

# MEMORANDUM

LUDC  
Agenda Item No. 1(F)9

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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 Town of Medley;  
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

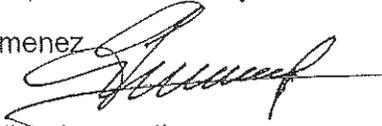
RAC/smm

# Memorandum



**Date:** November 5, 2013

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

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Town of Medley Annexation

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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 Town of Medley;
- 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 Town of Medley.

## Scope

The proposed annexation area is approximately 2.7 square miles of the unincorporated municipal service area (UMSA). The first of the three areas is generally bounded on the north by NW 90 Street, on the south by NW 74 Street, on the east by NW 87 Avenue and on the west by NW 97 Avenue. The second area is generally bounded on the north by NW 122 Street, on the south by NW 106 Street, on the east by NW 107 Avenue and on the west by the Florida Turnpike and is entirely within the NW Industrial Commercial Business Industrial Area (CBI). The third area is generally bounded on the north by NW 74 Street, on the south by NW 58 Street, on the east by SR 826 (Palmetto Expressway) and on the west by NW 87 Avenue. These areas are in Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz.

## Fiscal Impact/Funding Source

The annexation area's 2012 taxable value is \$795,897,992. At the current UMSA millage rate of 1.9283 mills, the ad valorem revenues attributable to the annexation area are \$1,457,994. At the FY 2012-13 Town of Medley millage rate of 5.5850 mills, the ad valorem revenues attributable to the annexation area are \$4,222,836, which is an increase of 3.6567 mills and \$2,764,842. The average property owner would pay an additional \$4,902 in taxes if this annexation is approved.

As noted in Exhibit 2, the "Impact to UMSA," the proposed annexation area generates an estimated \$1,753,306 in total revenue, which is inclusive of ad valorem and other revenue sources. The County spends an estimated \$940,704 per year providing services to that area. Therefore, the net revenue loss to the UMSA budget if the entire area is annexed is an estimated \$812,602.

The annexation area consists of several vacant parcels. The future taxable value of the vacant parcels, based on the average taxable value of the developed parcels, could generate an additional \$470 million in taxable value if developed in the same manner as the existing developed parcels. At today's UMSA millage rate of 1.9283, this would result in an additional \$862,000 in ad valorem tax revenue if developed.

Section 20-28 of the Code requires all municipalities annexing a commercial business industrial area to mitigate 100 percent of the net excess of revenues minus expenses for the commercial business

industrial annexation area. One of the sections of the proposed annexation area is within the NW Industrial CBI. Additionally the other annexation areas are zoned commercial and industrial. Based on that information currently the area produces an additional \$812,602. If the Board does approve this annexation, based on the Code, the Town would mitigate, through payments back to the County, 100 percent of the annexation area based on a millage equivalent payment of 1.0747 mills. There is an exception that any annexing municipality having a below average per capita taxable value and an above average tax effort as compared to all other cities in the County shall be exempt from this section. As of FY 2012-13, the Town of Medley has a higher than average per capita taxable value of \$2,043,059 compared to the Miami-Dade County average of \$75,008. The Town of Medley has an above average tax effort of 5.585 mills compared to the Miami-Dade County average of 5.3217 mills.

Additionally, if the annexation is approved, pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County would retain all franchise fees and utility tax revenues of the area. For the proposed annexation, an estimated \$288,362 of franchise fees and \$580,147 of utility taxes will be retained by the County.

#### **Track Record/Monitor**

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

#### **Background**

On August 21, 2003, the Village of Virginia Gardens submitted a boundary change application to the Miami-Dade County Clerk of the Board. The application was referred to and accepted by the Board at the September 23, 2003 Board 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 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.

It is important to note that the City of Doral has recently filed an annexation application which was accepted by the Board on May 7, 2013 which includes one of the areas being considered by the Town of Medley (Section 15) generally bound north by NW 74 Street, on the south by NW 58 Street, on the east by SR 826 (Palmetto Expressway) and on the west by NW 87 Avenue.

#### **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 Medley annexation is entirely commercial and industrial in nature; 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) Does the area divide a Census Designated Place (an officially or historically recognized traditional community)?

*The proposed annexation area does not divide a Census Designated Place (CDP).*

- b) Have any adjacent unincorporated areas with 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) Is the area, or does it 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. As described in Section (d) below, the proposed annexation is divided into four areas. Although not technically an enclave, and as shown in Exhibit 1, the westernmost area of the proposed annexation is located within an unincorporated pocket bound by the Town of Medley, the City of Doral the Homestead Extension of the Florida Turnpike and the Urban Development Boundary. The Town is only applying to annex half of the unincorporated pocket.*

*Approval of the proposed annexation would also result in the creation of an enclave south of NW 74th Street; if a recently submitted annexation application by the City of Doral 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 divided into four areas. The northern most area is bounded on the north and west by the municipal boundary of the Town of Medley, on the south by NW 106 Street and on the west by the Homestead Extension of the Florida Turnpike (HEFT). The second area is bounded on the north and east by the municipal boundary of the Town of Medley, on the west by NW 97 Avenue and the City of Doral and on the south by NW 74 Street. The third area is bounded on the north by the municipal boundary of the Town of Medley, on the west by NW 87 Avenue, on the south by NW 58 Street and on the east by SR 826/Palmetto Expressway. The fourth area is bounded on the north by the municipal boundary of the Town of Medley, on the east by NW 72 Avenue, on the west and south by south by SR 934.*

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

*The taxable value within the annexation area is \$795,897,992. At the current Town of Medley millage rate (5.585 mills), the ad valorem revenues attributable to the annexation area would be \$4,222,836. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$1,457,994. The expected tax increase to the area if the annexation is approved would be 3.6567 mills and \$2,764,842. The average property owner in the annexation area would pay an additional \$4,902.*

| Existing and Projected Property Tax Cost |                   |                         |
|--|-------------------|-------------------------|
| Town of Medley<br>FY 2012-13             |                   |                         |
|  | Millage Rate      | Millage Taxable Value   |
| Medley<br>Municipal Millage              | 5.5850            | \$4,222,836             |
| Unincorporated Area<br>UMSA Millage      | 1.9283            | \$1,457,994             |
| <b>Increase</b>                          | <b>3.65676567</b> | <b>\$2,764,8424,842</b> |

- 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 (Exhibit 1), the entire annexation area is located inside the 2015 UDB of the County's Comprehensive Development Master Plan (CDMP).*

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

*The total taxable value of the annexation area is \$795,897,992. The area generates an estimated \$1,753,306 in revenue. The County spends an estimated \$940,704 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$812,602 (Exhibit 2).*

*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. For the proposed annexation, franchise fees of an estimated \$288,362 and utility taxes of an estimated \$580,147 will be retained by the County.*

*Within the annexation area, there are several vacant parcels. These parcels are zoned for industrial and commercial uses. If the remaining vacant land is developed in similar fashion to the existing developed land, it is estimated that the taxable value within this area may increase over \$470 million, which at today's UMSA millage rate would generate approximately \$862,000, creating a greater revenue loss to UMSA.*

- 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 only 21 residents within the annexation area, therefore the per capita taxable value is not valid.*

- Be consistent with the land Use Plan of the County's (CDMP)?

*According to the Adopted 2015-2025 Land Use Plan map of the County's CDMP, the planned land use designations within the proposed annexation area are "Industrial and Office", "Restricted Industrial and Office" and "Transportation". A brief description of these CDMP land uses are contained in the staff report to the PAB (Exhibit 6).*

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

*There are not terminals within the proposed annexation area.*

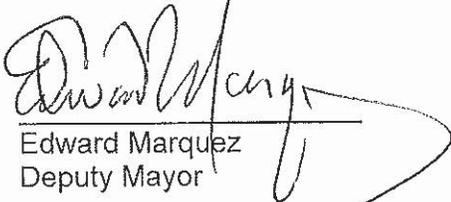
The annexation request includes two commercial/industrial areas. Annexation of these areas will have a negative impact on UMSA. Additionally, the annexation area is not fully developed and is comprised of commercial/industrial parcels, which will only increase in value in the future.

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. The Planning Advisory Board resolution is attached. The Planning Advisory Board also requested that the Board consider amending the Code to allow commercial property owners to have a vote for annexation.

At the September 8, 2010, Planning Advisory Board hearing, the Town verbally requested that Section 31 (generally bounded on the north by NW 122 Street, on the south by NW 106 Street, on the east by NW 107 Avenue and on the west by the Florida Turnpike) be removed from the application.

On October 4, 2010, the Town adopted Resolution C-1074 ratifying its withdrawal of Section 31 from its application, and requesting an indefinite deferral of the remainder of its pending application for annexation. In October 2012, the Town adopted Resolution C-1121, rescinding Resolution C-1074. The application currently being presented to the Board is for consideration of the same parcels that were presented to the PAB.

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



Edward Marquez  
Deputy Mayor

- Exhibit 1 – Map of Annexation Area
- Exhibit 2 – Impact to UMSA FY 2012-13
- Exhibit 3 – Medley Resolution C-1074
- Exhibit 4 – Medley Resolution C-1121
- Exhibit 5 – Planning Advisory Board Resolutions
- Exhibit 6 – Staff Report – Medley Annexation
- Exhibit 7 – Medley 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  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No.

11-5-13

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

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

**WHEREAS**, on June 30, 2009, the Town of Medley 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 July 21, 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 8, 2010, providing a recommendation on the Town of Medley annexation request attached hereto and incorporated herein by reference as Exhibit 5; and

**WHEREAS**, the County Mayor has prepared his recommendation on the Town of Medley 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 the Town of Medley:

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

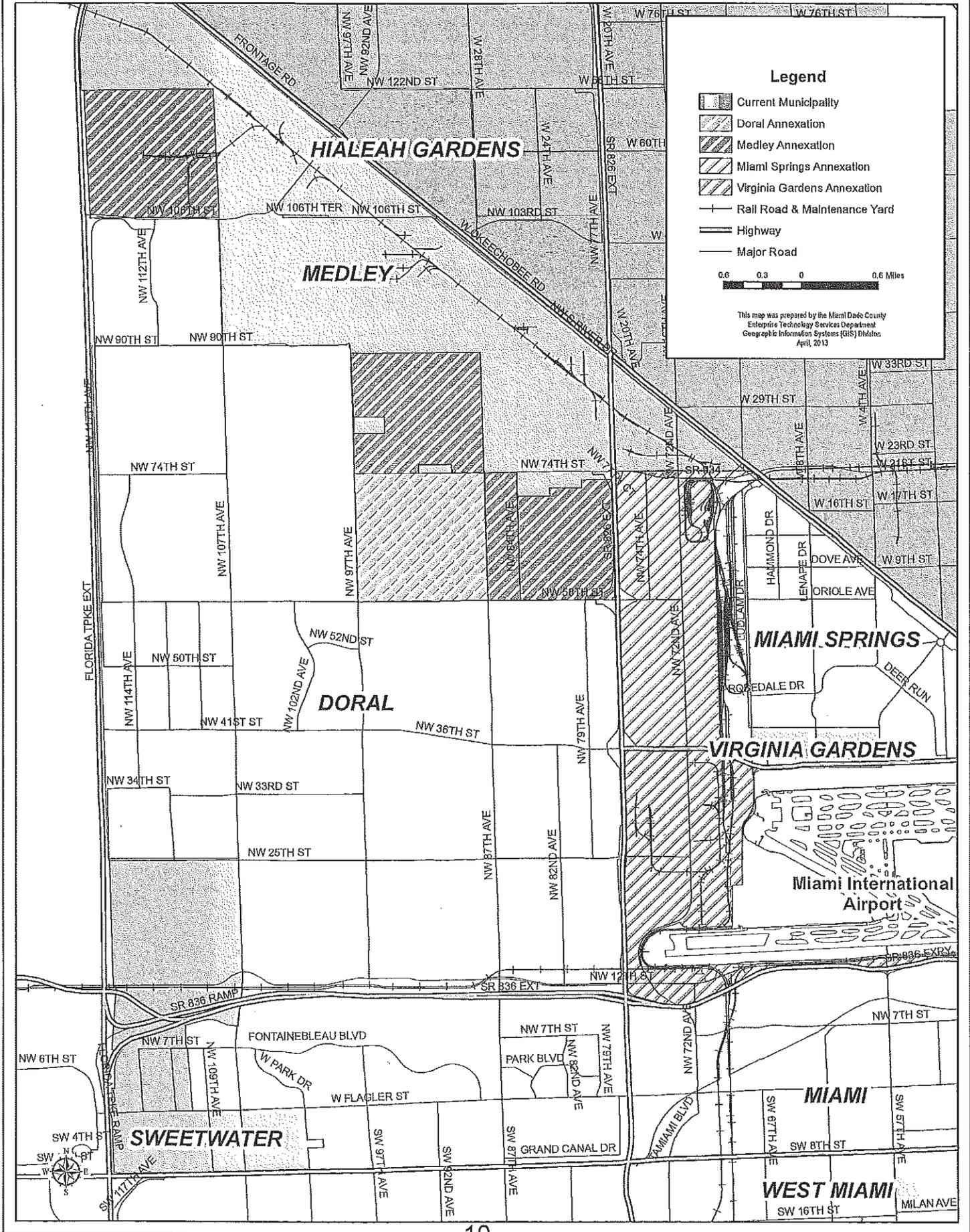
By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Craig H. Collier  
Jess M. McCarty

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

| Based on FY 12-13 Budget   | Annexation Assumptions                            |                 |
|--|---|-----------------|
| <b>Property Tax Revenue</b>  | <i>Allocation based on tax roll &amp; millage</i> | \$1,458,000     |
| <b>Franchise Fees</b>  | <i>County Retains Revenues</i>                    |                 |
| <b>Sales Tax</b>   | <i>Allocation based on \$58.94 per person</i>     | \$1,374         |
| <b>Utility Taxes</b>   | <i>County Retains Revenues</i>                    |                 |
| <b>Communications Tax</b>  | <i>Allocated based on tax roll/population</i>     | \$291,056       |
| <b>Alcoholic Beverage License</b>  | <i>Allocation based on \$0.23 per person</i>      | \$5             |
| <b>Occupational License</b>  | <i>Allocation based on \$1.80 per person</i>      | \$38            |
| <b>Interest</b>  | <i>Allocation based on .16% of total revenue</i>  | \$2,801         |
| <b>Miscellaneous Revenues</b>  | <i>Allocation based on \$1.55 per person</i>      | \$33            |
| <b>Revenue to UMSA</b>   |   | \$1,753,306     |
| <b>Cost of Providing UMSA Services</b>   |   |                 |
| <b>Police Department</b>   |   | \$737,396       |
| <i>UMSA Police Budget (without specialized)</i>  |   |                 |
| <b>Park and Recreation Dept</b>  | <i>Based on cost of parks</i>                     | \$0             |
| <b>Public Works</b>  |   |                 |
| Centerline Miles   | <i>Centerline miles times cost per lane mile</i>  | \$8,425         |
| <b>Planning, Code Compliance and others</b>  | <i>Direct cost times 14.1%</i>                    | \$105,161       |
| <b>QNIP (pay-as you-go)</b>  | <i>Utility Taxes as a % of debt service 16%</i>   | \$0             |
| <b>Policy Formulation/Internal Support</b>   | <i>Direct cost times 12%</i>                      | \$89,722        |
| <b>Cost of Providing UMSA Services</b>   |   | \$940,704       |
| <b>Net to UMSA</b>   |   | \$812,602       |
| <p>1. Does not include gas tax funded projects<br/>                 2. Does not include canal maintenance revenues or expenses<br/>                 3. Does not include proprietary activities: Building, Zoning, Solid Waste<br/>                 4. Does not include Fire and Library Districts<br/>                 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> |   |                 |
| <b>2012 Taxable Property Rolls (Area)</b>  |   | \$795,897,992   |
| <b>2012 Area Census Population</b>   |   | 21              |
| <b>2012 UMSA Population</b>  |   | 1,102,142       |
| <b>2012-13 UMSA Millage</b>  |   | 1.9283          |
| <b>Patrollable Sq. Miles - UMSA (post Cutler Bay)</b>  |   | 443.53          |
| <b>Total Calls For Service - UMSA 2012</b>   |   | 615,684         |
| <b>Part 1 Crimes - UMSA 2012</b>   |   | 51,222          |
| <b>Part 2 Crimes - UMSA 2012</b>   |   | 22,889          |
| <b>Patrollable Sq. Miles - Study Area</b>  |   | 2.8             |
| <b>Total Calls for Service - Study Area</b>  |   | 1,991           |
| <b>Part 1 Crimes - Study Area</b>  |   | 148             |
| <b>Part 2 Crimes - Study Area</b>  |   | 73              |
| <b>Cost per Centerline Mile</b>  |   | \$952           |
| <b>Number of Centerline Miles</b>  |   | 8.85            |
| <b>Per Capita Taxable Value</b>  |   | \$37,899,904.38 |

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



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

*"The Perfect Location for Industrial Development"*

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT  
COPY OF RESOLUTION C-1074, AS PASSED AND ADOPTED BY THE  
TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, ON THE 4<sup>th</sup>  
DAY OF October, 2010.

TOWN OF MEDLEY, FLORIDA

BY Herlina Taboada  
HERLINA TABOADA, TOWN CLERK

**RESOLUTION C-1074**

**A RESOLUTION OF THE MAYOR AND THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA APPROVING AND DIRECTING THE WITHDRAWAL OF THE REQUEST FOR ANNEXATION OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST OF MIAMI-DADE COUNTY, FLORIDA (HEREAFTER "SECTION 31") FROM THE TOWN OF MEDLEY'S PENDING REQUEST FOR ANNEXATION AND REQUESTING AN INDEFINITE DEFERRAL OF THE TOWN'S REQUEST TO ANNEX SECTION 9, TOWNSHIP 53 SOUTH, RANGE 40 EAST, TOGETHER WITH MEDLEY'S SOUTH ANNEXATION AREAS I, II, AND III; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Town of Medley currently has pending a request for annexation covering various sections or parcels of real property located in Miami-Dade County, Florida; and

**WHEREAS,** within such request is the real property described as Section 31; and

**WHEREAS,** at the Planning Advisory Board Committee meeting and further, at the Planning Advisory Board meeting both held on Wednesday, September 8, 2010, the Town, through its legal counsel, indicated that it would withdraw Section 31 from its pending application for annexation; and

**WHEREAS,** the Office of Strategic Business Management has requested the Town adopt a formal Resolution establishing its withdraw of Section 31 from its pending application for annexation; and

**WHEREAS,** the Town feels that it is in its best interest to seek an indefinite deferral of further action by the Board of County Commissioners or any other County Board or Committee on its request to annex the lands described in its pending application for annexation, more specifically previously described as Section 9, Township 53 South, Range 40 East, and South Annexation Areas I, II, and III, the legal descriptions of which IS attached hereto and made a part hereof as Exhibit "1".

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

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

**Section 2:** The Town of Medley, by this Resolution, hereby ratifies and affirms the withdrawal of Section 31 from its pending application for annexation as verbally announced through its legal counsel at the above described Planning Advisory Board Committee and full Board meetings and further hereby authorizes a request to defer indefinitely further proceedings on its application for annexation for lands herein above described until a date after the Town shall request a re-consideration of such application for annexation.

**Section 3:** That the Mayor, Town Clerk, and Town Attorney are hereby instructed to execute any additional documents required to establish the withdrawal of the request for annexation for Section 31 from its presently pending application for annexation. Additionally, to execute any documents or take whatever steps are necessary or take any action to defer, indefinitely, any further action by the Board of County Commissioners or any other County Board or Committee to move forward on the presently pending application for annexation until such time as the Town shall request such actions by the County, and to deliver a certified copy of this Resolution to the following persons or entities:

1. Honorable Jose "Pepe" Diaz, Commissioner, District 12, Miami-Dade County Board of County Commissioners; and
2. Clerk of the Board of County Commissioners; and
3. Mayors of City of Doral, City of Miami Springs, and Village of Virginia Gardens; and
4. Jose M. Gonzalez, Vice President -- Land Planning and Entitlement of Flagler Development Group; and
5. Albert "Al" W. Townsend, Director of Real Estate, Environmental Services & Construction Management, Tarmac; and
6. George Burgess, Miami-Dade County Manager; and

7. Jorge M. Fernandez, Jr., Coordinator, Incorporation, Annexation, and Municipal Services, Office of Strategic Business Management.

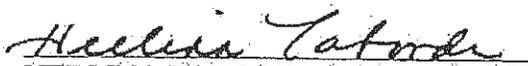
**Section 4:** That the provisions of this Resolution seeking an indefinite deferral of the annexation of Section 9, Township 53 South, Range 40 East and the Medley South Annexation Areas I, II and III for indefinite deferral shall be conditioned upon the City of Doral, the City of Miami Springs and the Village of Virginia Gardens taking identical action.

**Section 5:** Severability: Should any section, paragraph, sentence, phrase, clause or other part of any provision of this Resolution be declared by a court of competent jurisdiction to be invalid, unlawful, or unconstitutional, the same shall not affect the validity of this Resolution as a whole or any part thereof and to that extent, the terms of this Resolution are hereby declared to be severable.

**Section 6:** Effective Date: This Resolution shall become effective immediately upon its passage and adoption by majority vote of the Town Council of the Town of Medley, Florida.

PASSED AND ADOPTED by unanimous vote of the Town Council of the Town of Medley, Florida, this 4<sup>th</sup> day of October, 2010.

  
RAMON RODRIGUEZ, MAYOR

  
HERLINA TABOADA, TOWN CLERK

Approved as to form and sufficiency:

  
MELVIN WOLFE, TOWN ATTORNEY

**SUMMARY OF THE VOTE**

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



## Exhibit "1"

### Figure 1a

#### **South Annexation Areas I, II and III**

##### **Legal Descriptions**

**South Area I:** Start at the intersection of the State Road 826 (Palmetto Expressway) and NW 74<sup>th</sup> Street; proceed east along the north right-of-way line of NW 74<sup>th</sup> Street to its intersection with the Miami Canal; then proceed generally southeast along the centerline of the Miami Canal to its intersection with the north bridge right-of-way line for State Road 934 (Hialeah Expressway); then proceed generally west along the north right-of-way line of State Road 934 to its intersection with the south right-of-way line of NW 74<sup>th</sup> Street; then proceed west along the south right-of-way line of NW 74<sup>th</sup> Street to the point of beginning. *Area I = 27.5 acres.*

**South Area II:** Begin at the intersection of the west right-of-way line for NW 87<sup>th</sup> Avenue and the centerline for NW 74<sup>th</sup> Street; proceed easterly along the centerline of NW 74<sup>th</sup> Street to its intersection with NW 84<sup>th</sup> Avenue; hence proceed southerly along the centerline of NW 84<sup>th</sup> Avenue to a point along NW 84<sup>th</sup> Avenue which coincides the centerline of the right-of-way for NW 71<sup>st</sup> Street; hence easterly along NW 71<sup>st</sup> Street to its intersection with the centerline of NW 82<sup>nd</sup> Avenue; thence north along the centerline of NW 82<sup>nd</sup> Avenue to a point along NW 82<sup>nd</sup> Avenue which coincides the centerline of the right-of-way for NW 72<sup>nd</sup> Street; hence easterly along NW 72<sup>nd</sup> Street to its intersection with the centerline of NW 79<sup>th</sup> Avenue; thence north along the centerline of NW 79<sup>th</sup> Avenue to a point along NW 79<sup>th</sup> Avenue which coincides the centerline of the right-of-way for NW 73<sup>rd</sup> Street; hence easterly along NW 73<sup>rd</sup> Street to its intersection with the west right-of-way line of State Road 826 (Palmetto Expressway); thence south along the west right-of-way line of State Road 826 to its intersection with the south right-of-way line for NW 66<sup>th</sup> Street; then proceed west along the south right-of-way line for NW 66<sup>th</sup> Street to its intersection with NW 87<sup>th</sup> Avenue; then proceed north along the west right-of-way line for NW 87<sup>th</sup> Avenue to the point of beginning. *Area II = 228 acres.*

**South Area III:** Begin at the intersection of the west right-of-way line for NW 87<sup>th</sup> Avenue and the south right-of-way line for NW 66<sup>th</sup> Street; hence easterly along the south right-of-way line for NW 66<sup>th</sup> Street to the west right-of-way line for State Road 826 (Palmetto Expressway); proceed south along the west right-of-way line for State Road 826 (Palmetto Expressway) to its intersection with the centerline of NW 58<sup>th</sup> Street; proceed westerly along the centerline of NW 58<sup>th</sup> Street to its intersection with NW 87<sup>th</sup> Avenue; hence proceed northerly along the west right-of-way line for NW 87<sup>th</sup> Avenue to the point of beginning. *Area III = 320 acres.*

## RESOLUTION C-1121

RESOLUTION OF THE MAYOR AND THE TOWN  
COUNCIL OF THE TOWN OF MEDLEY, FLORIDA,  
RESCINDING RESOLUTION C-1074; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Medley has currently pending a request for annexation covering sections or parcels of real property located in Miami-Dade County, Florida; and

WHEREAS, the Town in October 4, 2010 adopted Resolution C-1074 requesting the withdrawal of Section 31 and changing the boundaries of Section 15-53S-40E together with a portion of Section 14-53S-40E from its pending application for annexation ; and

WHEREAS, the Town of Medley feels that it is in the best interest of the Town to rescind said Resolution; and

THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, HEREBY STATES AS FOLLOWS:

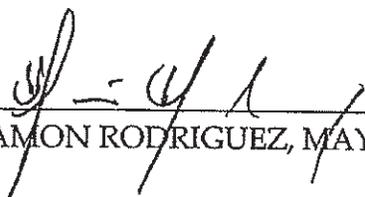
Section 1. That the above recitals are true and correct and are incorporated herein by reference.

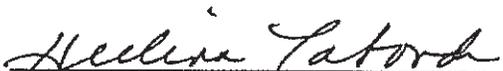
Section 2. The Town of Medley, by this Resolution, hereby ratifies and affirms the rescission of Resolution C-1074 as the Town wishes to move forward with its pending application for annexation as it was originally submitted.

Section 3. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held in to invalidate or impair the validity, force or effect of any other Section or part of this Resolution.

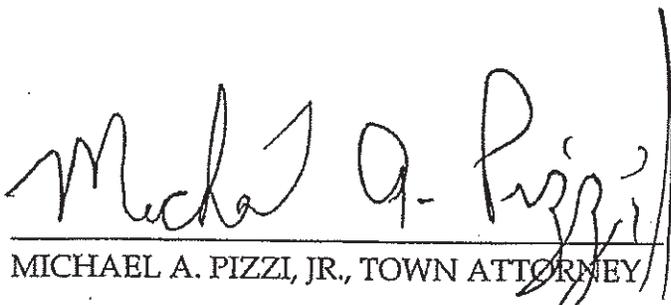
Section 4. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by Unanimous vote of the Town  
Council of the Town of Medley, Florida, this 1<sup>st</sup> day of Oct. 2012.

  
RAMON RODRIGUEZ, MAYOR

  
HERLINA TABOADA, TOWN CLERK

Approved as to form and Sufficiency:

  
MICHAEL A. PIZZI, JR., TOWN ATTORNEY

SUMMARY OF THE VOTE

|                                    |            |
|------------------------------------|------------|
| Mayor Ramon Rodriguez:             | <i>yes</i> |
| Vice-Mayor Jack Morrow:            | <i>yes</i> |
| Councilperson Griselia Digiacomio: | <i>yes</i> |
| Councilperson Roberto Martell:     | <i>yes</i> |

RESOLUTION C-1074

A RESOLUTION OF THE MAYOR AND THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA APPROVING AND DIRECTING THE WITHDRAWAL OF THE REQUEST FOR ANNEXATION OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST OF MIAMI-DADE COUNTY, FLORIDA (HEREAFTER "SECTION 31") FROM THE TOWN OF MEDLEY'S PENDING REQUEST FOR ANNEXATION AND REQUESTING AN INDEFINITE DEFERRAL OF THE TOWN'S REQUEST TO ANNEX SECTION 9, TOWNSHIP 53, RANGE 40 EAST, TOGETHER WITH MEDLEY'S SOUTH ANNEXATION AREAS I, II, AND III; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Medley currently has pending a request for annexation covering various sections or parcels of real property located in Miami-Dade County, Florida; and

WHEREAS, within such request is the real property described as Section 31; and

WHEREAS, at the Planning Advisory Board Committee meeting and further, at the Planning Advisory Board meeting both held on Wednesday, September 8, 2010, the Town, through its legal counsel, indicated that it would withdraw Section 31 from its pending application for annexation; and

WHEREAS, the Office of Strategic Business Management has requested the Town adopt a formal Resolution establishing its withdraw of Section 31 from its pending application for annexation; and

WHEREAS, the Town feels that it is in its best interest to seek an indefinite deferral of further action by the Board of County Commissioners or any other County Board or Committee on its request to annex the lands described in its pending application for annexation, more specifically previously described as Section 9, Township 53 South, Range 40 East, and South Annexation Areas I, II, and III, the legal descriptions of which are attached hereto and made a part hereof as Exhibit "1".

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

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

**Section 2:** The Town of Medley, by this Resolution, hereby ratifies and affirms the withdrawal of Section 31 from its pending application for annexation as verbally announced through its legal counsel at the above described Planning Advisory Board Committee and full Board meetings and further hereby authorizes a request to defer indefinitely further proceedings on its application for annexation for lands herein above described until a date after the Town shall request a re-consideration of such application for annexation.

**Section 3:** That the Mayor, Town Clerk, and Town Attorney are hereby instructed to execute any additional documents required to establish the withdrawal of the request for annexation for Section 31 from its presently pending application for annexation. Additionally, to execute any documents or take whatever steps are necessary or take any action to defer indefinitely, any further action by the Board of County Commissioners or any other County Board or Committee to move forward on the presently pending application for annexation until such time as the Town shall request such actions by the County, and to deliver a certified copy of this Resolution to the following persons or entities:

1. Honorable Jose "Pepe" Diaz, Commissioner, District 12, Miami-Dade County Board of County Commissioners; and
2. Clerk of the Board of County Commissioners; and
3. Mayors of City of Doral, City of Miami Springs, and Village of Virginia Gardens; and
4. Jose M. Gonzalez, Vice President - Land Planning and Entitlement of Flagler Development Group; and

5. Albert "AJ" W. Townsend, Director of Real Estate, Environmental Services & Construction Management, Tarmac; and
6. George Burgess, Miami-Dade County Manager; and
7. Jorge M. Fernandez, Jr., Coordinator, Incorporation, Annexation, and Municipal Services, Office of the Strategic Business Management.

**Section 4:** Severability: Should any section, paragraph, sentence, phrase, clause or other part of any provision of this Resolution be declared by a court of competent jurisdiction to be invalid, unlawful, or unconstitutional, the same shall not affect the validity of this Resolution as a whole or any part thereof and to that extent, the terms of this Resolution are hereby declared to be severable.

**Section 5:** Effective Date: This Resolution shall become effective immediately upon its passage and adoption by majority vote of the Town Council of the Town of Medley, Florida.

**PASSED AND ADOPTED** by \_\_\_\_\_ vote of the Town Council of the Town of Medley, Florida, this 4<sup>th</sup> day of October, 2010.

\_\_\_\_\_  
RAMON RODRIGUEZ, MAYOR

\_\_\_\_\_  
HERLINA TABOADA, TOWN CLERK

Approved as to form and sufficiency:

\_\_\_\_\_  
MELVIN WOLFE, TOWN ATTORNEY

**SUMMARY OF THE VOTE**

|                                 |       |
|---------------------------------|-------|
| Mayor Ramon Rodriguez:          | _____ |
| Vice-Mayor Griselia DiGiacomo:  | _____ |
| Councilperson Carlos Benedetto: | _____ |
| Councilperson Roberto Martell:  | _____ |
| Councilperson Mary Tanner:      | _____ |

Exhibit "1"

Figure 1a

South Annexation Areas I, II and III

Legal Descriptions

South Area I: Start at the intersection of the State Road 826 (Palmetto Expressway) and NW 74<sup>th</sup> Street; proceed east along the north right-of-way line of NW 74<sup>th</sup> Street to its intersection with the Miami Canal; then proceed generally southeast along the centerline of the Miami Canal to its intersection with the north bridge right-of-way line for State Road 934 (Hialeah Expressway); then proceed generally west along the north right-of-way line of State Road 934 to its intersection with the south right-of-way line of NW 74<sup>th</sup> Street; then proceed west along the south right-of-way line of NW 74<sup>th</sup> Street to the point of beginning. *Area I = 27.5 acres.*

South Area II: Begin at the intersection of the west right-of-way line for NW 87<sup>th</sup> Avenue and the centerline for NW 74<sup>th</sup> Street; proceed easterly along the centerline of NW 74<sup>th</sup> Street to its intersection with NW 84<sup>th</sup> Avenue; hence proceed southerly along the centerline of NW 84<sup>th</sup> Avenue to a point along NW 84<sup>th</sup> Avenue which coincides the centerline of the right-of-way for NW 71<sup>st</sup> Street; hence easterly along NW 71<sup>st</sup> Street to its intersection with the centerline of NW 82<sup>nd</sup> Avenue, thence north along the centerline of NW 82<sup>nd</sup> Avenue to a point along NW 82<sup>nd</sup> Avenue which coincides the centerline of the right-of-way for NW 72<sup>nd</sup> Street; hence easterly along NW 72<sup>nd</sup> Street to its intersection with the centerline of NW 79<sup>th</sup> Avenue; thence north along the centerline of NW 79<sup>th</sup> Avenue to a point along NW 79<sup>th</sup> Avenue which coincides the centerline of the right-of-way for NW 73<sup>rd</sup> Street; hence easterly along NW 73<sup>rd</sup> Street to its intersection with the west right-of-way line of State Road 826 (Palmetto Expressway); thence south along the west right-of-way line of State Road 826 to its intersection with the south right-of-way line for NW 66<sup>th</sup> Street; then proceed west along the south right-of-way line for NW 66<sup>th</sup> Street to its intersection with NW 87<sup>th</sup> Avenue; then proceed north along the west right-of-way line for NW 87<sup>th</sup> Avenue to the point of beginning. *Area II = 228 acres.*

South Area III: Begin at the intersection of the west right-of-way line for NW 87<sup>th</sup> Avenue and the south right-of-way line for NW 66<sup>th</sup> Street; hence easterly along the south right-of-way line for NW 66<sup>th</sup> Street to the west right-of-way line for State Road 826 (Palmetto Expressway); proceed south along the west right-of-way line for State Road 826 (Palmetto Expressway) to its intersection with the centerline of NW 58<sup>th</sup> Street; proceed westerly along the centerline of NW 58<sup>th</sup> Street to its intersection with NW 87<sup>th</sup> Avenue; hence proceed northerly along the west right-of-way line for NW 87<sup>th</sup> Avenue to the point of beginning. *Area III = 320 acres.*

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING  
ADVISORY BOARD RECOMMENDING THAT THE BOARD OF  
COUNTY COMMISSIONERS DENY THE PROPOSED  
ANNEXATION TO THE TOWN OF MEDLEY

WHEREAS, the Town of Medley has petitioned for the annexation of three areas generally described below:

Northern Most Area:

On the North: NW 90 Street;  
On the South: NW 74 Street;  
On the East: NW 87 Avenue;  
On the West: NW 97 Avenue; and

Second Area:

On the North: NW 122 Street;  
On the South: NW 106 Street;  
On the East: NW 107 Avenue;  
On the West: Homestead Extension of the Florida Turnpike; and

Third Area:

On the North: NW 74 Street;  
On the South: NW 58 Street;  
On the East: SR 826/Palmetto Expressway;  
On the West: NW 87 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 Town of Medley; and

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

WHEREAS, on September 8, 2010, the Planning Advisory Board held an advertised public hearing, concerning this application by the Town of Medley;

WHEREAS, the Planning Advisory Board recommends the Board of County Commissioners review the issue of business owners not having the right to vote regarding proposed annexations and the issue of no vote required when there are less than 250 residents in a proposed annexation area;

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.

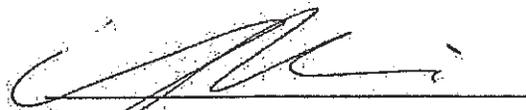
The forgoing resolution was offered by Board Member Serafin Leal, who moved its adoption and was seconded by Board Member Joseph James, and upon being put to a vote the vote was as follows:

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



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 TOWN OF MEDLEY

WHEREAS, the Town of Medley has petitioned for the annexation of three areas generally described below:

Northern Most Area:

- On the North: NW 90 Street;
- On the South: NW 74 Street;
- On the East: NW 87 Avenue;
- On the West: NW 97 Avenue; and

Second Area:

- On the North: NW 122 Street;
- On the South: NW 106 Street;
- On the East: NW 107 Avenue;
- On the West: Homestead Extension of the Florida Turnpike; and

Third Area:

- On the North: NW 74 Street;
- On the South: NW 58 Street;
- On the East: SR 826/Palmetto Expressway;
- On the West: NW 87 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 Town of Medley,

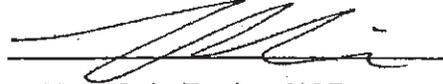
NOW THEREFORE BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD INCORPORATION AND ANNEXATION COMMITTEE, that it recommends the Planning Advisory Board recommend denial of the proposed annexation application.

The forgoing resolution was offered by Board Member Raymond Marin, who moved its adoption and was seconded by Board Member Serafin Leal, 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 Town of Medley



## 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 is approximately 1,778 acres or 2.78 square miles. The first of the three areas is generally bounded on the north by NW 90<sup>th</sup> Street, on the south by NW 74<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. The second of the three areas is generally bounded on the north by NW 122<sup>nd</sup> Street, on the south by NW 106<sup>th</sup> Street, on the east by NW 107<sup>th</sup> Avenue and on the west by the Florida Turnpike. The third area is generally bounded on the north by NW 74<sup>th</sup> Street, on the south by NW 58<sup>th</sup> Street, on the east by SR 826 (Palmetto Expressway) and on the west by NW 87<sup>th</sup> Avenue. This area is within the Urban Development Boundary (UDB).

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 Town of Medley Police Department can better respond to issues related to the annexation area, as the officers are trained to respond to issues related to industrial, warehouse and commercial areas. The Department consists of 36 police officers with 36 vehicles, motorcycle patrol and general investigation unit. The Town's main police headquarters are located at 7331 NW 74<sup>th</sup> Street and has two substations located at 10200 NW 116<sup>th</sup> Way and at 7777 NW 72<sup>nd</sup> Avenue. According to the Town, the police department can provide a better and faster response time than is currently provided by the County.

The following Miami-Dade Police Department (MDPD) tables represent all calls for uniform and non-uniform police calls within the proposed area for calendar year 2009.

| Year | Criteria    | All Calls | Emergency Calls (Code 3) | Priority Calls (Code 2) | Routine Calls |
|------|-------------|-----------|--------------------------|-------------------------|---------------|
| 2009 | Total Calls | 2890      | 65                       | 44                      | 2781          |

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 | 242           | 92             | 334   |

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 Medley annexation area is within the following station territories:

**Station 46, Medley**, located at 10200 NW 116<sup>th</sup> Way. This station is equipped with a Basic Life Support Aerial, a Technical Rescue, and a Battalion; totaling seven (7) firefighters/paramedics, 24 hours a day, seven days a week.

**Station 45, Doral**, located at 9710 NW 58<sup>th</sup> Street. The station is equipped with an Advanced Life Support Engine and a temporary Rescue; totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week.

**Station 17, Virginia Gardens**, located at 7050 NW 36<sup>th</sup> Street. The station is equipped with an Advanced Life Support Aerial, a Hazardous Materials Unit, and a Battalion; totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week.

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

**Station 28, Hialeah Gardens**, located at 8790 NW 103<sup>rd</sup> 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.

**Station 35, Miami Springs**, located at 201 Westward Drive. The station is equipped with a Rescue and an Advanced Life Support Engine; totaling seven (7) firefighters/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 1,472 alarms within the proposed annexation area with an average travel time of 6:46 minutes. There were a total of 644 Life Threatening calls with an average travel time of 6:02 minutes.

As a condition of annexation, the Town of Medley 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<br>Proposed Annexation Area - Calendar Years 2007-2008-2009 |                         |       |       |             |      |      |
|---|-------------------------|-------|-------|-------------|------|------|
|   | Travel Time<br>Averages |       |       | Call Volume |      |      |
|   | 2007                    | 2008  | 2009  | 2007        | 2008 | 2009 |
| Total Alarms  | 06:57                   | 07:15 | 06:46 | 1596        | 1592 | 1472 |
| Life Threatening Emergencies  | 06:04                   | 06:28 | 06:02 | 629         | 589  | 644  |
| Non Life Threatening Emergencies  | 07:43                   | 07:43 | 07:15 | 306         | 241  | 238  |
| Other Miscellaneous   | 07:15                   | 07:18 | 07:10 | 305         | 360  | 261  |
| Other Fires   | 07:49                   | 08:15 | 07:39 | 332         | 379  | 311  |
| Structure Fire  | 05:22                   | 05:12 | 04:42 | 24          | 23   | 18   |

Water and Sewer

The Medley proposed annexation area is within the Miami-Dade Water and Sewer Department's (WASD) water and sewer service area. Requests for future water and sewer service in the annexation area within the UDB should be directed to WASD. Adequacy and capacity of the County's water and sewer systems are dependent upon the type and timing of the development or redevelopment proposed within the annexation areas. 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 Town of Medley proposed annexation area includes some residential and industrial land uses. The proposed annexation area is within the Department of Solid Waste Management's (DSWM) collection service area and in accord with Ordinance 96-30 the Department would continue to provide

collection service to residential units to the extent that such development exists or takes place in the future. In the event the Town would develop any of the annexation area as residential, the County would retain the responsibility for the provision of waste collection service unless the Town and County enter into a twenty year interlocal agreement for delegation of waste collection authority.

Other Comments:

The Town annexation application did not provide information on the levels of service in the area. The majority of land use within the annexation area is industrial, therefore the expected amount of residential waste is limited.

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

Potable Water

Section 31-52-40:

The Town of Medley proposes that water service will most likely be provided by WASD in areas of existing service, and may alternatively be served from a City of Medley Water and Sewer water mains in parts of the section adjacent to existing Medley water lines.

Section 9-53-40:

Medley proposes that water service will be provided by WASD in areas of existing lines, and that Medley will provide service in area adjacent to the existing Medley service area. At present there are no existing facilities in this section with water service. WASD currently has a 36-inch water main located along the south edge of the section.

Section 15-53-40:

Most of the properties in this section are currently receiving water service from WASD. Medley expects that this will continue should the annexation be approved.

Section 14-52-40:

Medley currently supplies water service to the small part of this section that is proposed for annexation. Medley assumes that this service will continue after annexation.

The source of water supply for this area is the Hialeah/Preston Water Treatment Plant. This plant is owned and operated by the Miami-Dade Water and Sewer Department, 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

Section 31-52-40:

Wastewater service currently in the area is provided by privately permitted pump stations that pump to the Medley sewer system.

Section 9-53-40:

Medley proposes that wastewater service will be provided by WASD in areas of existing lines, and that Medley will provide service in area adjacent to the existing Medley service area. At present there are no existing facilities in this section with water or sewer service. WASD currently has a 20-inch force main located along the south edge of the section.

Section 15-53-40:

Most of the properties in this section are currently receiving sewer service from WASD. Medley expects that this will continue after annexation. The sewer flow in the section runs to pump stations 30-0118, 30-0196, 30-0198, and 30-0201.

Section 14-52-40:

Medley currently supplies wastewater service to the small part of this section that is proposed for annexation. The sewer flow from this area flows to pump station 22-100. Medley assumes that this service will continue after annexation.

The flows from all the pump stations are directed to the North District Wastewater Treatment Plant. The wastewater treatment plant is owned and operated by WASD. The pump stations in the proposed annexed area are operating within the mandated criteria set forth in the First Partial Consent Decree. At this time the North District Wastewater Treatment Plant does have sufficient capacity to treat current discharge.

Wellfield Protection Areas

Section 31-52-40:

A portion of this proposed annexation area is located within the basic travel time of the Northwest Wellfield Protection Area.

Section 15-53-40:

The eastern edge of this proposed annexation area is located within the maximum travel time of the Hialeah-Preston Wellfield Protection Area.

Section 14-52-40:

The part of this proposed annexation area is within the average and the maximum travel time of the Hialeah-Preston Wellfield Protection Area.

Stormwater Management

Portion of the proposed annexation area is located within Flood Zone AE-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 Incorporation Area:

- The Russian Colony Canal in Section 31-52-40
- The 58 Street Canal in Section 15-53-40.

It is the responsibility of the Town 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 Town shall require a canal maintenance agreement between the Town 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 Town issuing any permits or work within any canal limits, or storm discharge to an open body of water, i.e. canal, lakes, etc.

Portions of the proposed annexation area are located within Basin "B" in Section 31-53-40, where Cut & Fill requirements are in effect. A stormwater management area shall be set aside for all new developments as required by Chapter 24 of the Miami-Dade County Code. All new developments within Basin "B" must obtain approval from the Water Control Section of DERM prior to obtaining building permits. Section 31-53-40 is located within the East Turnpike Wetland Basin, where all new development requires a stormwater drainage system permit called an Environmental Resources Permit, which will reduce potential flooding and improve water quality of stormwater runoff. This permit is overseen by the South Florida Water Management District.

Additionally, a portion of the proposed annexation area in Section 09-53-40 is within the Lowell Dunn Company Lake fill Project 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 Town 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 Medley 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 Medley to negotiate with WASD to continue or modify an existing agreement.

Medley 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 Medley 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 Russian Colony Canal, and the N.W. 58 Street Canal. A modification to the existing interlocal agreement for Stormwater Management between Medley 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 annexed area as it currently does in the Medley.

#### 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.

Medley would need to report to FEMA, as part of its FEMA Biennial Report, that the new annexed area has changed Medley'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 Medley staff any data that would assist in modeling these areas. Cooperation between the Medley 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 Medley 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 Medley is currently a co-permittee in the County's joint permit. Therefore, the presence of any outfalls within the annexed area would change the Medley cost-share percentage contribution. There is also a permit fee that Medley 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 Medley. This is accomplished through an interlocal agreement. This agreement would outline the subject roads, various road-related services, and the responsibilities of Medley 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, the Water Management Division must be consulted for comments.

#### Hazardous Waste

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

1. Tarmac (Washstand and Materials Storage), IW-408/F-7757. This contaminated site has been referred to enforcement.
2. Tarmac America, Inc. (White Plant AST), IW-408/F-7757. This contaminated site has been referred to enforcement.
3. Tarmac America, Inc., IW-408/F-7757. This contaminated site has been under assessment.
4. Tarmac America, Inc. (Use 9500103), UT-1276/F-7757. This contaminated site is currently under assessment.
5. Tarmac Cement Plant (FAC ID# 9500104), UT-1276/F-7757. This contaminated site has been referred to enforcement.
6. Tarmac Mobile Equipment Garage (MEB), UT-1276/F-7757. This contaminated site is in a state funded program awaiting allocation of funds for cleanup.

Additionally, there are records of current contamination assessment or remediation issues at the following properties:

1. Lowell Dunn Company Lakefill Project, Generation Three, Inc., (NW 87 Ave/NW 74 St), SW-1430/F-19276 has records of contamination associated with disposal of inappropriate waste material.
2. Florida Quality Fence, Inc., Bunnell Foundation Inc, 7801 NW 66 St., UT-1757/F-6339, has records associated with petroleum contamination. This contaminated site is in a state funded program awaiting allocation of funds for cleanup.
3. The Zack Co/Solo Printing, 7860 NW 66 St., UT-1474/F-7889 has records associated with petroleum contamination. This contaminated site is in a state funded program awaiting allocation of funds for cleanup.
4. Mathews Dump, 8130 NW 74 St., SW-1261/F-4874 is an uncontrolled dump used prior to the time when landfill operations were required to control the type of waste disposed and prohibit the disposal of hazardous materials and waste.

It should also be noted that there are records of current contamination assessment or remediation issues on the following abutting properties.

1. Abutting Folio # 30-3009-001-0030 to the south is the NW 58 Street Landfill, Superfund Site, 8831 NW 58 St., SW-1373/F-10545 (IWP-274/F-10545). This is a closed landfill in a monitoring only program.
2. Abutting to the southwest is the Resources Recovery Facility, 6990 NW 97 Ave., UT-2054/F-8296. This facility has records associated with petroleum contamination and is in a state funded program awaiting allocation of funds for cleanup. Additionally, it is in a monitoring only program associated with leachate from an ash landfill (SW -1012/F-8296).

There are historical records of contamination assessment or remediation issues associated with non-permitted sites within the area proposed for annexation. Kelly Tractor/General Container, 5900 NW 84 Ave., HWR-198/F-15180 has historical records associated with petroleum contamination and Folio # 30-3009-001-0030 to the west is Vulcan Material Co. (Lot 16), NW 107 AVE/NW 74 ST, UT-2516/F-8607 abutting the proposed annexation area also has historical records associated with petroleum contamination.

No portion of the area proposed for annexation is within an area 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.

Except as noted above, there are no records of current contamination assessment or remediation issues on any of the other properties.

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

#### Tree Preservation

##### Area 52-40-31

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 Chapter 24-49 of the Code of Miami-Dade County.

##### Area 53-40-09

There are no tree resources issues within this subject area.

##### Area 53-40-15 and a portion of 53-40-14

The properties within this area may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

#### Wetlands Resources

Wetlands Resources Section records indicate that portions of the subject area contain jurisdictional wetlands as defined by Chapter 24-5 of the Code of Miami-Dade County (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.

#### Natural Forest Community

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

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

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

#### Operating Permits

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

#### Pollution Prevention and Educational Programs

The DERM Office of Environmental Education and Communication (EECO) is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO2 reduction and environmental education in general. The EECO can be contacted at (305-372-6784).

#### Enforcement Activities

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

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 26.0 lane miles within the Town of Medley Annexation Application Area. The County is proposing to keep the following corridors:

- NW 106 Street from the HEFT ramps to NW 107 Avenue
- NW 107 Avenue from NW 106 Street to NW 122 Street
- NW 74 Street from NW 97 Avenue to NW 87 Avenue
- NW 97 Avenue from NW 74 Street to NW 90 Street
- NW 87 Avenue from NW 74 Street to NW 90 Street
- NW 58 Street from NW 87 Avenue to SR 826 Ramps
- NW 74 Street from NW 87 Avenue to NW 84 Avenue
- NW 74 Street from NW 74 Avenue to NW 72 Avenue
- NW 87 Avenue from NW 58 Street to NW 74 Street
- NW 72 Avenue from SR 934 to NW 74 Street

Of the 26.0 lane miles in the annexation area, the corridors listed above represent 9.2 lane miles. In conjunction with the annexation, an interlocal agreement between the Town 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**

There is one Miami-Dade Park and Recreation Department (MDPR) property within the Medley Annexation Application Area. The Manufacturers Industrial Park, a 0.37 acre area-wide greenway is located in the proposed annexation area. This property was dedicated as a linear park. There is a Water Main/Line Easement on the eastern portion of the property. MDPR has provided an access agreement to the benefit of Blocks 9 & 10, renewable year to year and revocable at the discretion of MDPR. Should the annexation be approved, this park would be deeded over to the Town through an interlocal agreement.

### **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 is located entirely located outside a 2000 Census Designated Place (CDP)

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

Approximately 50 percent of the land within the Town of Medley and the proposed annexation area are currently in industrial use. The existing land uses in the proposed annexation area are commercial, office, transient residential, industrial, institutional, and transportation/ communication/utilities, undeveloped, and inland waters. The existing land uses within the Town of Medley are similar to those in the proposed annexation area except that there are no residential uses within the proposed annexation area.

The existing underlying zoning in the proposed annexation area is: GU, Interim; IU-2, Heavy Industrial; and IU-3, Unlimited Industrial. This zoning pattern is similar to that of the Town where the M-1 and M-3 industrial zoning districts prevail.

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

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

4. Impact public safety response times:

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

Police: In the event the annexation application is successful, the total service area within the UMSA will be reduced. Conversely, departmental resources would then be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation endeavors, the full impact upon UMSA is yet to be determined.

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

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

PWD policies dictate retention of full and half section line roadways and other principal highways as County-maintained facilities. Additionally, bicycle trails may be proposed within the annexation area, which would be County bicycle facilities. The Metropolitan Planning Organization Bicycle-Pedestrian Coordinator and the Miami-Dade Public Works Traffic Engineering Division should be contacted for additional information.

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

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

The proposed annexation will continue to be served by the same cable television and telecommunication operators as before but may be subject to change as a result of competition. Pursuant to state law which became effective July 1, 2007, Miami-Dade County no longer has the ability license new cable television companies and enforcement activities will be limited to Rights-of-Way issues only. Therefore the proposed annexation will not have an impact on our ability to enforce Rights-of-Way issues as per the Miami-Dade County Code should they arise. A list of new Cable

Franchise Certificates that may affect Miami-Dade County's Rights-of-Way can be found at <http://sunbiz.org/scripts/cable.exe>.

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

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

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

There are portions of the proposed annexation area 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:

There are three annexation area in Medley all being about one square mile each. The annexation area in the bounded by NW 106 St. and 122 St. has no transit service. The nearest route is Route 33 on NW 105 Cir., about 1.5 miles from the southeast corner of this area. The annexation area bounded by NW 74 St. and NW 90 St. has no transit service. The nearest route is Route 87 on NW 84 Av. and 74 St. and the Palmetto Metrorail Station on NW 79 Av. Metrorail serves several federal, state, and county government offices in downtown Miami and the Civic Center. The annexation area bounded by NW 58 St. and NW 74 St. is served by Route 87 which connects to Mall of the Americas, Dadeland Mall, and the Palmetto Metrorail Station.

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 Town of Medley. The schools serving the proposed annexation area are John I. Smith Elementary, Springview Elementary, Dr. Rolando Espinosa K-8 Center, Doral Middle, Miami Springs Middle, Hialeah Gardens Senior High, Ronald W. Reagan Senior High, and Miami Springs 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) Does the area divide a Census Designated Place (an officially or historically recognized traditional community)?

The proposed annexation area does not divide a Census Designated Place (CDP).

- b) Have any adjacent unincorporated areas with 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. As described in Section (d) below, the proposed annexation is divided into four areas. Although not technically an enclave, and as shown in Attachment A, the westernmost area of the proposed annexation is located within an unincorporated pocket bound by the Town of Medley, the City of Doral the Homestead Extension of the Florida Turnpike and the Urban Development Boundary. The Town is only applying to annex half of the unincorporated pocket.

Approval of the proposed annexation would also result in the creation of an enclave south of NW 74th Street; if a recently submitted annexation application by the City of Doral is not approved.

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

As shown in Figure 1 (Page 7), the boundaries are logical and follow major roadways. The proposed annexation area is divided into four areas. The northern most area is bounded on the north and west by the municipal boundary of the Town of Medley, on the south by NW 106 Street and on the west by the Homestead Extension of the Florida Turnpike (HEFT). The second area is bounded on the north and east by the municipal boundary of the Town of Medley, on the west by NW 97 Avenue and the City of Doral and on the south by NW 74 Street. The third area is bounded on the north by the municipal boundary of the Town of Medley, on the west by NW 87 Avenue, on the south by NW 58 Street and on the east by SR 826/Palmetto Expressway. The fourth area is bounded on the north by the municipal boundary of the Town of Medley, on the east by NW 72 Avenue, on the west and south by south by SR 934.

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

The taxable value within the annexation area is \$937,469,317. At the current Town of Medley millage rate (5.65 mills), the ad valorem revenues attributable to the annexation area would be \$5,031,867. At the current UMMA millage rate (2.0083 mills), the ad valorem revenues attributable to the annexation area would be \$1,788,584. The expected tax increase to the area if the annexation is approved would be 3.6417 mills and \$3,243,283. The average property owner in the annexation area would pay an additional \$4,837.

| <b>Existing and Projected Property Tax Cost</b> |               |                         |
|---|---------------|-------------------------|
| <b>Town of Medley</b>                           |               |                         |
| <b>FY 2009-10</b>                               |               |                         |
|   | Millage Rate  | Millage x Taxable Value |
| <b>Medley</b>                                   |               |                         |
| Municipal Millage                               | 5.65          | \$5,031,867             |
|   |               |                         |
| <b>Unincorporated Area</b>                      |               |                         |
| UMMA Millage                                    | 2.0083        | \$1,788,584             |
|   |               |                         |
| <b>Increase</b>                                 | <b>3.6417</b> | <b>\$3,243,283</b>      |

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?

The total taxable value of the annexation area is \$937,469,317. The area generates an estimated \$2,131,038 in revenue. The County spends an estimated \$1,446,458 per year providing services to the area. Therefore, the net revenue loss to the UMMA budget is an estimated \$684,581 (Attachment B).

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues generated in the area. For the proposed annexation, franchise fees of an estimated \$321,131 and utility taxes of an estimated \$404,664 will be retained by the County.

Within the annexation area, there are approximately 40 parcels that are vacant. These parcels are zoned for industrial and commercial uses. If the remaining vacant land is

developed in similar fashion to the existing developed land, it is estimated that the taxable value within this area may increase over \$250 million, which at today's UMSA millage rate would generate approximately \$477,500, creating a greater revenue loss to UMSA.

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 only 21 residents within the annexation area, therefore the per capita taxable value is not valid.

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

According to the Adopted 2015-2025 Land Use Plan (LUP) map of the County's Comprehensive Development Master Plan (CDMP), the planned land use designations within the proposed annexation area are "Industrial and Office", "Restricted Industrial and Office" and "Transportation". A brief description of these CDMP land uses follows:

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

Uses allowed in the "Restricted Industrial and Office" category are restricted and the design of facilities is governed by special ground water protection regulations. The CDMP indicates that development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing, and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 25 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels may also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas.

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

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

There are not terminals within the proposed annexation area.

Demographic Profile of the Area

The estimated 2000 Census population of the proposed annexation area is 21 persons while the Town of Medley's population is 1,098 persons. The table below shows that the predominant group within the proposed annexation area is Hispanic with approximately 57 percent of the population being of Hispanic origin and the Hispanic population within the municipal boundaries is over 72 percent.

| <b>Medley Proposed Annexation Area<br/>Social and Economic Characteristics<br/>Medley Area and Miami-Dade County</b> |               |                   |            |
|--|---------------|-------------------|------------|
|  | Study<br>Area | Town of<br>Medley | Miami-Dade |
| <u>Population Characteristics, 2000*</u>   | 21            | 1,098             | 2,253,362  |
| Percent White, Not Hispanic  | 23.8          | 18.0              | 20.7       |
| Percent Black, Not Hispanic  | 19.0          | 6.8               | 19.0       |
| Percent Other, Not Hispanic  | 0.0           | 2.6               | 3.0        |
| Percent Hispanic Origin  | 57.1          | 72.6              | 57.3       |
| <u>Income**</u>  |               |                   |            |
| Median Household Income  | --            | \$23,167          | \$35,966   |
| Per-capita Income  | --            | \$11,955          | \$18,497   |
| <u>Housing</u>   | 12            | 387               | 852,278    |
| Percent Vacant   | 16.7          | 6.2               | 8.9        |
| Percent Occupied   | 83.3          | 93.8              | 91.1       |
| Percent Owner Occupied   | 30.0          | 69.4              | 57.8       |
| Percent Renter Occupied  | 70.0          | 30.6              | 42.7       |

Source: U.S. Census Bureau, Census 2000 Summary File 1 and Summary File 3.  
Miami-Dade County, Department of Planning & Zoning, Research Section, 2010.

Note: The Medley Annexation Area is comprised of Census Blocks for which no income data and limited housing characteristics is available.

Development Profile of the Area

Shown in the table below is the 2010 land use profile for the 1,799.4 acres within the proposed annexation area. In general, the table shows that:

- There is no residential land within the proposed annexation area and only 0.9 percent of the land within the Town is in residential use;
- Approximately 50 percent of the lands within the proposed annexation area and 50 percent of the lands within the Town are in industrial use;
- Approximately 30 percent of the proposed annexation area is inland waters.

Included within the proposed annexation area are a 488-acre cement plant and a 552-acre lake.

**Medley Annexation Area  
2010 Existing Land Use**

| <b>Land Use</b>                               | <b>Annexation Area (Acres)</b> | <b>Annexation Area (Percent Of Total)</b> | <b>Medley (Area Acres)</b> | <b>Medley (Percent of Total)</b> | <b>Miami-Dade County (Acres)</b> | <b>Miami-Dade County (Percent of Total)</b> |
|---|--------------------------------|---|----------------------------|----------------------------------|----------------------------------|---|
| Residential                                   | 0.0                            | 0.0                                       | 33.8                       | 0.9                              | 109,394.9                        | 7.0   |
| Commercial & Office & Transient Residential   | 24.1                           | 1.3                                       | 59.1                       | 1.6                              | 14,686.6                         | 0.9   |
| Industrial                                    | 892.8                          | 49.6                                      | 1,896.2                    | 50.2                             | 17,533.5                         | 1.1   |
| Institutional                                 | 1.0                            | 0.1                                       | 7.4                        | 0.2                              | 14,204.8                         | 0.9   |
| Parks/Recreation                              | 0.0                            | 0.0                                       | 0.8                        | 0.0                              | 802,757.0                        | 51.3  |
| Transportation, Communication, Utilities      | 200.2                          | 11.1                                      | 723.7                      | 19.2                             | 87,457.4                         | 5.6   |
| Agriculture                                   | 0.0                            | 0.0                                       | 0.0                        | 0.0                              | 61,444.9                         | 3.9   |
| Undeveloped                                   | 157.5                          | 8.8                                       | 418.7                      | 11.1                             | 137,172.6                        | 8.8   |
| Inland Waters & Coastal Water Bays and Oceans | 523.8                          | 29.1                                      | 634.5                      | 16.8                             | 318,963.4                        | 20.4  |
| <b>Total:</b>                                 | <b>1,799.4</b>                 | <b>100.0</b>                              | <b>3,774.2</b>             | <b>100.0</b>                     | <b>1,548,712.6</b>               | <b>100.0</b>                                |

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

**SUMMARY OF ISSUES FOR CONSIDERATION**

Although not technically an enclave, the westernmost area of the proposed annexation is located within an unincorporated pocket bound by the Town of Medley, the City of Doral, the Homestead Extension of the Florida Turnpike and the Urban Development Boundary. The Town is only applying to annex half of the unincorporated pocket.

If the annexation is approved, the revenue loss to the unincorporated area as a result of the annexation is estimated at \$684,581. Additionally, there are approximately 40 parcels that are vacant which are zoned for industrial and commercial uses. If the remaining vacant land is developed in similar fashion to the existing developed land, it is estimated that the taxable value within this area may increase over \$250 million, which at today's UMSA millage rate would generate approximately \$477,500, creating a greater revenue loss to UMSA.

Approval of the proposed annexation would also result in the creation of an enclave south of NW 74th Street; if a recently submitted annexation application by the City of Doral is not approved.

There are two parcels, (folios 30-3014-010-0510 and 30-3014-010-0520) owned by Miami-Dade Water and Sewer Department that are partially located in both the Town of Medley proposed annexation area, as well as the City of Miami Springs proposed annexation area.

As a condition of annexation, the Municipality of Medley 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



**Medley Annexation  
Estimated Impact on UMSA Budget**

ATTACHMENT B

| <b>Based on FY 09-10 Budget</b>  | <b>Annexation Assumptions</b>                     |                 |
|--|---|-----------------|
|  |   |                 |
| <b>Property Tax Revenue</b>  | <i>Allocation based on tax roll &amp; millage</i> | \$1,810,000     |
| <b>Franchise Fees</b>  | <i>County Retains Revenues</i>                    |                 |
| <b>Sales Tax</b>   | <i>Allocation based on \$61.79 per person</i>     | \$1,298         |
| <b>Utility Taxes</b>   | <i>County Retains Revenues</i>                    |                 |
| <b>Communications Tax</b>  | <i>Allocated based on tax roll/population</i>     | \$299,780       |
| <b>Alcoholic Beverage License</b>  | <i>Allocation based on \$0.24 per person</i>      | \$5             |
| <b>Occupational License</b>  | <i>Allocation based on \$1.72 per person</i>      | \$38            |
| <b>Interest</b>  | <i>Allocation based on 1.31% of total revenue</i> | \$19,908        |
| <b>Miscellaneous Revenues</b>  | <i>Allocation based on \$0.45 per person</i>      | \$9             |
|  |   |                 |
| <b>Revenue to UMSA</b>   |   | \$2,131,038     |
|  |   |                 |
| <b>Cost of Providing UMSA Services</b>   |   |                 |
| <b>Police Department</b>   |   | \$1,130,852     |
| <i>UMSA Police Budget (without specialized)</i>  | \$298,967,563                                     |                 |
|  |   |                 |
| <b>Park and Recreation Dept</b>  | <i>Based on cost of parks</i>                     | \$7,500         |
| <b>Public Works</b>  |   |                 |
| Centerline Miles   | <i>Centerline miles times cost per lane mile</i>  | \$43,394        |
|  |   |                 |
| <b>Planning, Neighborhood Compliance and others</b>  | <i>Direct cost times 11.7%</i>                    | \$138,264       |
| <b>QNIP (pay-as you-go)</b>  | <i>Utility Taxes as a % of debt service 15.5%</i> | \$0             |
| <b>Policy Formulation/Internal Support</b>   | <i>Direct cost times 10.7%</i>                    | \$126,447       |
|  |   |                 |
| <b>Cost of Providing UMSA Services</b>   |   | \$1,446,458     |
|  |   |                 |
| <b>Net to UMSA</b>   |   | \$684,581       |
| <p>1. Does not include gas tax funded projects<br/>                 2. Does not include canal maintenance revenues or expenses<br/>                 3. Does not include proprietary activities: Building, Zoning, Solid Waste<br/>                 4. Does not include Fire and Library Districts<br/>                 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> |   |                 |
|  |   |                 |
| <b>2009 Taxable Property Rolls</b>   |   | \$937,469,317   |
| <b>2000 Area Census Population</b>   |   | 21              |
| <b>2009 UMSA Population</b>  |   | 1,081,014       |
| <b>2009-10 UMSA Millage</b>  |   | 2.0083          |
| <b>Patrollable Sq. Miles - UMSA (post Cutler Bay)</b>  |   | 443.53          |
|  |   |                 |
| <b>Total Calls For Service - UMSA 2008</b>   |   | 654,181         |
| <b>Part 1 Crimes - UMSA 2008</b>   |   | 58,638          |
| <b>Part 2 Crimes - UMSA 2008</b>   |   | 22,546          |
| <b>Patrollable Sq. Miles - Study Area</b>  |   | 2.78            |
| <b>Total Calls for Service - Study Area</b>  |   | 2,890           |
| <b>Part 1 Crimes - Study Area</b>  |   | 242             |
| <b>Part 2 Crimes - Study Area</b>  |   | 92              |
| <b>Cost per Centerline Mile</b>  |   | \$2,583         |
| <b>Number of Centerline Miles</b>  |   | 16.8            |
|  |   |                 |
| <b>Per Capita Taxable Value</b>  |   | \$44,641,396.05 |



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

for

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

and

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

for

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

by

**Town of Medley, Florida**

**Mayor Ramón Rodríguez**

Vice-Mayor Griselia Digiacomo

Councilperson Carlos Benedetto

Councilperson Roberto Martell

Councilperson Mary Tanner

**Prepared by:**

Melvin Wolfe, Town Attorney

Johanna Gamboa Moas, Assistant Town Attorney

Sgt. Merle Boyer, Employee Annexation Liaison

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

June 2009 Submittal

## **Executive Summary**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# 1. Resolution Requesting Boundary Change

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



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

"The Perfect Location for Industrial Development"

## CERTIFICATION

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

TOWN OF MEDLEY, FLORIDA

BY: Herlina Taboada  
HERLINA TABOADA, TOWN CLERK

**RESOLUTION C-1048**

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

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

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

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

Resolution C-1048  
Page 1 of 3

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

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

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

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

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

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

Resolution C-1048  
Page 2 of 3

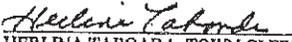
areas annexed into the Town cover in proportion to the entire area covered by such bonding, upon the effective date of the annexation of the lands described herein into the Town of Medley.

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

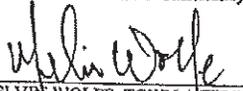
Section 4. Effective Date: This Resolution shall become effective immediately upon its passage and adoption by majority vote of the Town Council of the Town of Medley, Florida.

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

  
RAMON RODRIGUEZ, MAYOR

  
HERLINA TABOADA, TOWN CLERK

Approved as to form and sufficiency:

  
MELVIN WOLFE, TOWN ATTORNEY

SUMMARY OF THE VOTE

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



Resolution C-1048  
Page 3 of 3

**Exhibit "A"**

## **Exhibit "A"**

### **Legal Description of the Land Area (Annexation Areas)**

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

### **Continued Application for Annexation (2000):**

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

**Composite Exhibit "B"**

## Composite Exhibit "B"

### Revised Application for Annexation (2004):

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

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

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

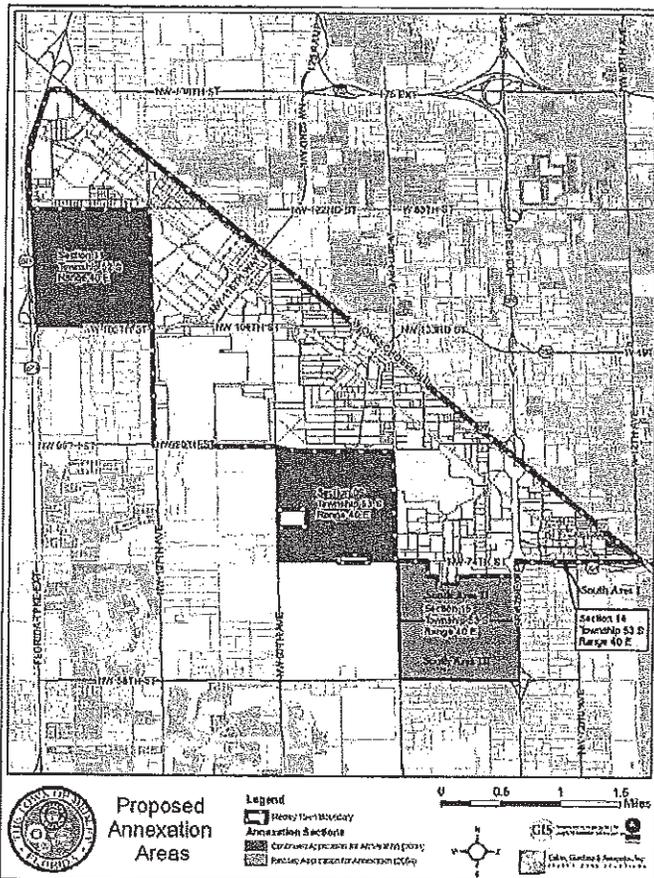
South Area II: Begin at the intersection of the West right-of-way line for N.W. 87<sup>th</sup> Avenue and the centerline for N.W. 74<sup>th</sup> Street; thence proceed Easterly along the centerline of N.W. 74<sup>th</sup> Street to its intersection with N.W. 84<sup>th</sup> Avenue; thence proceed Southerly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

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

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

**Exhibit "C"**

## Exhibit "C" Annexation Area Map



**Composite Exhibit "D"**

5. Certificate of County Supervisor of Elections



Elections  
2700 NW 87th Avenue  
Miami, Florida 33122  
T 305-696-4000 F 305-495-4447  
TTS 305-495-4400  
miamidade.gov

CERTIFICATION

STATE OF FLORIDA,  
COUNTY OF MIAMI-DADE:

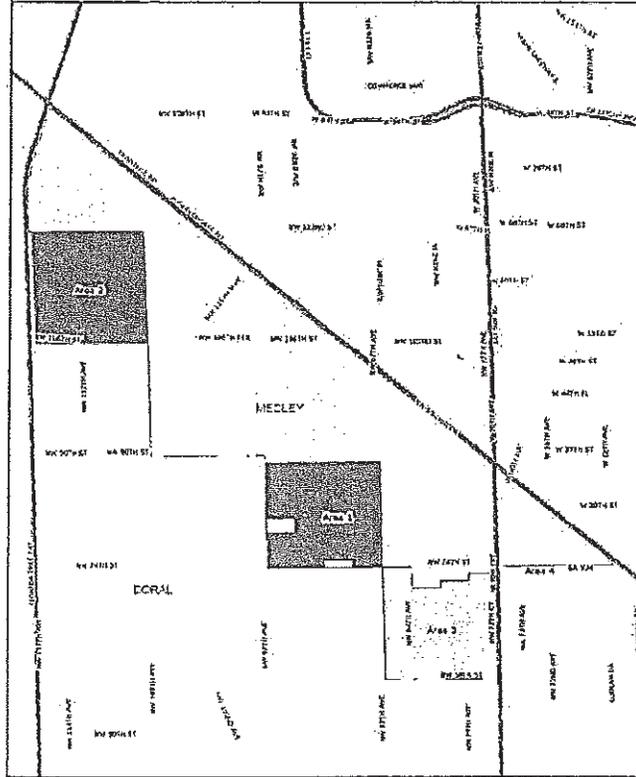
I, Tara C. Smith, Chief Deputy Supervisor of Elections of Miami-Dade County, Florida,  
do hereby certify the area described as the Town of Medley Annexation has the  
following voters:

| Medley Area | Registered Voters |
|-------------|-------------------|
| One (1)     | 0                 |
| Two (2)     | 0                 |
| Three (3)   | 18                |
| Four (4)    | 0                 |

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

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

Supervisor of Elections Map of Proposed Annexation Areas



Medley Proposed Annexation Areas  
 [Stippled] Medley [Cross-hatched] Area 1 and 2 [Diagonal lines] Area 3 and 4

This map was prepared by the Jackson Department Water Services Division. Please verify the boundary areas and be sure to notify the eligible voters prior to each area.



## 2. Public Hearing Notice (As Required)



7777 N.W. 72<sup>nd</sup> Avenue  
Medley, Florida 33166

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

Ramon Rodriguez  
Mayor

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

June 10, 2009

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

Dear Property Owner:

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

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

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

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

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

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

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

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

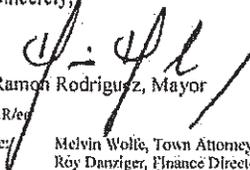
centerline of N.W. 74<sup>th</sup> Street to its intersection with N.W. 84<sup>th</sup> Avenue; thence proceed Southerly along the centerline of N.W. 84<sup>th</sup> Avenue to a point along N.W. 84<sup>th</sup> Avenue which coincides with the centerline of the right-of-way for N.W. 71<sup>st</sup> Street;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

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

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

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

Sincerely,

  
Ramon Rodriguez, Mayor  
RR/ev  
cc/ Melvin Wolfe, Town Attorney  
Roy Danziger, Finance Director  
Herlina Taboada, Town Clerk

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

Ramon Rodriguez, Mayor

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



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

NOTICE OF PUBLIC HEARING  
(SPECIAL MEETING)

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

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

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

1. Continued Application for Annexation (2000):

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

2. Revised Application for Annexation (2004):

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

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

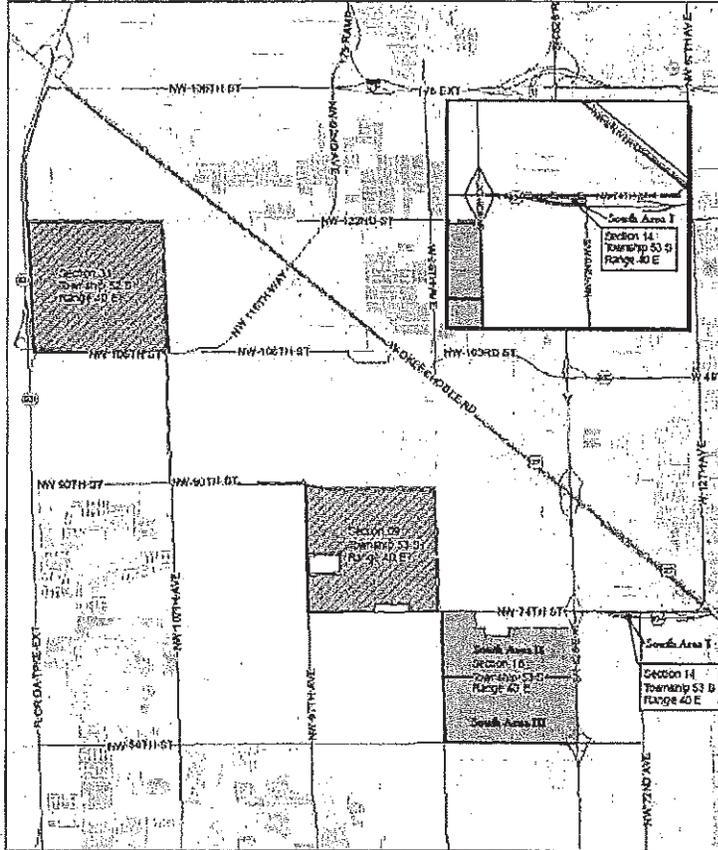
- B. All of Section 15, Township 53 South, Range East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County) also described as:

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

Page 1 of 4

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

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



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

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

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

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

HERLINA TABOADA, TOWN CLERK

Page 4 of 4



*"The Perfect Location for Industrial Development"*

October 26, 2000

RE: ANNEXATION OF LANDS BY THE TOWN OF MEDLEY

NOTICE OF PUBLIC HEARING  
AND  
NOTICE OF PROPOSED ANNEXATION.

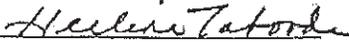
Dear Property Owner:

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

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

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

Sincerely,

  
HERLINA TABOADA, TOWN  
CLERK

Encls.

NOTICE OF PUBLIC HEARING  
(SPECIAL MEETING)

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

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

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

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

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

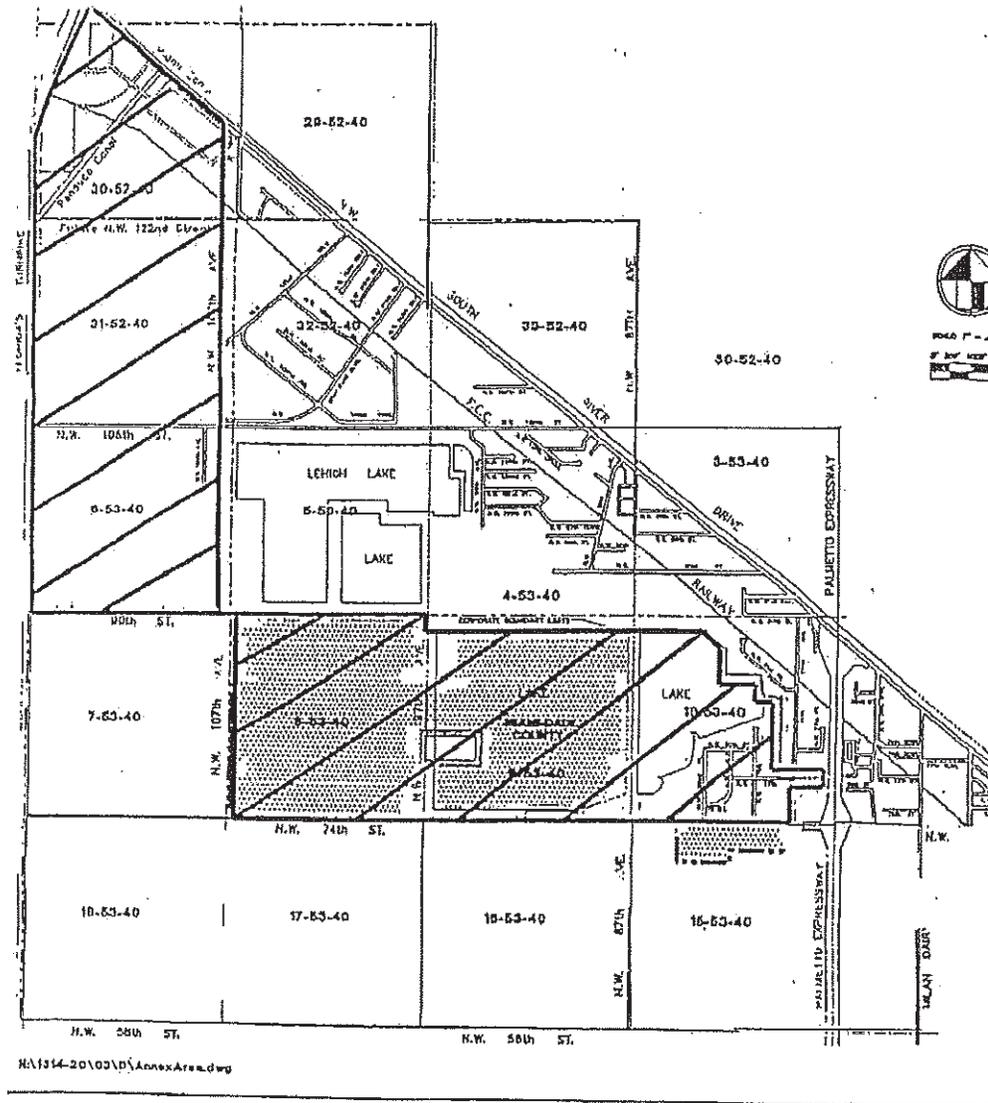
9. All of that portion of Section 36, Township 52, Range 39 East, lying and being easterly of the HEFT.
10. All of that portion of Section 1, Township 53, Range 39 East, lying and being easterly of the HEFT.

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

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

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

HERLINA TABOADA, TOWN CLERK.



7531 Northwest 74th Street  
Medley, Florida 33166-2488



Town Clerk  
Herlina Taboada  
(305) 887-9541, Ext. 112  
Fax: (305) 854-4827

*"The Perfect Location for Industrial Development"*

March 8, 2004

RE: ANNEXATION OF LANDS BY THE TOWN OF MEDLEY

NOTICE OF PUBLIC HEARING  
AND  
NOTICE OF PROPOSED ANNEXATION

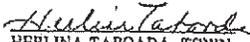
Dear Property Owner:

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

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

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

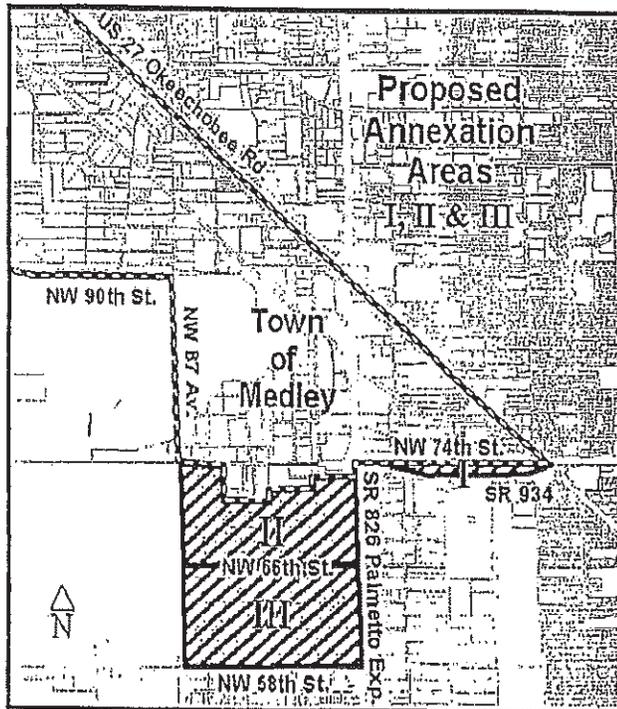
Sincerely,

  
HERLINA TABOADA, TOWN  
CLERK

Encls.

NOTICE OF PUBLIC HEARING  
(SPECIAL MEETING)  
TOWN OF MEDLEY

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



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

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

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

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

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

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

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

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

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

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

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

HERLINA TABOADA, TOWN CLERK.

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

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

#### 1. Continued Application for Annexation (2000):

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

#### 2. Revised Application for Annexation (2004):

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

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

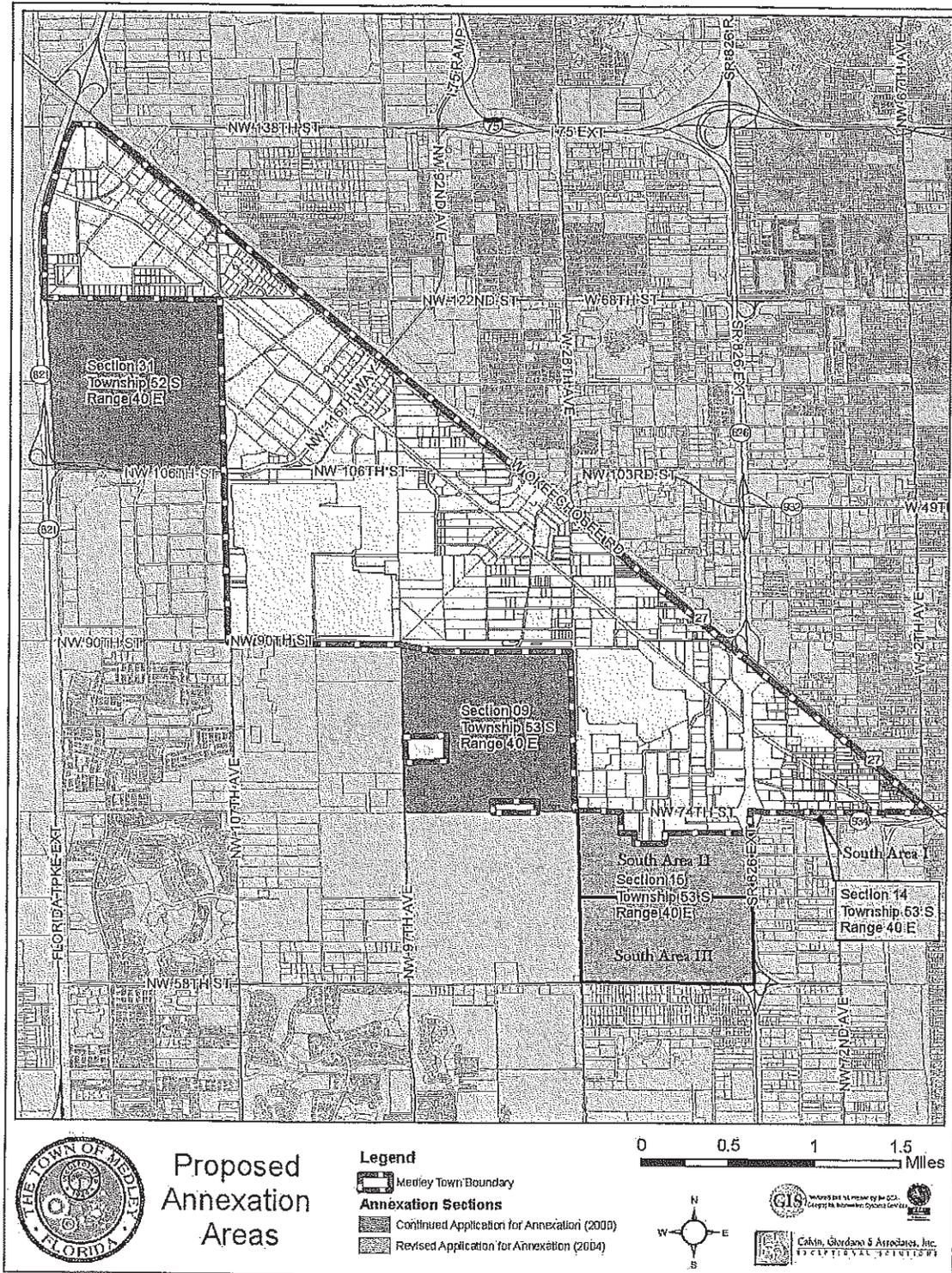
- B. All of Section 15, Township 53 South, Range East, less portions thereof currently within the municipal boundary of the Town of Medley (Miami-Dade County) also described as:

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

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

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

# Annexation Area Map



5. Certificate of County Supervisor of Elections



Elections  
2700 NW 87th Avenue  
Miami, Florida 33172  
T 305-499-VOTE F 305-499-8547  
TTY: 305-499-8480  
[miamidade.gov](http://miamidade.gov)

CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

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

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

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

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



## **6. Grounds for Proposed Boundary Changes**

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

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

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

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

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

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

### **Land Use Trends and Tax Base Growth**

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

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

### Existing Land Uses in Proposed Annexation Areas

| Existing Land Use                              | Acreage | % of Total Land Area |
|--|---------|----------------------|
| Communications, Utilities, Terminal, Plants    | 89.30   | 5.02%                |
| Expressway Right of Way Open Areas             | 5.70    | 0.32%                |
| Industrial                                     | 492.56  | 27.69%               |
| Industrial Extraction                          | 202.91  | 11.41%               |
| Institutional                                  | 0.94    | 0.05%                |
| Office   | 2.41    | 0.14%                |
| Shopping Centers, Commercial, Stadiums, Tracks | 63.57   | 3.57%                |
| Streets/Roads, Expressways, Ramps              | 91.07   | 5.12%                |
| Vacant Unprotected                             | 273.46  | 15.37%               |
| Water  | 556.71  | 31.30%               |
| Totals   | 1778.63 | 100.00%              |

Source: Miami-Dade County, 2009

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

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

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

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

### **Infrastructure Improvements**

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

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

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

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

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

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

The proposed annexation areas include no enclaves.

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

### Zoning

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

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

### Miami-Dade County Zoning in Proposed Annexation Areas

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

Source: Miami-Dade County, 2009

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

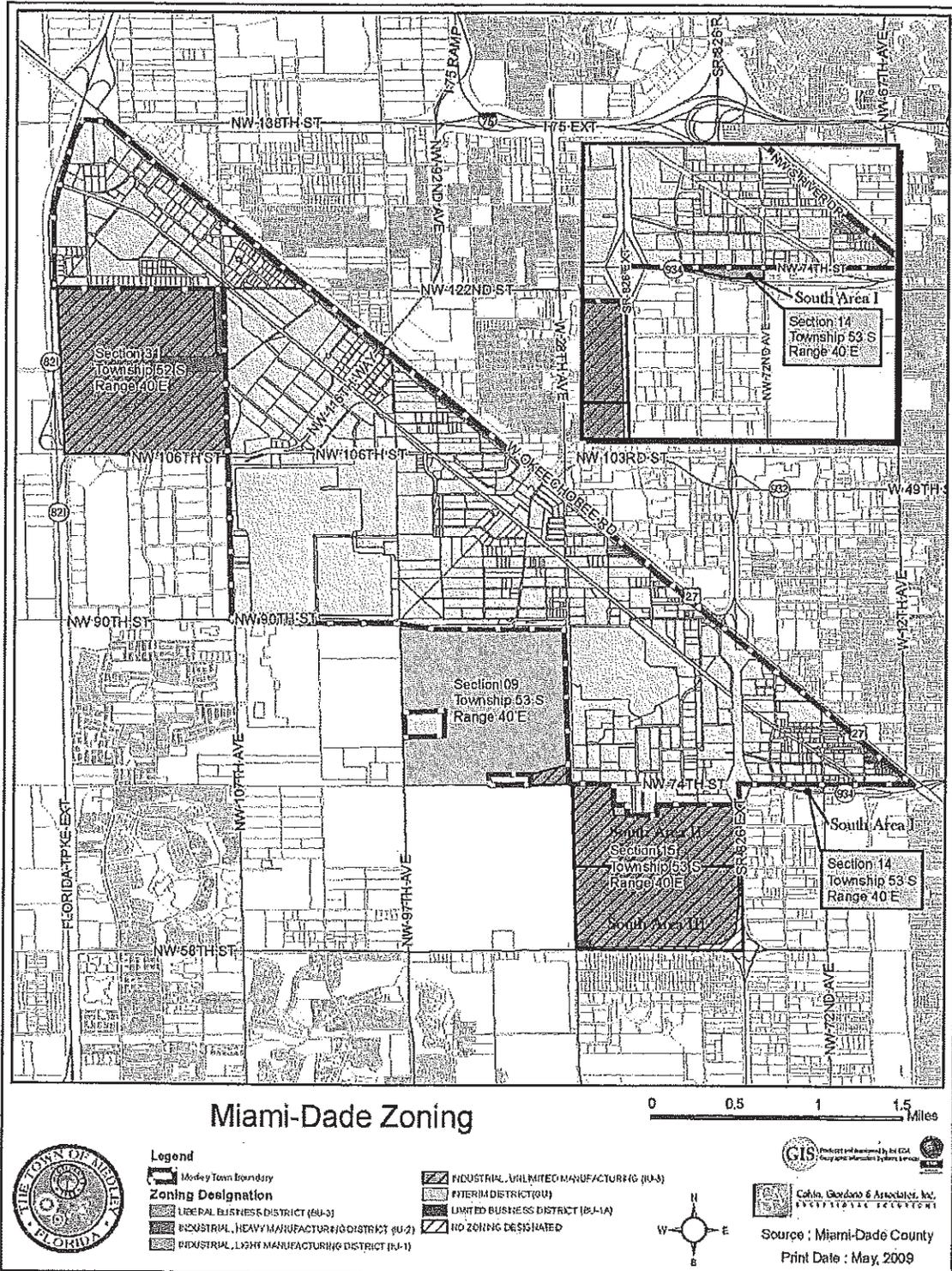
The Medley Zoning Code is generally developed based upon the Miami-Dade Zoning Code. The M-1 Industrial District (light manufacturing) and M-3 Industrial District (heavy manufacturing) will accommodate existing uses within the proposed annexation areas.

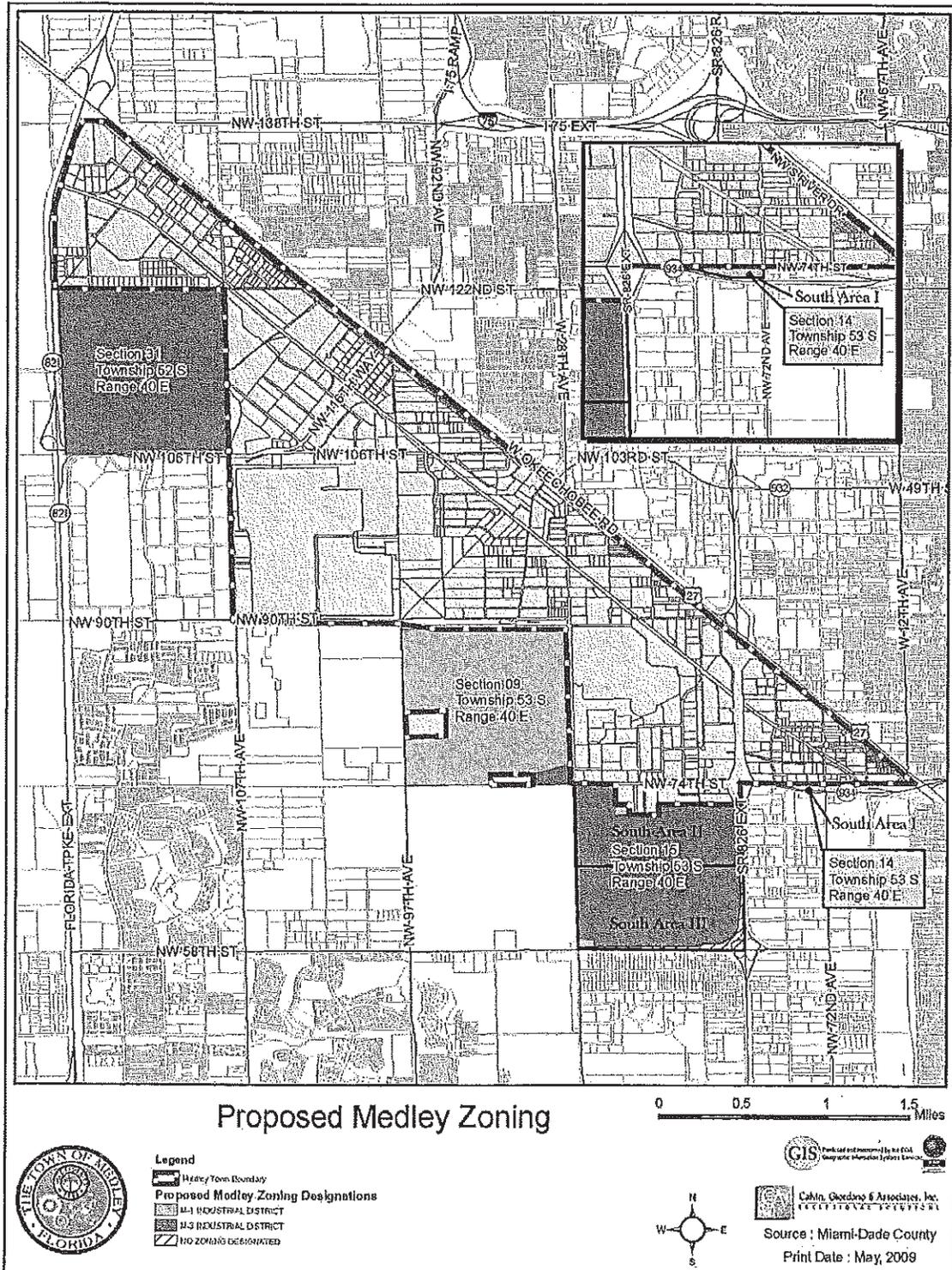
**Medley Zoning Designations in the Proposed Annexation Area**

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

Source: Town of Medley, 2009.

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





**Land Use**

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

**Miami-Dade Future Land Use of Proposed Annexation Areas**

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

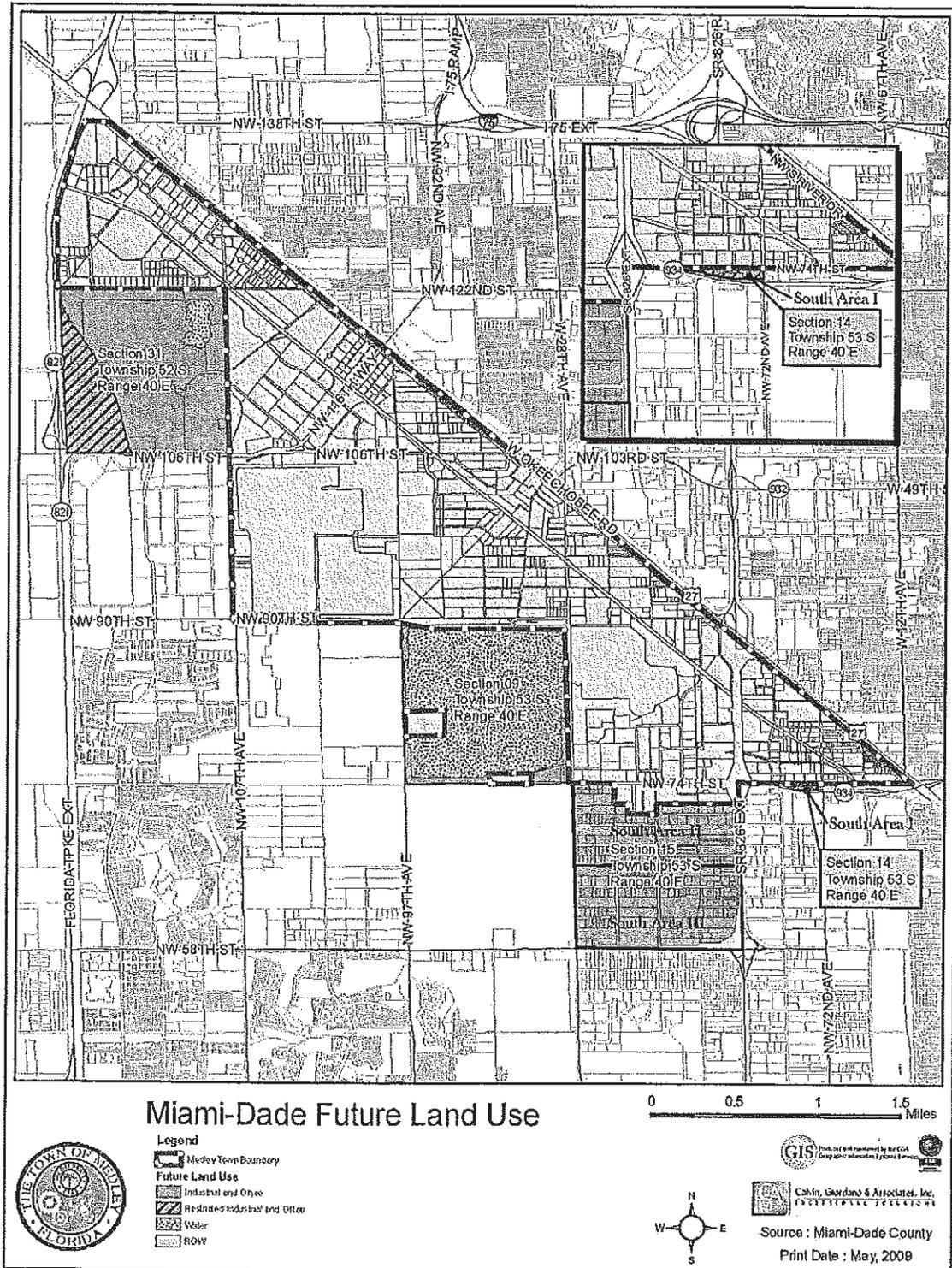
Source: Miami-Dade County, 2009

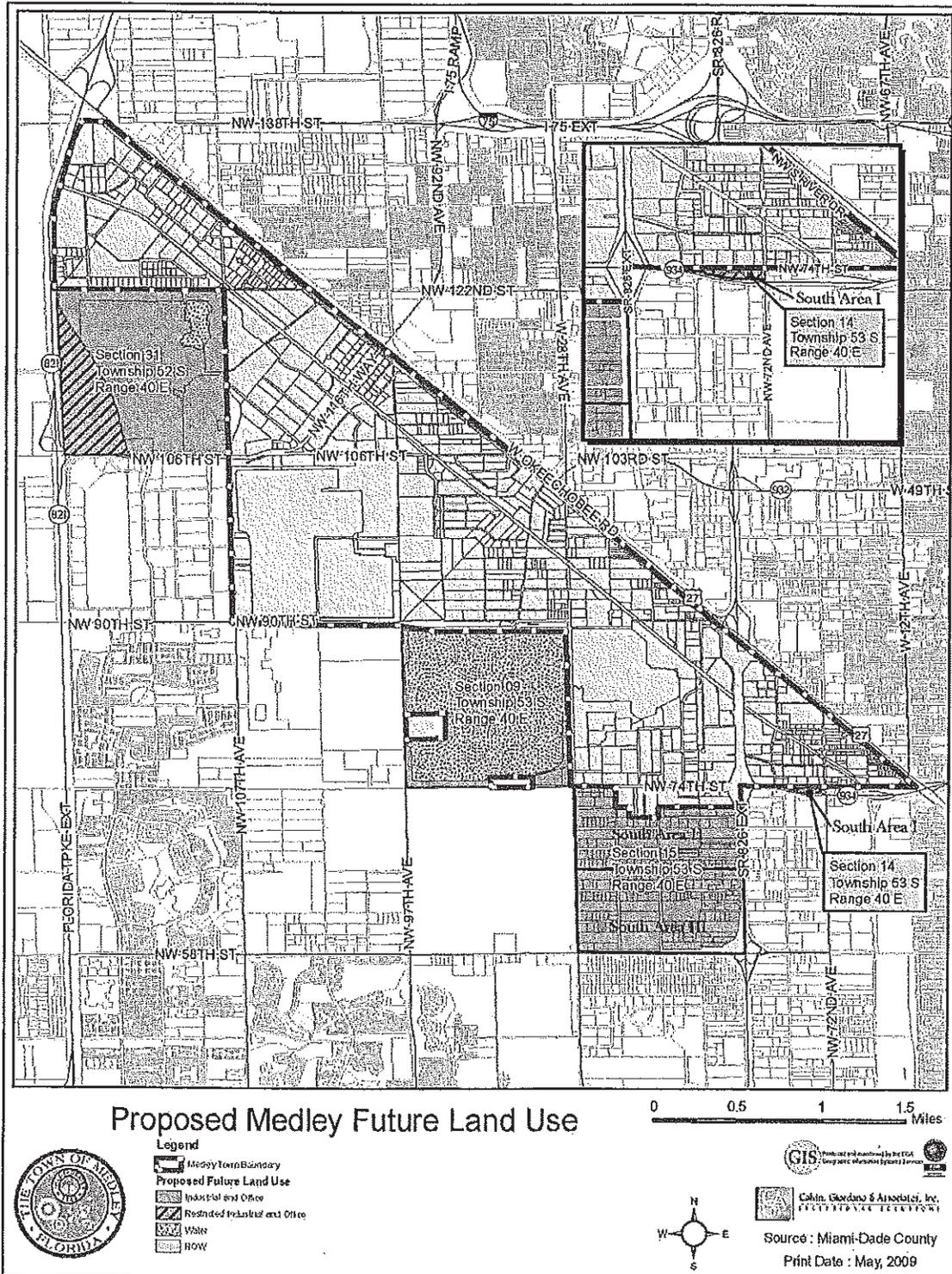
**Medley Future Land Use of Proposed Annexation Areas**

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

Source: Town of Medley, 2009

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





## **Services to be Provided**

### **a. Police Protection**

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

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

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

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

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

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

**b. Fire Protection/Emergency Medical**

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

**c. Water Supply and Distribution**

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

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

**d. Wastewater Facilities**

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

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

**e. Solid Waste Removal and Disposal**

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

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

**f. Electric Service and Street Lighting**

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

**g. Street Construction and Maintenance**

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

**h. Parks and Recreation**

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

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

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

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

**i. Building Permitting and Inspections**

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

**j. Zoning Administration**

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

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

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

**k. Local Planning Services**

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

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

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

**l. Special Services**

*Stormwater Management*

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

### *Housing*

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

### *Economic Development*

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

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

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

### **m. General Government**

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

## 9. Timetable to Supply Services

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

## **10. Financing of Services**

### **a. Police Protection**

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

### **b. Fire Protection/Emergency Medical**

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

### **c. Water Supply and Distribution**

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

### **d. Wastewater Facilities**

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

### **e. Solid Waste Removal and Disposal**

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

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

**h. Electric Service and Street Lighting**

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

**g. Road Construction and Maintenance**

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

**h. Parks and Recreation**

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

**i. Building Permitting and Inspections**

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

**j. Zoning Administration**

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

**k. Local Planning Services**

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

**i. Special Services**

*Stormwater Management*

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

*Economic Development*

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

**m. General Government**

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

## 11. Tax Load

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

### Taxable Values per Proposed Annexation Area

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

Source: Miami-Dade Property Appraiser, 2009

Note: Values are from the 2008 Preliminary Assessment Roll

### Total Taxable Value for Proposed Annexation Area

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

Source: Miami-Dade Property Appraiser, 2009

Note: Values are from the 2008 Preliminary Assessment Roll

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

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

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

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

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

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

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

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

12. Certificate from Planning Department on Residential Uses.

Memorandum



**Date:** June 12, 2009  
**To:** Diane Collins, Acting Division Chief  
Clerk of the Board Division  
**From:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning  
**Subject:** Certification of the Town of Medley's Proposed Annexation

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

- o The proposed annexation area, described below, is less than 50 percent developed residential. According with the 2007 land use records, as shown in the attached table and figure, there is no land in residential use within the proposed annexation area.
- o The proposed annexation area, which is shown in the attached figure, is generally located south of the NW 122<sup>nd</sup> Street, north of NW 58<sup>th</sup> Street, east of the Homestead Extension of the Florida Turnpike (HEFT) and west of NW 72<sup>nd</sup> Avenue.

Attachments

ML:SB:ES:GL

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