.

The boundary of GU Interim District shall be the entire unincorporated area of the County, excepting the area specifically covered by another district.

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

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

If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five (5) acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan. Notwithstanding the foregoing, certain platting activity occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the EU-1 District on April 12, 1974, shall qualify such lots for those uses permitted in the EU-1 District. Those lots shall include only those lots indicated on:

- (1) Plats recorded prior to April 12, 1974; and
  - (2) Tentative plats approved as of April 12, 1974, and finally approved and recorded within ninety (90) days after such approval; and
  - (3) A tentative plat for single-family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat had been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and
  - (4) Waivers of plat approved prior to April 12, 1974; and
- Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five-acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot.

(B) All properties in the GU District, which are outside of the Urban Development Boundary as shown on the Land Use Plan Map of the Comprehensive Development Master Plan and which have not been previously trended by the Department or otherwise approved through the public hearing process for a specific use, shall be governed by the following regulations:

(1) All properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan shall comply with the regulations of the AU (Agricultural) District. Exceptions to this requirement are those properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan lying within the Areas of Critical Environmental Concern pursuant to Chapter 33B of this Code. Such properties shall comply with the regulations applicable under Chapter 33B.

(2) All properties designated Open Land or Environmental Protection on the Land Use Plan Map of the Comprehensive Development Master Plan shall be subject to the trend determination process outlined in Section 33-196(A). Exceptions to this requirement are those areas lying within the East Everglades Area Boundaries pursuant to Section 33B-13, which shall comply with the regulations applicable under the East Everglades Zoning Ordinance pursuant to Chapter 33B, and those areas within the Rockmining Overlay Zoning Area, which shall comply with the regulations contained in Article XLI of this code.

City of Doral Equivalent Zoning Districts

Section 22. General Use (GU) District

**General use (GU) district.**

- (a) *Standard for determining regulations to be applied.* If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting his evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full- and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Chapter IV of this Code. If no trend of development has been established in the GU neighborhood, minimum standards of the SF-2 District shall be applied. Properties under power lines are exempted from this regulation and shall be regulated as per Section 3, regulations for uses under power lines. Public schools are also exempt from this regulation.
- (b) Group homes shall be permitted pursuant to provisions of Section 4 (l) of Chapter IV.
- (c) *New district classifications.* Subdivisions in GU Districts shall be governed by the provisions of Chapter XII. Where applications for building permits indicate the need for reclassification of an area in GU District, the Director may initiate an application for a change of zoning.
- (d) *Public hearing on refusal to issue permit.* Whenever a permit to construct, alter, move or use a building or premises in a GU District is refused because the proposed use would conflict with regulations contained herein, the person desiring a permit may apply for a public hearing.

**List of Services to be Provided**

a. Police

The City of Doral Police Department comprises 95 sworn officers for the current 2008/2009 budget year. With a \$14 Million current year budget the Police Department is prepared to absorb any additional required police services.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area without degradation of police service. If the annexation is successful an increase of officers would not be contemplated for FY2009/2010.

b. Fire Protection

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

Battalion 11		Address	Unit
Station			Aerial
Virginia Gardens 17		7050 NW 36 St	
Medley 46		10200 NW 116 Way	Technical Response Team
Miami Springs 35		201 Westward Dr	Rescue, Engine
Hialeah Gardens 28		10350 NW 87 Ave	Rescue

Battalion 12		Address	Unit
Station			Medic Engine
Doral 45		9710 NW 58 St	Rescue
Fontainebleau 48		8825 NW 18 Terr	
Future Station 69		NW 112 <sup>th</sup> Avenue and NW 74 <sup>th</sup> Street	

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

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

Station 46 serves as part of the urban search and rescue (USAR-1) and the Technical Rescue Team (TRT Units). Members of these units are trained in vehicle extraction, confined space rescue, trench rescue and elevated victim rescue. Station 17 is equipped with aerial apparatus units that are especially suited for taller buildings. Stations 28 and 48 comprise the core of the County's Hazardous Materials Response Team, Rescue and USAR-1 rescue support services.

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

c. Water Supply and Distribution

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

d. Facilities for Collection and Treatment of Sewage

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

e. Garbage and Refuse Collection and Disposal

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

f. Street Lighting

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

g. Street Construction and Maintenance

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

h. Park and Recreation Facilities and Services

The City has adequate park and recreational facilities to serve the needs of residents and of those employed in the City's municipal boundaries. But, with the addition of the annexation area another 33.8 acres of open space will be added to the City's total.

i. Building Inspection

The City assumed this function on October 1, 2004 and is therefore responsible for all building inspections.

j. Zoning Administration

The City assumed this function on September 6, 2004 and is therefore responsible for all zoning related matters.

k. Local Planning Services

The City assumed this and other local planning services functions on September 6, 2004 but shall continue to acknowledge the Miami-Dade County Comprehensive Development Master Plan until the City's own Comprehensive Development Master Plan becomes effective.

l. Special Services Not Listed Above

The City assumed the platting function on October 1, 2004 and is therefore responsible for all applications for plat approval and waivers of plat.

m. General Government

The City has a Mayor-Council-Manager form of government. The Mayor and four Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large for staggered four year terms (beginning in 2006) and may serve no more than two consecutive terms. The Council's powers include establishing public policy and law and directing the City Manager.

The City Manager serves as the Chief Administrative Officer of the City and is responsible to the Council for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is 270 and will be expanded as the City takes on additional responsibilities.

## Timetable for Supplying Services

- a. Police  
Immediate/No Change. The City officially began its own Police Department on June 6, 2008 from Miami-Dade County and would be able to adequately handle any policing needs in the annexation area.
- b. Fire Protection  
Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.
- c. Water Supply and Distribution  
Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to supply potable water through its water supply and distribution system.
- d. Facilities for Collection and Treatment of Sewage  
Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.
- e. Garbage and Refuse Collection and Disposal  
Immediate/No Change. The Annexation Area will continue to be part of the Solid Waste and Collection System.
- f. Street Lighting  
Immediate/No Change. Any new lighting will be paid for through Special Taxing Districts or funded by FPL through user fees.
- g. Street Construction and Maintenance  
Immediate/No change. The County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets.
- h. Park and Recreation Facilities and Services  
Immediate/No Change No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.
- i. Building Inspection  
Immediate/No Change This function was assumed by the City on October 1, 2004.
- j. Zoning Administration  
Immediate/No Change This function was assumed by the City on September 6, 2004.
- k. Local Planning Services  
Immediate/No Change This function was assumed by the City on September 6, 2004.
- l. Special Services Not Listed Above  
Immediate/No Change Planning functions were assumed by the City on October 1, 2004.
- m. General Government  
Immediate/No Change After the annexation process is completed, the City of Doral will be responsible for all general government services.

## Financing of Services

- a. **Police**  
The City will fund this service through its General Fund via tax collections.
- b. **Fire Protection**  
Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.
- c. **Water Supply and Distribution**  
Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and commercial water usage charges will provide the revenues for the continued operation and maintenance of the water supply and distribution system.
- d. **Facilities for Collection and Treatment of Sewage**  
Wastewater treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial sewer usage charges will provide the revenues for the continued operation and maintenance of the wastewater treatment and collection system.
- e. **Garbage and Refuse Collection and Disposal**  
The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills. Services provided by the County are financed through tax collections.
- f. **Street Lighting**  
Street lighting is financed through FP&L or Special Taxing Districts created by new development.
- g. **Street Construction and Maintenance**  
The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the City's General Fund.
- h. **Park and Recreation Facilities and Services**  
The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.
- i. **Building Inspection**  
Building inspections are financed through user fees.
- j. **Zoning Administration**  
Zoning Administration services are financed through user fees.
- k. **Local Planning Services**  
Local Planning Services are financed through user fees.
- l. **Special Services Not Listed Above**  
Planning function costs are financed through user fees.

---

m. General Government  
General Government Services are provided and funded through tax collections.

**Tax Load on Annexation Area**

Gross Revenue is based on the 2008 Taxable Property Rolls and other revenues. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur. Since the four parcels that currently comprise Section 16 (See Attachment "B") are all owned by units of government there will be no tax revenue generated by this annexation.

The City of Doral Budget (FY 08-09) process has been completed and maintains a millage rate of 2.447. The current Miami-Dade County millage rate is 2.0406.

Property Tax Revenue is determined by the following formula:

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

SECTION TOWNSHIP RANGE	2008 TAXABLE PROPERTY ROLLS	PROPERTY TAX REVENUE (Tax Exempt)	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
16-53-40	\$25,274,919	\$0	\$0	\$0

**Certificate of Director of Planning & Zoning**

See Section 6 above.

**Petition with Clerk of County Commission**

Not required for an annexation application initiated by a municipal governing body.

END

Attachment "A"

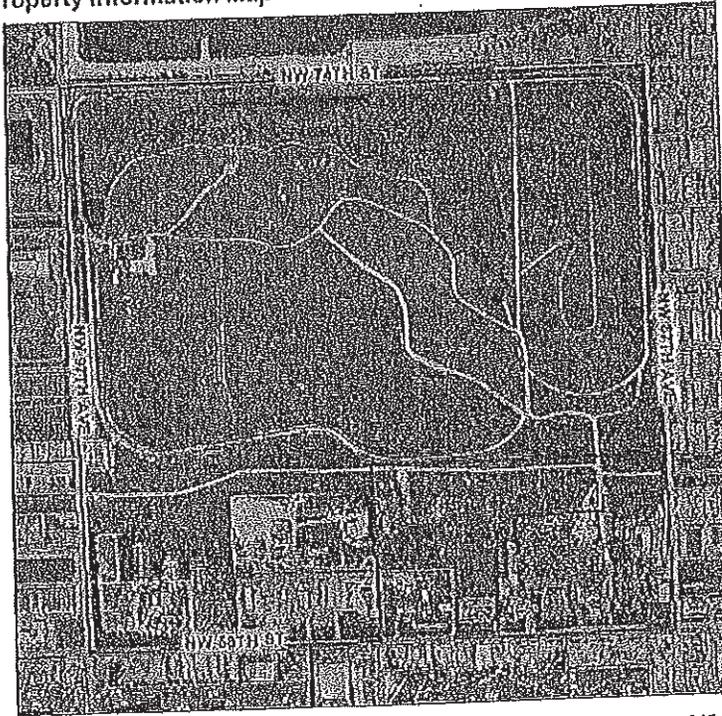
Attachment "B"

**My Home**  
Miami-Dade County, Florida



**miamidade.gov**

Property Information Map



Digital Orthophotography - 2007

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**Close**

**Summary Details:**

Folio No.:	30-3018-000-0010
Property:	8705 NW 68 ST
Mailing Address:	MIAMI-DADE COUNTY SOLID WASTE MANAGEMENT 2525 NW 62 ST MIAMI FL 33147-7704

**Property Information:**

Primary Zone:	8900 UNZONED
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	149,916
Lot Size:	582 ACRES
Year Built:	1987

Legal Description:  
18 53 40 681.06 AC M/L  
ALL OF SEC LESS BEG  
SE COR OF SE 1/4 TH  
N243.70FT W243.70FT  
S243.70FT E243.70FT  
TO POB & LESS SW 1/4  
OF SW 1/4 OF SE 1/4 &  
LESS BEG NW COR OF  
SW 1/4 OF SW 1/4 OF

**Assessment Information:**

Year:	2008	2007
Land Value:	\$13,787,854	\$14,767,159
Building Value:	\$8,955,567	\$8,821,648
Market Value:	\$22,743,421	\$23,588,807
Assessed Value:	\$22,743,421	\$23,588,807

**Taxable Value Information:**

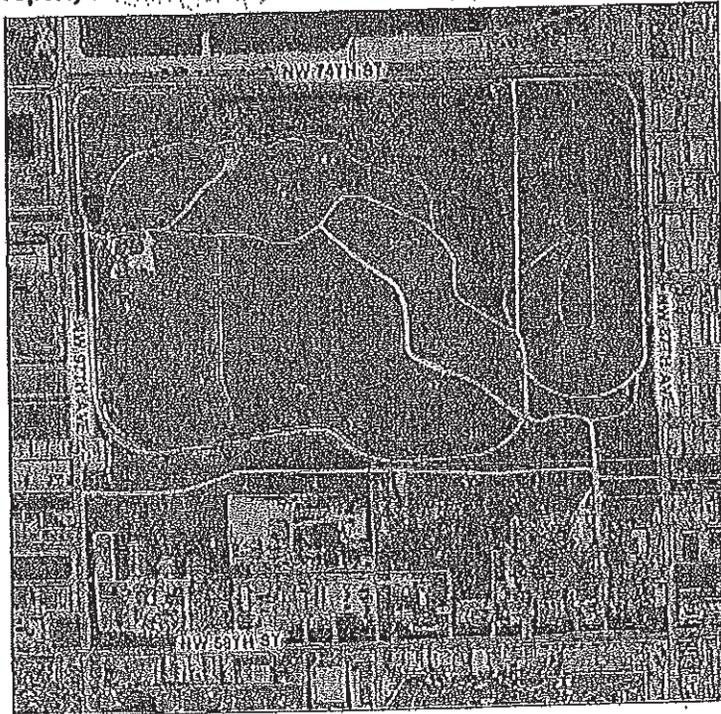
Year:	2008	2007
Taxing Authority:	Applied Exemptory/ Taxable Value:	Applied Exemptory/ Taxable Value:
Regional:	\$22,743,421/ \$0	\$23,588,807/ \$0
County:	\$22,743,421/ \$0	\$23,588,807/ \$0
School Board:	\$22,743,421/ \$0	\$23,588,807/ \$0

**My Home**  
Miami-Dade County, Florida

**miamidade.gov**



Property Information Map



Digital Orthophotography - 2007

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**Summary Details:**

Folio No.:	30-3016-000-0011
Property:	8701 NW 68 ST
Mailing Address:	MIAMI-DADE COUNTY SOLID WASTE MANAGEMENT 2525 NW 62 ST MIAMI FL 33147-7704

**Property Information:**

Primary Zone:	0900 UNZONED
GLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	893
Lot Size:	43,559 SQ FT
Year Built:	1961
Legal Description:	16 53 40 1 AC BEG AT SE COR SE 1/4 N243.70FT W243.70FT S243.70FT, E243.70FT TO POB LESS E & S35FT FOR RW LOT SIZE IRREGULAR OR 17769-1021 0897 3

**Assessment Information:**

Year:	2008	2007
Land Value:	\$81,020	\$81,020
Building Value:	\$29,383	\$29,383
Market Value:	\$110,403	\$110,403
Assessed Value:	\$110,403	\$110,403

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$110,403/\$0	\$110,403/\$0
County:	\$110,403/\$0	\$110,403/\$0
School Board:	\$110,403/\$0	\$110,403/\$0

**My Home**  
Miami-Dade County, Florida

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Property Information Map



Digital Orthophotography - 2007

0 645 ft

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**Close**

**Summary Details:**

Folio No.:	30-3016-000-0012
Property:	
Mailing Address:	MIAMI DADE COUNTY PARKS AND RECREATION 276 NW 2 ST 4FL MIAMI FL 33128-1794

**Property Information:**

Primary Zone:	8900 UNZONED
CLUC:	0080 VACANT LAND- GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	47 ACRES
Year Built:	0
Legal Description:	18 53 40 47.33 AC M/L BEG NW COR OF SW 1/4 OF SW 1/4 OF SE 1/4 TH N 01 DEG W 989.69 FT N 89 DEG E 2606.05 FT S 01 DEG E 385.09 FT S 89 DEG W 555.87 FT S 01 DEG E 148.88 FT S 88 DEG W 794 FT

**Assessment Information:**

Year:	2008
Land Value:	\$979,305
Building Value:	\$0
Market Value:	\$979,305
Assessed Value:	\$979,305

**Taxable Value Information:**

Year:	2008	
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$979,305/\$0	
County:	\$979,305/\$0	
School Board:	\$979,305/\$0	

**My Home**  
Miami-Dade County, Florida

**miamidade.gov**

**MIAMI-DADE**

Property Information Map





## MEMORANDUM

AGENDA ITEM #6c

DATE: JULY 6, 2009  
TO: EXECUTIVE COMMITTEE  
FROM: STAFF  
SUBJECT: FY 2009-10 MEMBERSHIP FEES

The Council is required to certify membership fees for the upcoming fiscal year to our member counties by August 1<sup>st</sup> each year. The current membership fee is 17.5 cents per capita. We use the resident population projections for April 1, 2010 (the mid-point of our fiscal year) prepared by the University of Florida's Bureau of Economic and Business Research for the Florida Legislature's Office of Economic and Demographic Research (EDR).

The table below shows the resident population for April 1, 2010, and the corresponding fees for each county. As a result of declines in the projected population for all three counties, the fees represent a reduction of \$11,546.68 when compared to the prior fiscal year.

County	Population	Membership Fees
Broward	1,745,600	\$305,480.00
Miami-Dade	2,480,800	\$434,140.00
Monroe	74,600	\$13,055.00
TOTAL	4,301,000	\$752,675.00

### Recommendation

Certify the county membership fees based on the official population projections for the 2009-10 fiscal year.