

MEMORANDUM

LUDC
Agenda Item No. 1(F)11

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

DATE: October 10, 2013

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

SUBJECT: Resolution relating to annexation
request of the City of Doral
(Section 6); providing that
action be taken pursuant to
Section 20-7(B) of the Code

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



R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum



Date: November 5, 2013

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

From: Carlos A. Gimenez
Mayor 

Subject: City of Doral Section 6 Annexation

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

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

Recommendation

It is recommended that the Board consider the boundary change as proposed by Doral. Section 20-28 of the Code requires municipalities annexing a commercial business industrial area to mitigate 100 percent of the net excess revenues minus expenses for the area.

Scope

Doral is proposing to annex an area (Area) adjacent to its northeast boundary. The proposed Area is approximately 640 acres or one square mile of the Unincorporated Municipal Service Area (UMSA), and is entirely commercial.

The Area is generally bounded by NW 106 Street to the north, NW 107 Avenue to the east, NW 90 Street to the South, and NW 117 Avenue to the west.

The annexation area is comprised of mostly commercial and industrial areas and is contiguous with the northwest boundary of Doral. The annexation is entirely within County Commission District 12, represented by Commissioner Jose "Pepe" Diaz.

Fiscal Impact/Funding Source

Attachment A to the attached staff report is the "Impact to the Unincorporated Area". The total taxable value of the annexation area is \$398,705,775. The area generates an estimated \$877,487 in revenue. The County spends an estimated \$446,359 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$431,128.

At the FY 2012-13 Doral millage rate of 2.2215 mills, the ad valorem revenues attributable to the Area would be \$841,439. At the FY 2012-13 UMSA millage rate of 1.9283 mills, the ad valorem revenues attributable to the Area would be \$730,383. The expected tax increase to the entire Area would be \$111,056 given the higher Doral millage rate, and the average property owner would pay an additional \$1,735 in property taxes if this annexation is approved.

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees of an estimated \$144,285 and utility taxes of an estimated \$290,283 will be retained by the County.

The annexation area includes approximately 25 vacant parcels. The future taxable value of the vacant parcels, based on the average taxable value of the developed parcels, could generate an additional \$92 million in taxable value if developed in the same manner as the existing developed parcels. At today's UMMA millage rate of 1.9283, this would result in an additional \$170,000 in UMMA 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. This section is within the NW Industrial CBI. As noted earlier, the area produces an additional \$431,128. If the Board does approve this annexation, based on the Code, Doral is required to mitigate, through payments back to the County, 100 percent of the annexation area based on a millage equivalent payment of 1.08 mills.

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 (Village) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The application was considered by the Board at its September 23, 2003 meeting and referred to the Planning Advisory Board, as required by the Code. Subsequently, the municipalities of Miami Springs, Medley and Doral filed annexation applications, the proposed boundaries of which conflicted with those of the Village and each other.

More specifically, on September 30, 2008, Doral submitted a boundary change for Section 6 to the Miami-Dade County Clerk of the Board. The application was accepted and referred to the Planning Advisory Board by the Board at its March 2, 2010 meeting. 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. On September 20, 2010, the PAB held a public hearing and recommended that the Board deny the proposed annexation. On February 9, 2011, the City of Doral voted to formally withdraw its annexation application for Section 6.

On March 13, 2013 the Doral submitted a new boundary change application for Section 6 to the Miami-Dade County Clerk of the Board. The application was referred to and accepted by the Board at the April 2, 2013 Board meeting and was referred to the Planning Advisory Board, as required by the Code. The Area, which is the one presented in this item, has less than 250 resident electors and is less than 50 percent developed residential. Should the Board approve the annexation, a vote of the electors in the annexation area will not be required.

Charter Considerations

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

The Doral annexation is entirely 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.

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) Is the area, or does the area 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.

d) Are the boundaries are logical, consisting of natural, built, or existing features or city limits?

The boundaries are logical and follow major roadways and municipal boundaries.

2. What are the existing and projected property tax costs 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 \$398,705,775. At the current UMSA millage rate of 1.9283 mills, the ad valorem revenue attributable to the annexation area is \$730,383 as noted in the table below. At the current City of Doral millage rate of 2.2215 mills, the ad valorem revenue attributable to the annexation area would be \$841,439. Should the annexation be approved, the expected tax increase to the annexation area would be an additional .2932 mills and \$111,056. The average property owner would pay an additional \$1,735 at the current municipal millage rate.

Existing and Projected Property Tax Cost		
City of Doral FY 2012-13		
	Millage Rate	Millage x Taxable Value
City of Doral		
Municipal Millage	2.2215	\$841,439
Unincorporated Area		
UMSA Millage	1.9283	\$730,383
Increase	0.2932	\$111,056

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

The proposed annexation area is located inside the 2015 UDB of the Adopted 2015 and 2025 Land Use Plan (LUP) map of the Miami-Dade County Comprehensive Development Master Plan.

4. What is 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 \$398,705,775. The area generates an estimated \$877,487 in revenue. The County spends an estimated \$446,359 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$431,128.

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees of an estimated \$144,285 and utility taxes of an estimated \$290,283 will be retained by the County.

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

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

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

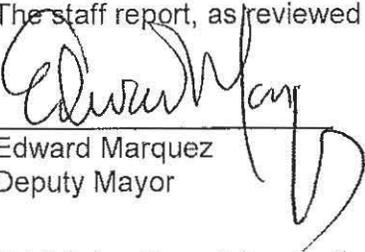
The CDMP Adopted 2015-2025 LUP map designates the annexation area as "Industrial and Office" and "Restricted Industrial and Office". Doral states in the annexation report (page 26) that upon annexation Doral will designate the annexation area lands to a Future Land Use Map designation(s) that is the closest land use equivalent to the current designations of the annexation area lands.

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

There are no terminals within the proposed annexation area.

The Incorporation and Annexation Committee of the Planning Advisory Board and the Planning Advisory Board held a public hearing on July 1, 2013, and recommended the Board approve the annexation.

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 – Staff Report
- Exhibit 3 – PAB Resolution
- Exhibit 4 – Doral 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 CITY OF DORAL (SECTION 6); 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 March 13, 2013, the City of Doral submitted an annexation request for Section 6 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 April 2, 2013; and

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

WHEREAS, the PAB after reviewing the required staff report and after a public hearing adopted a resolution providing a recommendation on the City of Doral's annexation request for Section 6 attached hereto and incorporated herein by reference as Exhibit 3; and

WHEREAS, County staff has prepared a staff report attached hereto and incorporated herein by reference as Exhibit 2; and

WHEREAS, the County Mayor has prepared his recommendation on the City of Doral's annexation request which is attached hereto and incorporated herein by reference; and

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

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

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

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

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 5th day of November, 2013. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

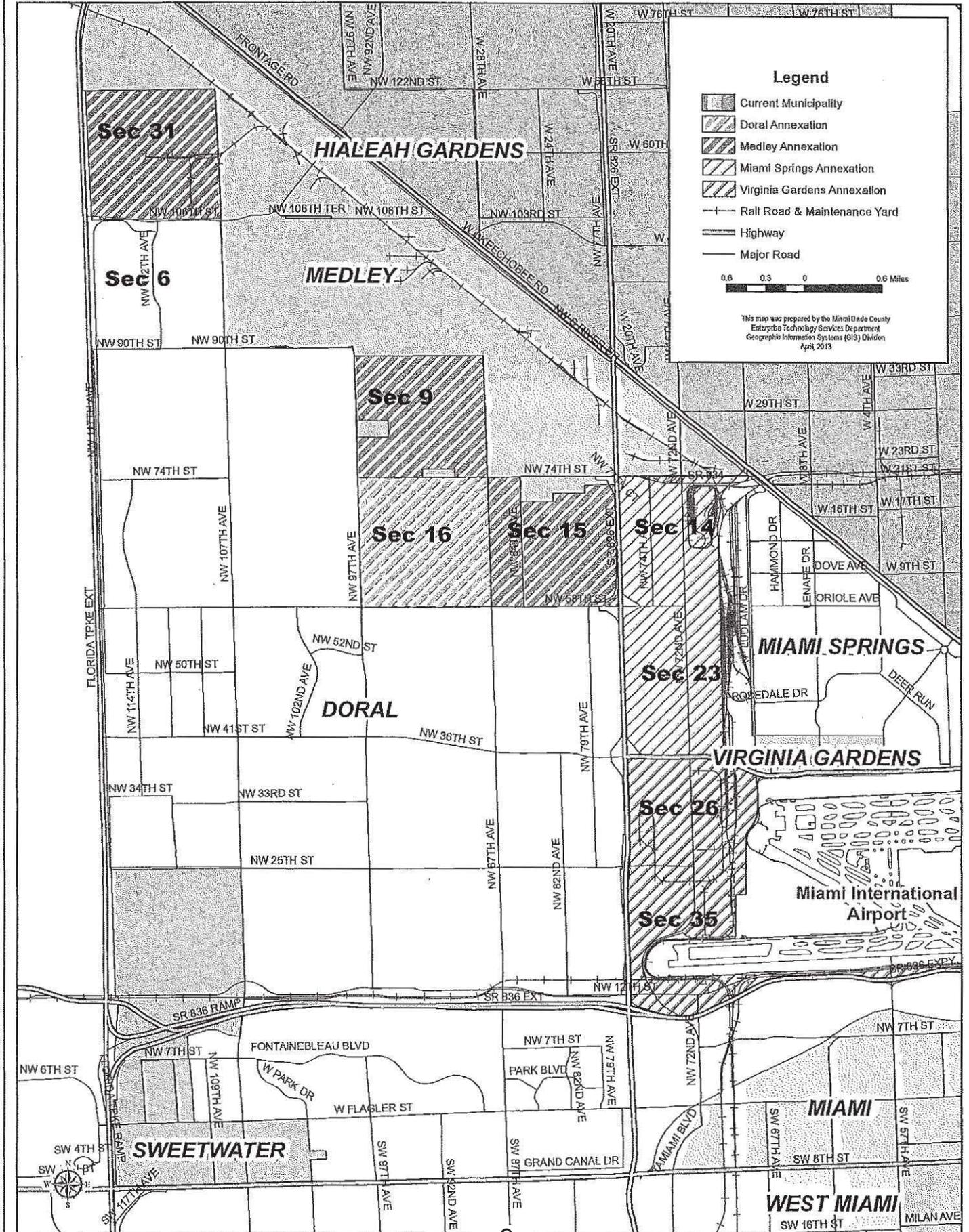
By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Craig H. Coller

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

0.6 0.3 0 0.6 Miles

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

Memorandum



Date: July 1, 2013

To: Chairperson and Members
Planning Advisory Board

From: Jorge M. Fernandez, Jr.
Program Coordinator, Office of Management and Budget

Subject: Staff Report for Proposed Boundary Change to the City of Doral Section 6

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 (OMB) 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 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 Board from June through March of 2010.

On September 30, 2008 the City of Doral (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The application was referred to and accepted by the Miami-Dade County Board of County Commissioners (Board) at its March 2, 2010 meeting and was forwarded to OMB for review and further processing, as required by the Miami-Dade County Code (Code).

The Incorporation and Annexation Committee of the Planning Advisory Board (PAB) held a public hearing on September 8, 2010, and recommended the Board deny the annexation. On September 20, 2010, the PAB held a public hearing and recommended that the Board deny the proposed annexation. On February 9, 2011, the City of Doral voted to formally withdraw its annexation application for Section 6.

On March 13, 2013 the City submitted a new boundary change application for Section 6 to the Miami-Dade County Clerk of the Board. The application was referred to and accepted by the Board at the April 2, 2013 Board meeting and was forwarded to OMB for review and further processing, as required by the Code.

Analysis

The City of Doral is proposing to annex an area adjacent to the City's northern boundary. The proposed annexation area is approximately 640.2 acres or one square mile of the Unincorporated Municipal Service Area (UMSA).

The Annexation Area is generally bounded by NW 106st Street to the north, NW 107th Avenue to the east, NW 90th Street to the South and NW 117th Avenue to the west.

The annexation area is underdeveloped, comprised of commercial and industrial areas and is contiguous to the northernmost boundary of the City within County Commission District 12.

Pursuant to Section 20-6 of the Code, OMB submits this report for your review and recommendation.

Police

According to the application, the City will provide immediate coverage to the area upon the approval of the annexation. The City's policed department is comprised of 92 full time and 10 part time sworn officers. If the annexation is successful, the City contemplates an increase of five sworn officers.

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 2012.

Year	Criteria	All Calls	Emergency Calls (Code 3)	Priority Calls (Code 2)	Routine Calls
2012	Total Calls	619	18	6	595

Year	Part I Crimes	Part II Crimes	Total
2012	29	9	38

Part I Crimes are Uniform Crime Report (UCR) Part I Offense 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 are all crimes not covered under Part I Crimes.

Fire and Rescue

The proposed annexation will not impact MDFR service delivery and/or response time. Currently, the area is served as part of UMSA. If the annexation is approved, fire protection and emergency medical services will continue to be provided by Miami-Dade County and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

Existing Stations:

Presently, Station 46 located at 10200 NW 116 Way serves the annexation area. The station is equipped with an aerial, a technical rescue unit, and a Battalion Chief, totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week. The station is located less than one mile from the annexation area.

Planned Stations:

In an effort to minimize impact to existing service and maintain adequate travel time to incidents, the Miami-Dade Fire Rescue Department (MDFR) is in the process of opening Station 69 located at 11151 NW 74 Street. Station 69 is anticipated to be operational in 2013 and will be initially equipped with a rescue unit.

Service Delivery – Last Three Calendar Years:

	2010	2011	2012
Life Threatening Emergencies			
Number of Alarms	57	36	47
Average Response Time	7:01	7:10	7:12
Structure Fires			
Number of Alarms	2	1	2
Average Response Time	7:30	6:32	7:12

Service calls in the annexation area do not mirror the remainder of UMSA or the Fire Rescue District because the area is primarily underdeveloped. The annexation area is comprised of industrial and office with a number of larger undeveloped parcels. The proposed annexation will not impact public safety response times; however, response time may be impacted if/when any significant development occurs.

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

Water and Sewer

The proposed annexation area is within the water and sewer service areas of Miami-Dade Water and Sewer Department (WASD) and will remain within WASDs service area. Request for future water and sewer service within the annexation area shall be determined at the time the proposed development occurs based on the adequacy and capacity of the County's water and sewer systems at the time of the proposed development.

At this time, there are no General Obligation Bond (GOB) projects under construction. There are no facilities of countywide significance in the area. The annexation will have no impact WASD ability to provide services to the remaining areas in the vicinity.

Public Works and Waste Management (PWWM)

Street Maintenance and Lane Miles (Transfer of Roads)

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

There are approximately 18.5 lane miles of streets in the Proposed Doral Annexation Area. Approximately 10 lane miles will be transferred to the City of Doral. The County is proposing to continue maintenance of the following roads (approximately 8.5 lane miles):

Street Name	From	To
NW 112 Ave	NW90 St	NW 106 St
NW 107 Ave	NW 90 St	NW 106 St
NW 90 St	NW 112 Ave	NW 107 Ave
NW 106 St	HEFT	NW 107 Ave

Note: The limits of the annexation area extend to the centerline of the roads. The south half of NW 90 Street from NW 112 Avenue to NW 107 Avenue is currently a City road (this south half

of NW 90 Street is outside the limits of this annexation application) and the north half of NW 90 Street from NW 112 Avenue to NW 107 Avenue is currently a County road. PWWM is proposing that the County retain the both northbound and southbound lanes of NW 90 Street. Once the interlocal/road transfer agreement is drafted, PWWM will request inclusion of the south half of NW 90 Street as a County road.

Waste Collection, Disposal and Recycling

According to the application and pursuant to Section 20-25 of the County Code, PWWM will continue to provide services for the collection and disposal of refuse and recycling for existing residential waste customers, but typically commercial and industrial areas will be required to contract for refuse removal services.

Effect on Ability to Provide Services to UMSA

The annexation request is not expected to have any impacts on the ability of the PWWM to provide services to the remaining unincorporated area in the vicinity. PWWM will continue to collect and dispose of refuse for the City of Doral. Additionally, PWWM will continue to provide maintenance services to County designated roads and canals.

Department of Regulatory and Economic Resources (RER)

Wellfield Protection Areas

A portion of the annexation area is located within the wellfield protection area of the average travel time of the Northwest Wellfield protection Area. Section 24-43(10) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any land use within the Northwest Wellfield protection area without obtaining the prior written approval from the Director of RER or his designee. The same Code Section further requires that the Director shall issue his written approval only if, among other requirements, the required land use is not one or more of the following Miami-Dade County zoning classifications: BU-3, IU-1, IU-2, IU-3 or IU-C, and is a land use contained in Table E-1 therein.

According to the application, the proposed annexation area consists mostly of industrial and office uses, with a number of larger undeveloped parcels. Section 6-53-40 is designated Industrial and Office and Restricted Industrial and Office on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will re-designate those properties to the City's closest Land Use equivalent. Any future land use will need to comply with allowable land uses established in Table E-1 of the Code.

Section 24-43(5) of the Code prohibits the approval of any building permits, certificates of use and occupancy, municipal occupational licenses, platting actions of zoning actions for any nonresidential land use which generates, uses, handles, disposes of, discharges or stores hazardous materials on property located within the Northwest wellfield protection area. Additionally, the land use Conservation Elements of the Miami-Dade County Comprehensive Development Master Plan addresses land uses within wellfield protection areas:

- Conservation Objective CON 3A – no new facilities that use handle, generate, transport or dispose of hazardous wastes shall be permitted within wellfield protection areas.
- The land Use Element – maintain the pristine water quality and limit land use and development within and upgradient from wellfield protection areas.

Water Supply and Distribution

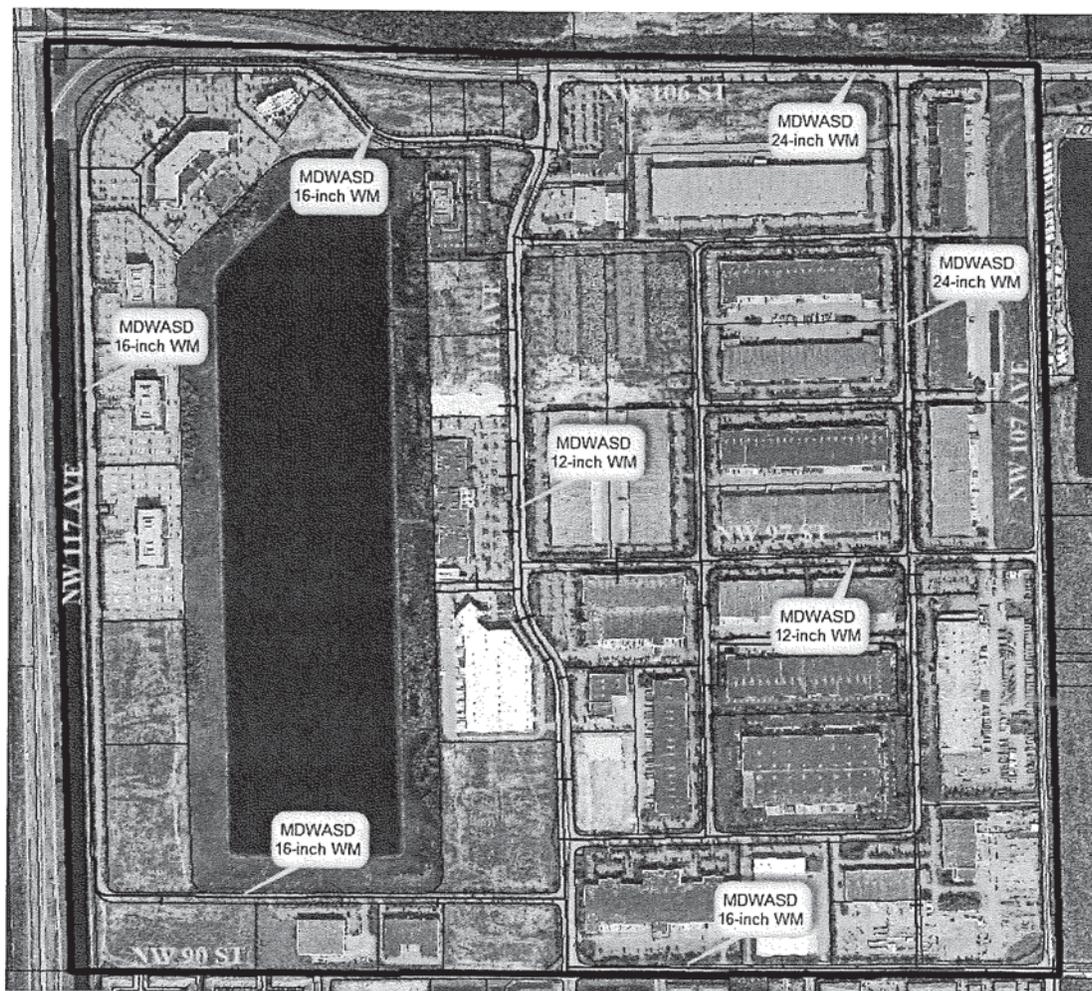
The area proposed for annexation is located within the WASD franchised service area. Potable water serves the area as follows:

Staff Report for Proposed Boundary Change
to the City of Doral

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- 16-inch main along NW 117 Avenue
- 12-inch main along NW 112 Avenue
- 12-inch main along NW 110 Avenue
- 24-inch main along NW 108 Avenue
- 24-inch main along NW 106 Street
- 16-inch main along NW 105 Street
- 12-inch main along NW 103 Street
- 12-inch main along NW 100 Street
- 12-inch main along NW 97 Street
- 12-inch main along NW 92 Terrace
- 16-inch main along NW 91 Street
- 16-inch main along NW 90 Street

The source of water for this area is the Hialeah-Preston Water Treatment Plant, which is owned and operated by WASD. At this time the plant has sufficient capacity to provide current water demand. Water produced by these plants meet the required Drinking Water Standards.



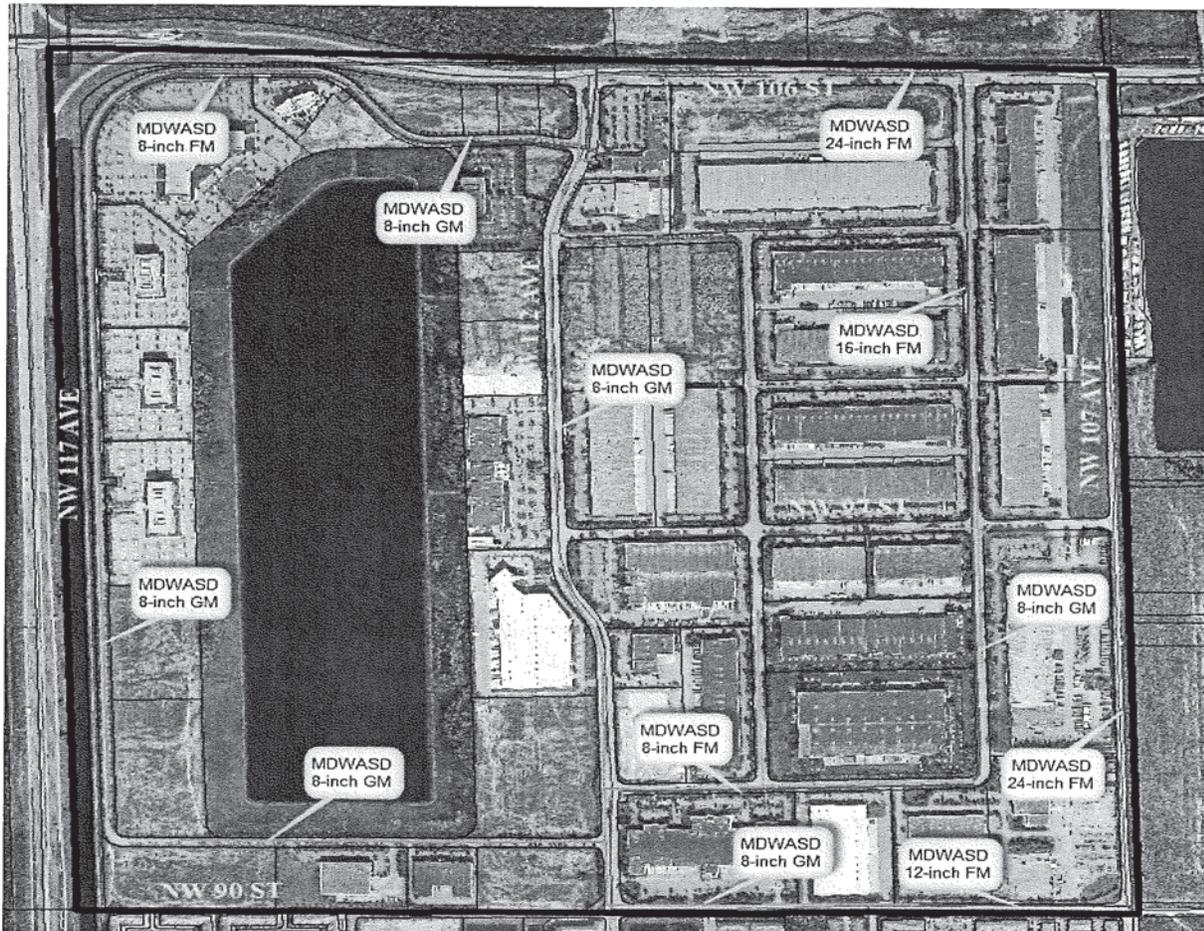
Facilities for the Collection and Treatment of Sewage

The area proposed for annexation is located within the WASD franchised service area.

Sanitary sewers serve the area as follows:

- 8-inch gravity mains along NW 117th Avenue, NW 112th Avenue, NW 110th Avenue, NW 108th Avenue, NW 105th Street, NW 103rd Street, NW 100th Street, NW 97th Street, NW 92nd Terrace, NW 91st Street, and NW 90th Street
- 8-inch force main along a portion of NW 117th Avenue
- 8-inch force main along a portion of NW 112th Avenue
- 16-inch force main along NW 108th Avenue
- 24-inch force main along NW 107th Avenue
- 8-inch force main along NW 105th Street
- 24-inch force main along a portion of NW 106th Street
- 8-inch force main along NW 92nd Terrace
- 12-inch force main along a portion of NW 90th Street

The sewage flows generated in the area proposed to be annexed are directed to pump stations 30-1212, 30-1312, 30-1206 and 30-1309, then to either pump station 30-0300 or 30-1310 and finally to the North District Wastewater Treatment Plant. All the pump stations serving the area to be annexed are owned and operated by WASD and are operating within the mandated criteria set forth in the First Partial Consent Decree. The North District Wastewater Treatment Plant is also owned and operated by WASD. At this time the North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.



Water Control

The proposed annexation area is within the East Turnpike Wetland and Basin B Cut and Fill area. Each development in this area requires a water management area set aside for flood protection. The current development includes a large lake which complies with this criterion for Basin B. In addition to the Cut and Fill requirement, each undeveloped parcel must retain on-site drainage for the 5-year, 1-day storm event.

Two County canals exist in the proposed annexation area. The Snapper Creek Extension Canal, located to the west, provides recharge and a hydrologic divide to the Northwest Wellfield. Stormwater discharge into the Snapper Creek Extension Canal is prohibited. The Russian Colony Canal is located in the northern portion of the annexation area and provides flood protection to the area.

The entire annexation area is located within the Flood Zone X or is above the FEMA flood plain. County Flood Criteria ranges between Elevation +7.20 feet and +7.50 feet National Geodetic Vertical Datum (NGVD). Any development in the annexation area will have to comply with the requirements of Chapter 11C of the Code for flood protection.

In addition to the applicable review and approvals required for drainage systems pursuant to Chapter 24 of the Code, any proposed drainage in a contaminated site shall also require review and approval by RER prior to the city issuing building permits.

Any new development within the proposed annexation area may require a Class II permit for any drainage outfall into the existing retention lake and a Class III permit for construction within any canals right of ways, reservation or easement.

Stormwater Utility (SWU) Program and Fees

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

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

In accordance with Resolution R-988-05, which exempts the City of Doral from the County's Stormwater Utility, Doral must also pay its pro-rata share of the debt service on the 1999 and 2004 Stormwater Utility Revenue Bonds for the proposed annexation area. Payment to the County for the Doral debt service on these bonds will initiate immediately upon annexation. Actual costs for the above will be determined at the time of annexation and billed independently or collected through a WASD Agreement.

Drainage Repair and Maintenance

A review of the County's Water Control Plan reveals secondary canal(s) that provide a drainage service to the proposed annexation area including, but not limited to the Snapper Creek Extension Canal (Site 4300) and the Russian Colony Canal (Site 2910). In accordance with Resolution R-988-05, a modification to the existing Interlocal Agreement for Stormwater Management between Doral and the County is required.

A cost-share for the Federal Emergency Management Agency (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.

RER issues the Surface Water Management Standard Permit (SWMSP) on behalf of the South Florida Water Management District. Jurisdiction to require a SWMSP 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 Doral.

National Flood Insurance Program (NFIP)

The NFIP is a program wherein FEMA agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards.

In 1993 FEMA mandated that all incorporated areas in Miami-Dade County regulate their own floodplain management ordinance and conduct separate programs. Therefore, when a municipality is incorporated, FEMA requires the municipality to apply to become an NFIP community within six months of incorporation. A later annexation would add the annexed area to the existing community.

Doral would need to report to FEMA, as part of its FEMA Biennial Report, that the new annexed area has changed Doral's Municipal boundaries.

Stormwater Management Master Plan

Miami-Dade County is undertaking a comprehensive effort to map the entire unincorporated area of the County to assess its drainage needs. The County is divided into drainage basins, which are then modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained.

Although the County cannot map and propose drainage projects in incorporated areas, County roads lie within incorporated boundaries. In these areas, the County will model the basins where these roads exist, using the best available data provided by the municipalities. Therefore, the quality of the modeling for these County roads may be limited, depending on the information provided by the municipalities. County engineers will request from the Doral staff any data that would assist in modeling these areas. Cooperation between the Doral and the County to share this data is critical. The data and models created have other uses besides the County's master plan, such as the periodic updates of the Flood Insurance Rate Maps (FIRM) that benefit the Doral as well as County residents.

National Pollutant Discharge Elimination System (NPDES)

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program, and has now been delegated to the State of Florida. Municipalities must apply to and receive from the state a

permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping and drainage maintenance, and various other best management programs.

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

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

Transfer of Roads

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

Pollution Control

There are no records of current contamination assessment/remediation or historical records of contamination assessment/remediation issues regarding non-permitted sites within the annexation area.

Tree Preservation

An aerial review revealed that tree resources exist within the rights of way and within some other portions of the annexation area. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. All permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Coastal and Wetlands Resources

The proposed annexation area is located within a designated wetland basin. All of Section 6 is included in Class IV Wetland Permit FW 88-100 that authorized the filling of 498.63 acres and the excavation of 133.0 acres of wetlands for commercial/industrial purposes. All of the work authorized by FW 88-100 was completed in this area prior to the expiration of the permit on July 28, 2002. The parcel identified by folio 30-3006-006-0160 is a littoral area containing wetland vegetation, and was required as mitigation by the above referenced Class IV permit. Therefore, a Class IV Wetland Permit will be required prior to any impacts to wetlands in this littoral area.

Permits from the US Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for construction projects in the proposed annexation area. It is the applicant's responsibility to contact these agencies for necessary approvals.

Air Quality Management

The annexation application does not propose, at this time, any changes to zoning, Comprehensive Development Master Plan (CDMP) land use designation areas, or to the level of service (LOS) for the annexation area. This application is only requesting a change of jurisdictional authority from Miami-Dade County to the City of Doral. There is no inconsistency with applicable federal, state and local air quality regulatory criteria foreseen for this annexation request.

Operating Permits

Section 24-18 of the Code authorizes RER to require and issue 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 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. You may contact this office at 305-372-6784 for additional information regarding these services.

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.

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

Parks, Recreation and Open Spaces

There are no Miami-Dade County Parks within the proposed annexation area. This annexation will have no impact on the Parks, Recreation and Open Spaces Department.

Annexation Guidelines:

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

1. Does the annexation divide a historically recognized community?

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

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

The annexation area is generally compatible with the existing land uses in the City of Doral. The proposed annexation area is comprised of predominantly industrial type uses. Other existing uses include offices and vacant land. Existing land uses in the City, adjacent to the south of the annexation area across NW 90 Street, include multifamily residences and vacant land. NW 90 Street provides a buffer between the industrial uses within the annexation area and the adjacent multifamily residences in the City.

The existing underlying zoning in the proposed annexation area is: IU-C, Controlled Industrial and BU-1A, Limited Business. The City's land development regulations include similar zoning categories.

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 effect on the State Enterprise Zone (EZ) or on the entitlements since these areas are not in the EZ or in Community Development Block Grant eligible block groups.

4. Will the annexation impact public safety response times?

Fire and Rescue: The proposed annexation will not impact MDRFR service delivery and/or response time. Currently, the area is served as part of UMSA. If the annexation is approved, fire protection and emergency medical services will continue to be provided by Miami-Dade County and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

Police: In the event the annexation application is successful, the total service area within the UMSA will be reduced. Conversely, departmental resources may need to 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. Will the annexation introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?

PWWM has determined that there are no traffic related impacts to streets with this annexation.

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

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

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

8. Will the annexation area be connected to municipal government offices and commercial centers by public transportation?

The Southern portion of the annexation area is serviced by Doral Trolley routes One and Three. The Doral Trolley system consists of three routes that service Doral City Hall, International Mall, Miami-Dade Fire Rescue Headquarters, Miami-Dade Police Headquarters 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 City of Doral. The schools serving the proposed annexation area are Dr. Rolando Espinosa K-8 Center, Ruben Dario Middle and Ronald W. Reagan/Doral Senior High.

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

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

- 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) Is the area, or does the area 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. However, the proposed annexation area is part of what could technically be deemed to be an enclave that is bound by the Town of Medley to the north and east, the City of Doral to the east and south, and the Urban Development Boundary (UDB) to the west. The Town of Medley has submitted an annexation application for the northern portion of the "technical enclave."

- d) Are the boundaries are logical, consisting of natural, built, or existing features or city limits?

The boundaries are logical and follow major roadways and municipal boundaries. The proposed annexation area is bounded on the north by NW 106 Street, on the east by NW 107 Avenue and the municipal boundary of the Town of Medley, on the south by NW 90 Street and the municipal boundary of the City of Doral and on the west by NW 117 Avenue, the Homestead Extension of the Florida Turnpike and the UDB.

2. What are the existing and projected property tax costs 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 \$398,705,775. At the current UMSA millage rate of 1.9283 mills, the ad valorem revenue attributable to the annexation area is \$730,383 as noted in the table below. At the current City of Doral millage rate of 2.2215 mills, the ad valorem revenue attributable to the annexation area would be \$841,439. Should the annexation be approved, the expected tax increase to the annexation area would be an additional .2932 mills and \$111,056. The average property owner would pay an additional \$1,735.

Existing and Projected Property Tax Cost		
City of Doral FY 2012-13		
	Millage Rate	Millage x Taxable Value
Doral		
Municipal Millage	2.2215	\$841,439
Unincorporated Area		
UMSA Millage	1.9283	\$730,383
Increase	.2932	\$111,056

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

The proposed annexation area is located inside the 2015 UDB of the Adopted 2015 and 2025 Land Use Plan (LUP) map of the Miami-Dade County Comprehensive Development Master Plan.

4. What is 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 \$398,705,775. The area generates an estimated \$877,487 in revenue. The County spends an estimated \$446,359 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$431,128 (Attachment A).

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees of an estimated \$144,285 and utility taxes of an estimated \$290,283 will be retained by the County.

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

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

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

The CDMP Adopted 2015-2025 LUP map designates the annexation area as "Industrial and Office" and "Restricted Industrial and Office".

The City identifies its Comprehensive Plan Future Land Use Map categories of 'Business', 'Industrial' and 'Restricted Industrial' as equivalent to the County's "Industrial and Office" and "Restricted Industrial and Office" land use categories (City's Annexation Report dated February 16, 2013, pages 29 through 31). The City also states in the annexation report (page 26) that upon annexation the City will designate the annexation area lands to a Future Land Use Map designation(s) that is the closest land use equivalent to the current designations of the annexation area lands.

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

There are no terminals within the proposed annexation area.

Demographic Profile of the Area

Currently, there is no population within the proposed annexation area.

Development Profile of the Area

Shown in Table 1 is the 2010 land use profile for the proposed annexation area. Currently, there is no residential development within the proposed annexation area, while approximately 15 percent of the land within the City is in residential use. Table 1 also shows that approximately 41 percent of the 640.2 acres of the proposed annexation area is in industrial use, while 17 percent of the land within the City is in industrial use.

Table 1
City of Doral Annexation Area
Section 06, Township 53, Range 40
2013 Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	City of Doral (Acres)	City of Doral (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	1,467.6	15.3	111,148.8	8.8
Commercial, Office, and Transient Residential *	68.7	10.7	934.9	9.8	14,478.7	1.1
Industrial	261.9	40.9	1,626.9	17.0	17,696.6	1.4
Institutional	0.0	0.0	290.4	3.0	14,571.4	1.2
Parks/Recreation	0.0	0.0	890.7	9.3	833,391.2	65.8
Transportation, Communication, Utilities	101.4	15.8	1,777.7	18.6	87,365.9	6.9
Agriculture	0.0	0.0	208.8	2.2	63,526.3	5.0
Undeveloped	125.0	19.5	1,377.5	14.4	87,197.4	6.9
Inland Waters	83.2	13.0	986.4	10.3	36,933.6	2.9
Total:	640.2	100.0	9,560.8	100.0	1,266,309.9	100.0

* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Section - February 2013

SUMMARY OF ISSUES FOR CONSIDERATION

- In 1983, pursuant to Board of County Commissioners' Resolution No. 114-83, Florida East Coast Railway Company was granted approval for a Development of Regional Impact (DRI) for all of the proposed annexation area, Section 6. This area has become one of South Florida's largest business parks, known as Flagler Station. A review of County records revealed that most of the area began to develop after the year 2000 and that the area continues to develop in accordance with the approved DRI. Included within the annexation area and part of the Flagler Station are the headquarters of the Ryder Corporation and the Miami-Dade Operations Center for State Farm Insurance Company.

Should the annexation be approved, the DRI conditions should be incorporated into the interlocal agreement between the County and the City of Doral.

- Should the annexation be approved, the south side of NW 90 St., currently under the City's jurisdiction, should be provided to the County.
- The annexation area should remain within the Miami-Dade Fire Rescue District.

Attachments:

A. Estimated Impact on UMSA Budget Statement

c: Jennifer Moon, Director, Office of Management and Budget

Estimated Impact on UMSA Budget

Based on FY 12-13 Budget	Annexation Assumptions	
Property Tax Revenue	Allocation based on tax roll & millage	\$730,383
Franchise Fees	County Retains Revenues	
Sales Tax	Allocation based on \$58.94 per person	\$65
Utility Taxes	County Retains Revenues	
Communications Tax	Allocated based on tax roll/population	\$145,633.02
Alcoholic Beverage License	Allocation based on \$0.23 per person	\$0
Occupational License	Allocation based on \$1.80 per person	\$2
Interest	Allocation based on .16% of total revenue	\$1,402
Miscellaneous Revenues	Allocation based on \$1.55 per person	\$2
Revenue to UMSA		\$877,487
Cost of Providing UMSA Services		
Police Department		\$319,367
UMSA Police Budget (without specialized)		
Park and Recreation Dept	Based on cost of parks	\$0
Public Works		
Centerline Miles	Centerline miles times cost per lane mile	\$34,521
Planning, Code Compliance and others	Direct cost times 14.1%	\$49,898
QNIP (pay-as you-go)	Utility Taxes as a % of debt service 16%	\$0
Policy Formulation/Internal Support	Direct cost times 12%	\$42,573
Cost of Providing UMSA Services		\$446,359
Net to UMSA		\$431,128
<p>1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals</p> <p>Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.</p>		
2012 Taxable Property Rolls (Area)		\$398,705,775
2010 Area Census Population		1
2011 UMSA Population		1,103,125
2012-13 UMSA Millage		1.9283
Patrollable Sq. Miles - UMSA (post Cutler Bay)		207.90
Total Calls For Service - UMSA 2012		615,684
Part 1 Crimes - UMSA 2012		51,222
Part 2 Crimes - UMSA 2012		22,889
Patrollable Sq. Miles - Study Area		1.000
Total Calls for Service - Study Area		619
Part 1 Crimes - Study Area		29
Part 2 Crimes - Study Area		9
Cost per Centerline Mile		\$1,866
Number of Centerline Miles		18.5
Per Capita Taxable Value		\$398,705,775.00

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD RECOMMENDING THAT THE BOARD OF COUNTY COMMISSIONERS APPROVE THE PROPOSED ANNEXATION TO THE CITY OF DORAL AFTER CLARIFICATION OF JURISDICTIONAL CONTROL OVER THE DEVELOPMENT OF REGIONAL IMPACT (DRI) IN THE ANNEXATION AREA

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

Boundaries: On the north NW 106th Street, on the south NW 90th Street, on the east NW 107th Avenue and on the west NW 117th Avenue

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 July 1, 2013; and

WHEREAS, on July 1, 2013, the Planning Advisory Board's Incorporation and Annexation Committee held an advertised public meeting, concerning this application for annexation by the City of Doral; and

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

WHEREAS, on July 1, 2013, the Planning Advisory Board held an advertised public hearing, concerning this application by the City of Doral;

NOW THEREFORE BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD, that it recommends the Board of County Commissioners approve the proposed annexation by the City of Doral after the City and the County have clarified jurisdictional issues in connection with the DRI in the annexation area.

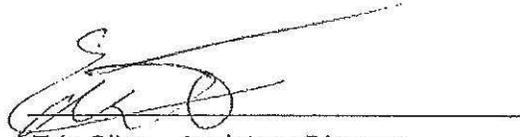
The forgoing resolution was offered by Board Member Serafin Leal, who moved its adoption and was seconded by Board Member Raymond Marin, and upon being put to a vote the vote was as follows:

Carla Ascencio-Savola	Absent	Raymond Marin	Yes
Aida Bao-Garciga	Yes	Robert Meador	Absent
Jose Bared	Absent	Javier Munoz	Yes
Peter DiPace	Yes	William Riley	Absent
Horacio Huembes	Absent	Georgina Santiago	Yes
Joseph James	Yes	Jesus Vazquez	Absent
Serafin Leal	Yes	Paul Wilson	Absent

Wayne Rinehart, Chair Yes

The Chair thereupon declared the resolution duly passed and adopted this 1st day of July 2013.

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

A handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. The signature is stylized and somewhat cursive.

Eric Silva - Assistant Director
Regulatory and Economic Resources

CITY OF DORAL, FLORIDA
ANNEXATION REPORT

Section 6, Township 53, Range 40

(2013 REVISION)



February 16, 2013

CLERK OF THE BOARD

2013 MAR 13 PM 3:46

CLERK, CIRCUIT & COUNTY CLERK
MIAMI-DADE COUNTY, FLA.
#1



Pursuant to Resolution No. 13-19, the City of Doral duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

Mayor Luigi Boria
Vice-Mayor Sandra Ruiz
Councilwoman Bettina Rodriguez Aguilera
Councilwoman Christi Fraga
Councilwoman Anna Maria Rodriguez

Staff

Joe Carollo, City Manager
Barbara Herrera, City Clerk
Jimmy L. Morales, City Attorney
Nathan Kogon, Planning Director

Prepared by:



BELL DAVID PLANNING GROUP, INC.
Empowering Florida's Planning Professionals

774 NE 126th Street, Suite 1
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Attachment "A" – Certified List of Property Owners

1. Executive Summary

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

The Annexation Area is described as: Section 6, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by NW 90th Street on the south, NW 107th Avenue on the east, NW 106th Street on the north, and the NW 117th Avenue Canal and Road Right-of-Way to the west. This area is completely accessible through the existing street network of Doral.

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

The City is dissimilar from other municipalities that have incorporated in Miami-Dade County over the last 20 or so years due to the unprecedented mix of residential, commercial and industrial uses within the existing boundaries – a benefit to property owners within the annexation area. The City also includes a world class hotel and golf course, excellent schools and is considered an international hub for commerce. Because of the mix of uses and large tax base the City of Doral is considered financially well placed and a donor area.

According to the BEBR, the 2012 population figures showed that 47,534 persons reside in the City of Doral. Since that time the City has welcomed hundreds of new residents. The addition of the Annexation Area, which has zero electors, would not impact the population of the City.

With its current successes the City wishes to expand so that the following goals may also benefit the Annexation Area:

- Improving services and infrastructure;
- Having a local government that is aware of and concerned with the business community's development and the quality of life for local residents and businesses;
- Instilling pride and participation;
- Improving the process of development regulation; and
- Providing for a local government that is accountable for how taxes are spent and is willing to participate with all other Miami-Dade municipalities, old and new, in providing financial assistance to some of the less fortunate areas of the County.

In summary, the Annexation Area will further provide for the fiscal strength of the City by increasing its tax base and allowing for significant job creation opportunities. Through more localized planning and review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

3. Resolutions

As stated previously, the current application for annexation of Section 6 is a resubmittal and update of previous requests. In addition to the current Resolution No. 13-19, Resolutions 08-100 and 04-99 have been included in order to provide a historical record of past City Council actions on this matter.

RESOLUTION NO. 13-19

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS, CONSISTENT WITH RESOLUTION 08-100 AND RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reintiated a proposed boundary change by and through Resolution 08-100 after public hearing on October 8, 2008, upon mailed notice provided to all affected property owners within 600 feet of the proposed

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

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

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

WHEREAS, by this Resolution, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

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

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

Section 2. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County,

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

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

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

[Section left blank intentionally]

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

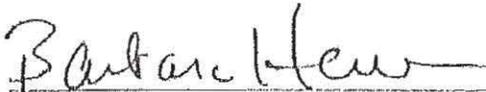
Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Absent
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes

PASSED and ADOPTED this 27 day of February, 2013.



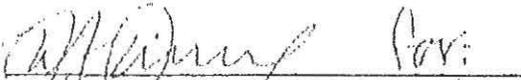
LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



JIMMY MORALES, CITY ATTORNEY

RESOLUTION NO. 08 - 100

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, CONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A," and

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

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in

Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens; and

WHEREAS, by this Resolution, the City Council affirms its previous determination that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens;

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

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

Section 2. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

Section 4. The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed

necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

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

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

[Section left blank intentionally]

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

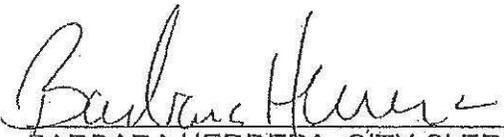
Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED this 8th day of October, 2008.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



JOHN J. HEARN, CITY ATTORNEY

EXHIBIT "A"

RESOLUTION NO. 04-99

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens.

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

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

Section 2. The City Council hereby approves the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

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

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

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

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

Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilman Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilman Robert Van Name	yes

PASSED and ADOPTED this 27th day of October, 2004.



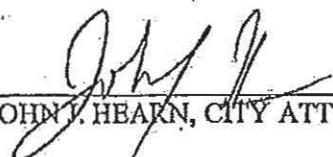
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



SHEILA PAUL, CMC, CITY CLERK

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



JOHN V. HEARN, CITY ATTORNEY

4. Public Hearing Notice – Tuesday February 12, 2013

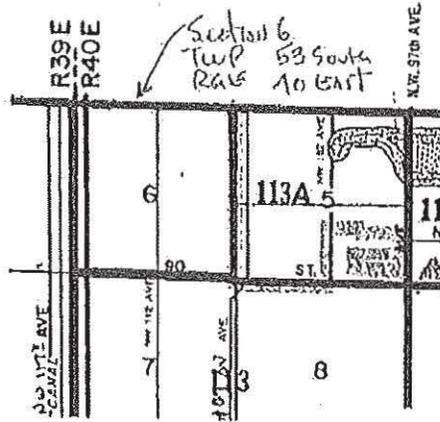
A12 dailybusinessnews.com TUESDAY, FEBRUARY 12, 2013 DAILYBUSINESSNEWS An ALN



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, February 27, 2013, the City Council of Doral will hold a Public Hearing at 6:00 P.M. at the City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, 3rd Floor, Doral, Florida, 33166, Doral, FL, pursuant to the Miami-Dade County Charter Section 5.04 and the Miami-Dade County Ordinances, Section 20-3, to consider annexation and enactment of a Resolution concerning the annexation of certain land depicted in the following map. All interested parties are urged to attend the meeting and be heard.



Legal Description: All of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

Information relating the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department located at 8401 NW 53rd Terrace, Doral, Florida. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, 8401 NW 53rd Terrace, Doral, Florida 33166. The courts have ruled that it is improper to contact a City Council member individually, either orally or in writing about any zoning application. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 206.0105, Florida Statutes if a person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than 48 hours prior to the proceeding.

Barbara Herrero
City Clerk
City of Doral

2-12

13-023-29979-124

5. Map and Legal Description

See Section 2. above for location

All of Section 6, Township 53, Range 40

Total Number of Acres: 640.2

6. Certification of County Supervisor of Registration (Elections) and Department of Regulatory and Economic Resources – Request Letters and Responses



February 16, 2013

Ms. Penelope Townsley, Supervisor of Elections
Miami-Dade County Elections Department
2700 NW 87th Avenue
Doral, FL 33172

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors
City of Doral Annexation Request – Section 6, Township 63, Range 40

Dear Ms. Townsley:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 90th Street on the south, NW 107th Avenue on the east, NW 106th Street on the north, and NW 117th Avenue (HEFT) to the west.

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

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 614-0121.

Very truly yours,


Alex A. David, AICP

Attachment

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



miamidade.gov

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T: 305-499-8683 F: 305-499-8547
TTY: 305-499-8480

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 that the City of Doral, as described on the attached document, has 0 voters.

A Portion of Section 6, Township 53, Range 40:

Bounded by NW 90th Street on the south, NW 107th Avenue on the east, NW 106th Street on the north, and NW 117th Avenue (HEFT) to the west.

Tara C. Smith
Chief Deputy Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 11th DAY OF
MARCH, 2013



BELL DAVID PLANNING GROUP, INC.
Analysts, Planners & Community Development

February 16, 2013

Mr. Jack Osterholt, Director
 Miami-Dade County
 Department of Regulatory and Economic Resources
 111 NW 1st Street, 29th Floor
 Miami, FL 33128

RE: Certificate of the Director Determining Percent of Reidentified Development
 City of Doral Annexation Request - Section 6, Township 53, Range 40

Dear Mr. Osterholt:

My client, the City of Doral, is finalizing the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 80th Street on the south, NW 107th Avenue on the east, NW 90th Street on the north, and NW 117th Avenue (HEFT) to the west.

As referenced in Section 25-3 (G) and pursuant to the Miami-Dade County Code, Chapter 20 "Municipalities", Section 20-9 "Election on proposed boundary changes required", a determination by the Director of the Department of Planning and Zoning (now *PER*) concerning the percentage of development within the annexed area is required. Section 20-9 states: "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer residential elements, and the area is less than fifty (50) percent developed residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning (now *PER*)."

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

Very truly yours,

Alex A. David
 Alex A. David, AICP

Attachment

cc: Mark Woerner, AICP, Asst. Director of Planning, *PER*
 Nathan Koyon, AICP, Planning Director, City of Doral

774 NE 126th Street, Suite 1, North Miami, FL 33161 • Office: 786.514.0121 • Fax: 305.675.0307
www.bell-david.com • alex@bell-david.com

RER RESPONSE

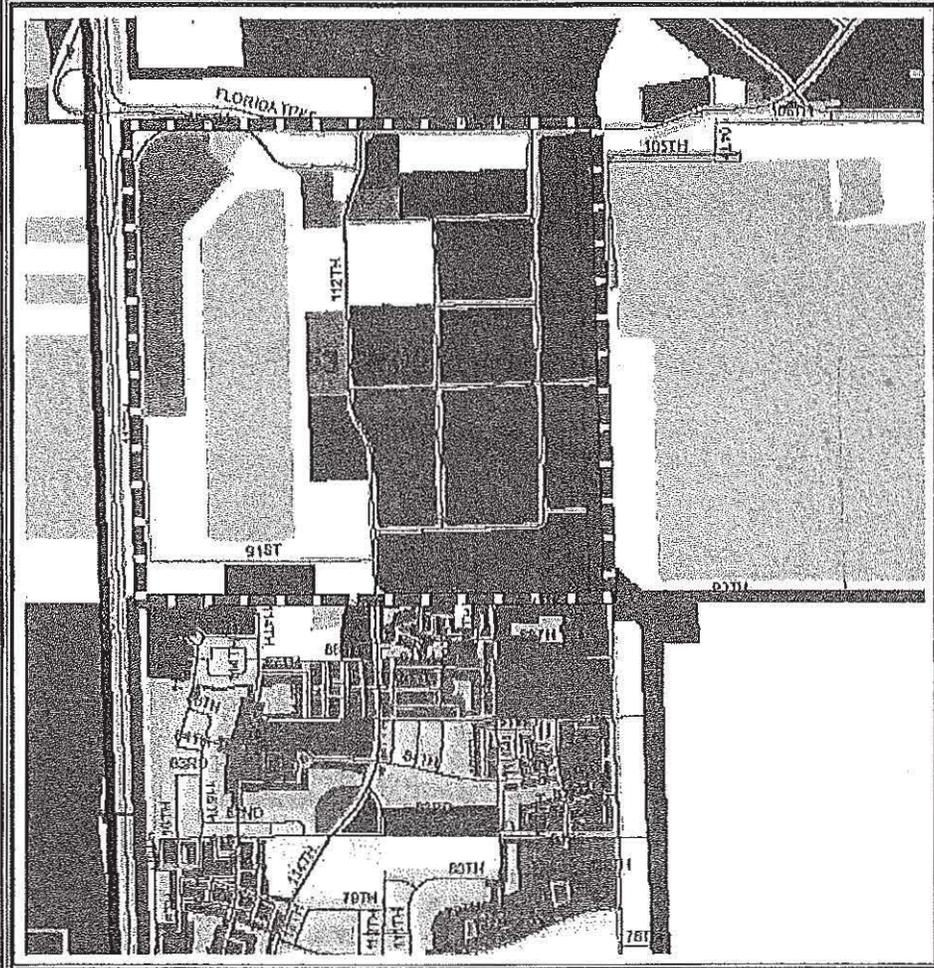
**City of Doral Proposed Annexation Area
Section 06, Township 53, Range 40
2013 Existing Land Use**

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)
Residential	0.0	0.0
Commercial & Office & Transient Residential	68.7	10.7
Industrial	243.1	38.0
Institutional	0.0	0.0
Parks/Recreation	0.0	0.0
Transportation, Communication, Utilities	101.4	15.8
Agriculture	0.0	0.0
Undeveloped	143.9	22.5
Inland Waters	83.2	13.0
Total:	640.2	100.0

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Section February, 2013

CITY OF DORAL PROPOSED ANNEXATION AREA

SECTION 06, TOWNSHIP 53, RANGE 40



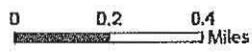
Legend

- SINGLE FAMILY
- TWO FAMILY DUPLEXES
- MEDIUM DENSITY SINGLE-FAMILY
- TOWNHOMES
- LOW DENSITY MULTI-FAMILY
- MEDIUM DENSITY MULTI-FAMILY
- TRANSIENT AND HOTEL (HOTEL, MOTEL)
- COMMERCIAL, OFFICE, RETAIL, ENTERTAINMENT, RECREATION
- OFFICE
- INSTITUTIONAL
- MUNICIPAL SERVICES
- ASSEMBLY, PLACE

- COMMUNITY CENTER, LIBRARY, SYNAGOGUE
- CHURCH, SCHOOL, RELIGIOUS, OFFICE
- WAREHOUSE, DISTRIBUTION, BULK
- AMUSEMENT
- PUBLIC, PROFESSIONAL, GOVERNMENT, CULTURAL
- OFFICE, PROFESSIONAL, OFFICE, BANK
- VACANT, UNDEVELOPED, OPEN
- VACANT, PROTECTED, SINGLE-FAMILY, MULTI-FAMILY
- VACANT, LAND RESERVED
- FLOOD WATER
- PROPOSED LAND USE FOR LULU
- RECREATIONAL USE ONLY
- URBAN EXTENSION OF CITY BOUNDARY



Regulatory and Economic Resources Department
Planning Research Section



Planning Research Section

February 2013

7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Doral at its northern limit. Annexing the approximately 1.0 square mile area will also insure that the high quality of life for businesses and visitors will remain through continued proper planning and development practices. It is a fact that the excellent quality of existing and proposed development within the annexation area is compatible with and complementary to development already existing in Doral's office and industrial zones.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City. And in this case, more so, because Section 7 to the south will be fully developed with residential land uses which is shown on the Comprehensive Development Master Plan Future Land Use Map.

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

Finally, since the City of Doral is fiscally very sound it will be able to service the area without impact to residents, businesses and other stakeholders within the current municipal boundaries. Also, property owners within the proposed annexation area will benefit from more localized government.

8. Notification of Property Owners of City Intent

Formal notice of the public hearing by the City proceeding with the annexation has been sent to property owners within the area and within 600 feet thereof. Proof of compliance with this section shall be required. (See Attachment "A" - CERTIFIED LIST OF PROPERTY OWNERS)

9. Land Use Plan and Zoning

The land use and zoning consists mostly of industrial and office, with a number of larger undeveloped parcels, as shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Regulatory and Economic Resources the Annexation Area is approximately 1.0 square mile (640.2 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses may be found under Section 6 of this report.

Table 1.
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial & Office	68.7	10.7
Hotels and Motels	0.0	0.0
Industrial	243.1	38.0
Institutional	0.0	0.0
Parks & Recreation Open Space	0.0	0.0
Transportation, Communications, Utilities	101.4	15.8
Agriculture	0.0	0.0
Undeveloped	143.9	22.5
Inland Water	83.2	13.0
Coastal Water	0.0	0.0
TOTAL	640.2	100.00

The City has adopted its Comprehensive Development Master Plan. Additionally, the City adopted its first Land Development Code.

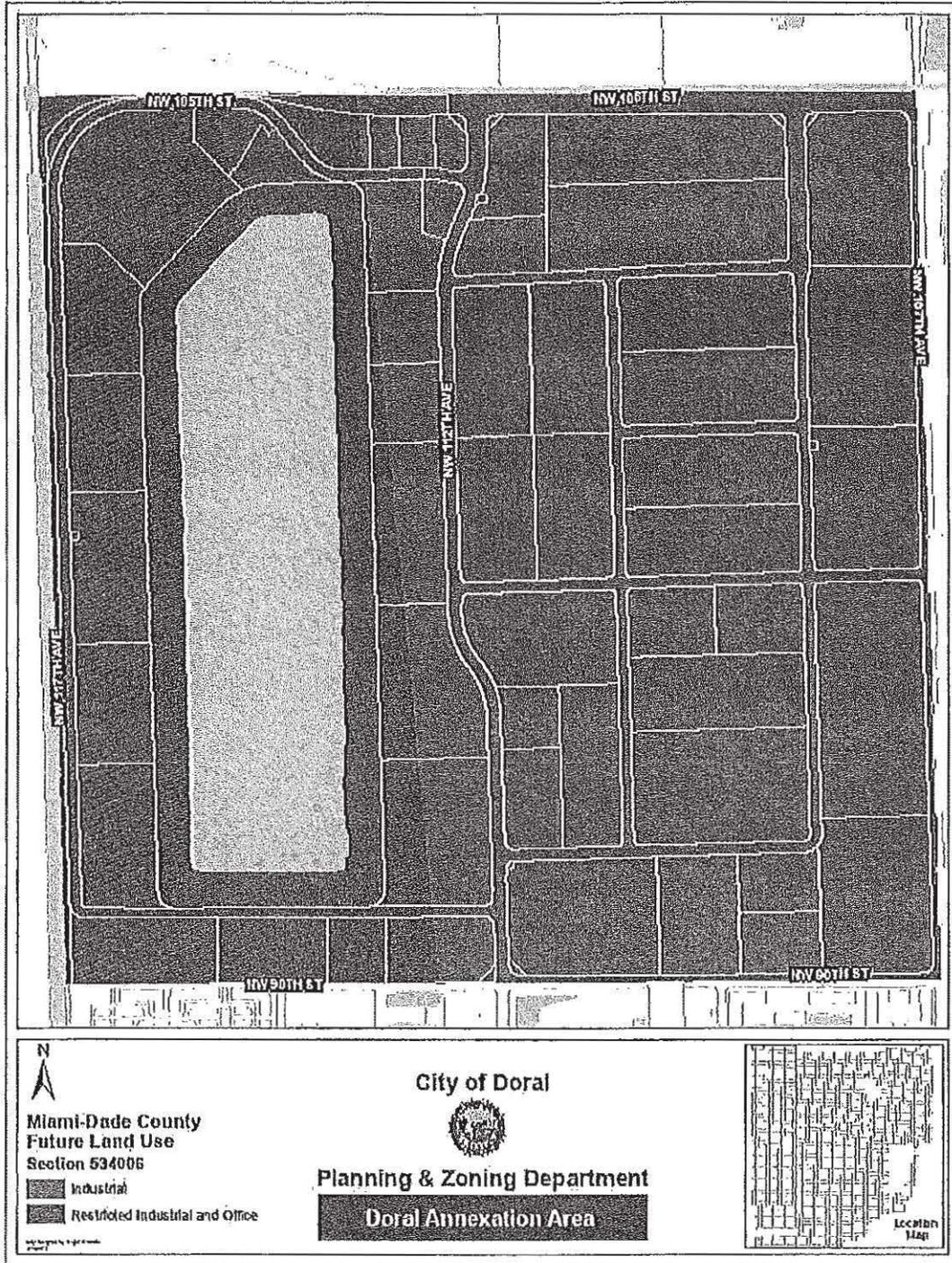
The Miami-Dade Existing Land Use Map – 2013 is shown above.

Future Land Use Designation for Section

Section 6 53 40 is designated Industrial and Office and Restricted Industrial and Office on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will re-designate those properties to the City's closest Land Use equivalent.

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

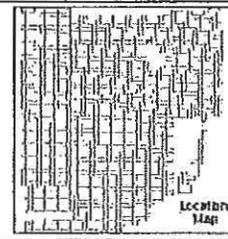
Also, for reference purposes, the relevant Land Use Designation descriptions are included and were obtained from the Miami-Dade County Comprehensive Development Master Plan 2015-2025 and the City of Doral Comprehensive Development Master Plan.

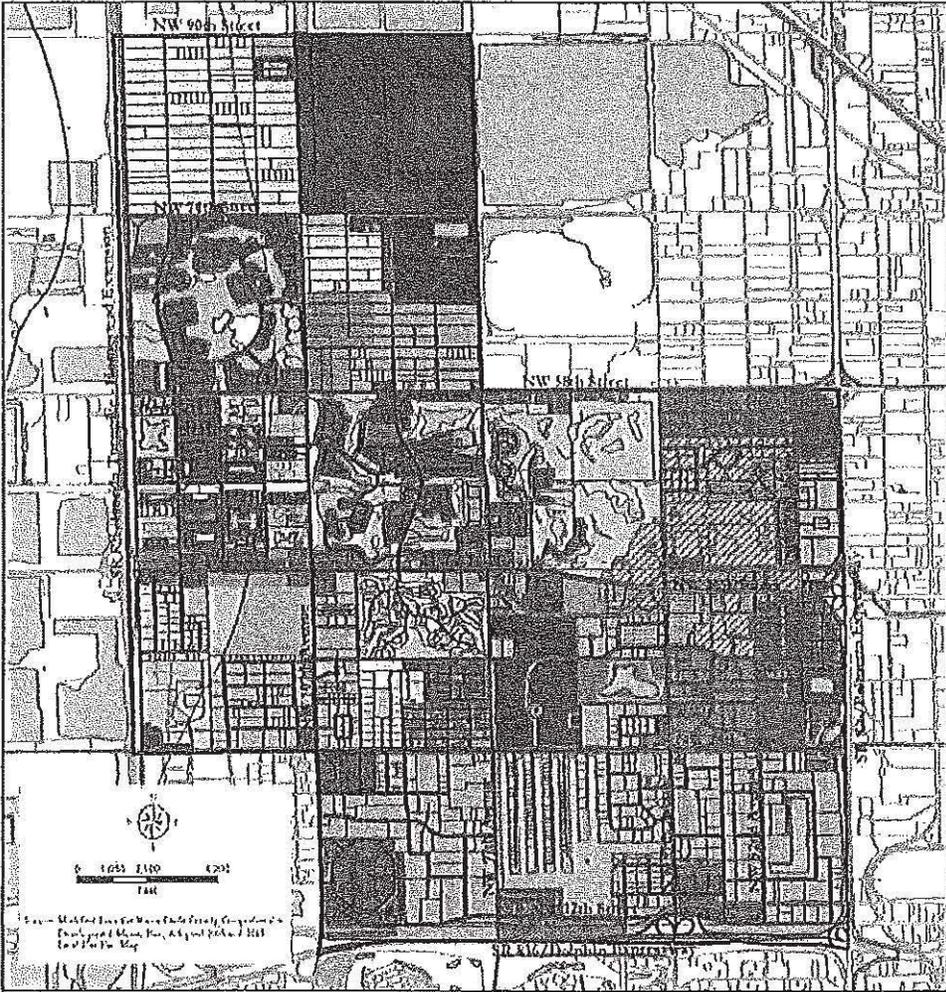


N
 Miami-Dade County
 Future Land Use
 Section 534006
 Industrial
 Reinfitted Industrial and Office

City of Doral

 Planning & Zoning Department
 Doral Annexation Area





**Comprehensive Plan
Future Land Use Map**

Map I-3

Legend	
	Blank (Use Category)
	Low Density Residential (up to 4 DUU per Gross Acre)
	Low Density Residential (up to 10 DUU per Gross Acre)
	Medium Density Residential (up to 15 DUU per Gross Acre)
	High Density Residential (up to 20 DUU per Gross Acre)
	Community Mixed Use
	Industrial Neighborhood Development
	Business
	Office
	Small Industrial
	Industrial
	Regional Industrial
	Institutional and Public Facility
	Public Parks and Recreation
	Public Field and Squares
	Future Community Parks and Fields
Other Features	
	Future Area Mixed Use Opportunity Area
	Community Mixed Use Opportunity Area
	Urban Core of Future Urban Opportunity Area
	Regional Activity Center (RAC) Opportunity Area
	Highway Right-of-Way
	Water Bodies
	Boundary of North Fort Worth Area
	Local City Limit

Scale: 1" = 1000 feet



1/10/2010

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

Industrial and Office

Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. 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 is 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. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development.

In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use

category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.

TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall be allocated to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshop Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built per area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.

Restricted Industrial and Office

Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. 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 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.

Equivalent City of Doral Future Land Use Designations

* *Business* - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102nd Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

* *Industrial (I)* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

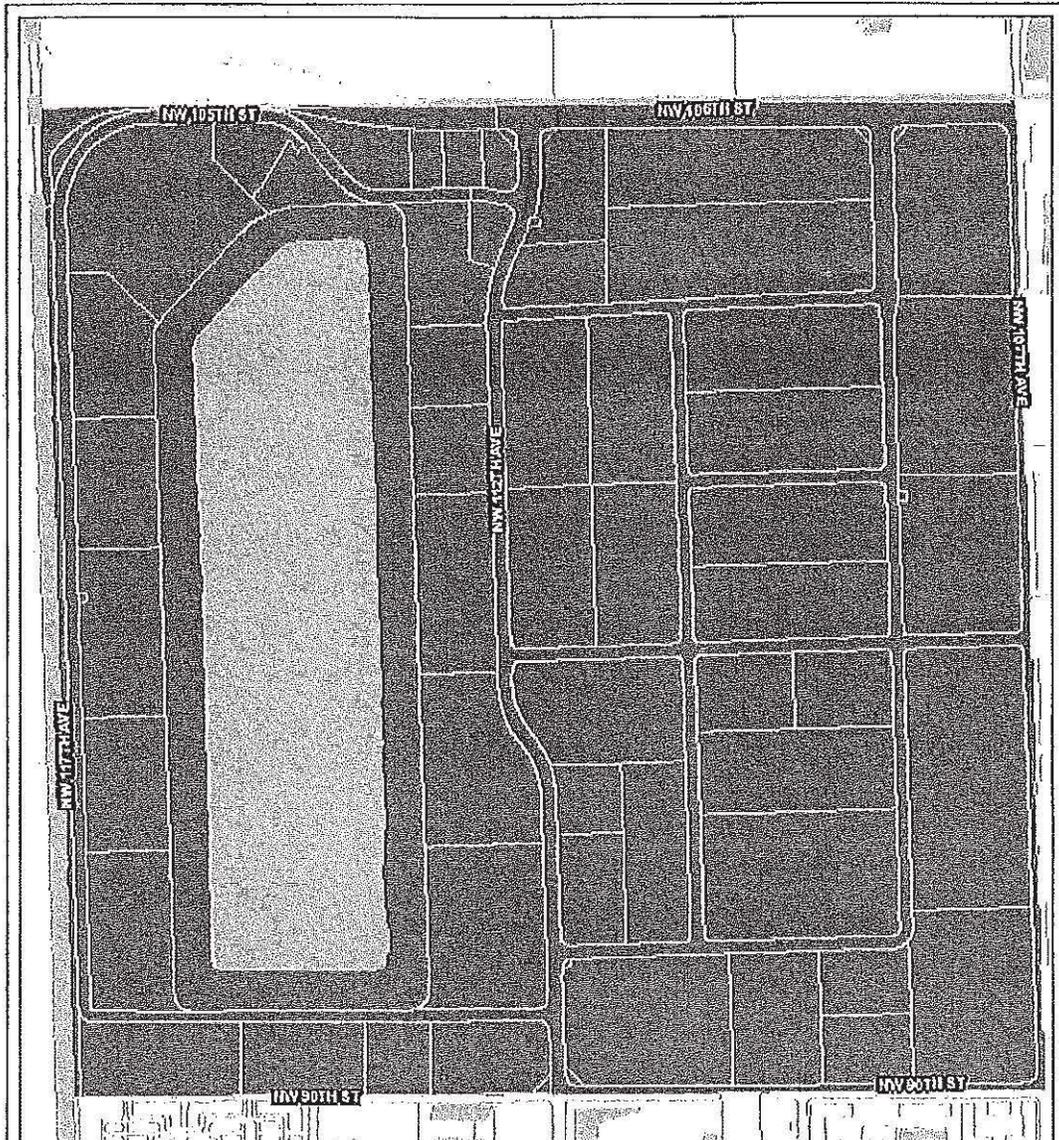
* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

Zoning

The Annexation Area consists of lands zoned mostly Industrial with a small portion being Limited Business as shown on the Miami-Dade County Zoning Maps. Upon annexation, the City will rezone those properties to the City's closest equivalent.

Section 6 53 40 is generally zoned IU-C – Industrial District, Conditional except for approximately 9 acres at the southeast corner of NW 106th Street and NW 112th Avenue which is zoned BU-1A – Limited Business District. The City's equivalent, respectively, are "I" (Industrial) and "CC" (Corridor Commercial).

Please see the Section Map for more detailed zoning district location information. Also, for reference purposes, the relevant Zoning District descriptions are included and were obtained from the Miami-Dade County Zoning Code.



Miami-Dade County Zoning
Section 534006

- Business District Limited
- Industrial District Conditional

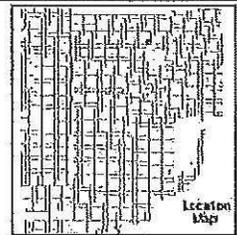
See Ordinance 2012-00000
for details

City of Doral



Planning & Zoning Department

Doral Annexation Area



Zoning Districts (Miami-Dade County)

Article XXV. BU-1A, Limited Business District

Sec. 33-246. Purpose.

The purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.

Sec. 33-247. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one (1) or more of the following uses: All uses permitted in the BU-1 District, and such uses as automobile new parts and equipment sales, automobile service stations, banks, including drive-in teller service, dog and pet hospitals in air-conditioned buildings, dry cleaning establishments, furniture and grocery stores and home improvement centers.

Article XXXII. IU-C, Industrial District, Conditional

Sec. 33-267. Intent.

IU-C District shall be applied only to those lands that appropriately may be used and utilized for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience, and the general welfare of the County. It is intended that this district shall be utilized to provide an adequate reservoir of lands suited for the needs and requirements of large industries, and industrial park developments, to the end that desirable industrial concerns may be attracted to this area. It is intended, however, that this district shall not be used indiscriminately, so as to permit any industrial use which might be offensive or obnoxious by reason of the emanation of odors, gases, dust, noise or vibration, pollution of air or water, or otherwise detrimental to the general welfare of this community; but that it shall be restricted and confined to only those large industrial uses and industrial park type developments which produce a net gain to the community. It is recognized that the rapid development of new and different industrial uses and operations makes it impossible and impractical to accurately enumerate those which would be beneficial or detrimental to the welfare of this community. Therefore, the intent and purpose for the establishment of this district is expressly set forth, and standards set forth for the use of lands embraced within this district.

Sec. 33-268. Permitted uses.

No land, body of water, or structure in an IU-C District shall be used or permitted to be used, and no structure shall be erected, constructed, moved or reconstructed, structurally altered, used, occupied or maintained for any purpose (except as a legal nonconforming building or use), except for one (1) or more of the uses hereinafter enumerated, and then only in accordance with the conditions hereinafter set forth:

- (1) Every use permitted in the IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-C District, and every use permitted in the IU-3

Districts (uses permitted in IU-2 District specifically prohibited) and all other industrial uses similar in character shall be permitted in the IU-C District, and shall include utility plants and substations such as, but not limited to, sewage, water, power, communications and gas.

- (2) All residential buildings and uses shall be prohibited in IU-C Districts, except for caretakers' quarters incidental to a permitted industrial use.

City of Doral Equivalent Zoning Districts

Chapter 68, Article VI, Division 3: Industrial District (I)

Sec. 68-819. - Intent and purpose.

The intent and purpose of the industrial district (I) is to allow for industrial uses in the city, which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city.

Sec. 68-820. - Permitted uses—Generally.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial district (I):

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- (1a) Residential, maximum 20 units per acre if located within the District Core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts.
- (2) Professional offices.
- (3) Medical offices.
- (4) Restaurants.
- (5) Hotels and motels with a maximum density of 75 units per acre.
- (6) Retail and services, permitted only as an ancillary use with only 15 percent of the entire development in conjunction with principle uses.
- (6a) Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The district core shall contain no more than 10 percent retail and service uses.
 - a. *Exceptions:*
 1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the 10 percent retail district core maximum.
 3. (*sic*) In the event that the District Core reaches its 10 percent retail and services maximum, ancillary retail and services are still permitted on an individual site up to 15 percent of the development pursuant to (6).
 - b. *Calculations:*
 1. Only retail and services uses pursuant to (6a) shall be calculated toward the maximum 10 percent based on all building square footage within the district core.
 2. Retail and services pursuant to (6a) shall not be added to the overall building square footage of the district core in which retail and services, pursuant to (6a), is calculated.
 3. The city's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the district core.
 4. Retail and service uses that are located within either a mixed use or commercially zoned property and that fall within the district core, shall not contribute to the overall 10 percent maximum retail and services allocation. Additionally, building area within these zoning districts shall not contribute to the overall square footage within the district core for the purposes of the aforementioned calculations.

- (7) Educational facilities.
- (8) Public schools.
- (9) Trade schools.
- (10) Religious facilities.
- (11) Day care facilities.
- (12) Warehouses.
- (13) Showrooms.
- (14) Manufacturing, light.
- (15) Places of assembly (banquet halls, private clubs, convention and auditoriums).
- (16) Recreation facilities.
- (17) Automotive rental.
- (18) Miniwarehouses.
- (19) Motion picture production studios.
- (20) Parking lots.
- (21) Kennels.
- (22) Banks.

Sec. 68-821. - Same—With special development requirements.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for these uses permitted in the industrial district (I).

- (1) Hotels and motels pursuant to section 74-157
- (2) Bars pursuant to chapter 74, article IV.
- (3) Nightclubs pursuant to chapter 74, article IV.
- (4) Auto dealerships and truck sales pursuant to section 74-152
- (5) Auto repair, painting, top and body works pursuant to section 74-148
- (6) Manufacturing, heavy pursuant to section 74-158
- (7) Manufacturing, medium pursuant to section 74-158

Sec. 68-822. - Special exception uses.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74, article VIII, division 6, for special development regulations for adult uses in the industrial district (I).

Sec. 68-823. - Development standards and additional regulations.

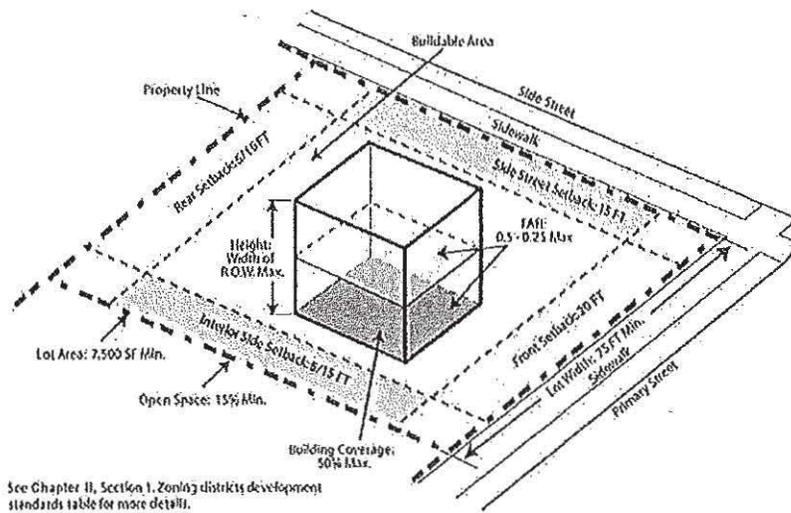
Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping and buffers;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

Sec. 68-824. - Illustration of district.

The following is a graphic description of the industrial district (I). If property is located in the district core pursuant to the Doral Design District Plan, then section 53-127 shall apply:

I — Industrial District



Chapter 68, Article VI, Division 4, Industrial Restrictive District (I-R)

Sec. 68-842. - Intent and purpose.

The intent and purpose of the industrial restrictive district (I-R) is to allow for industrial uses in the city with sensitivity to the wellfields located in the city and which shall increase the economic activity as being in close proximity to Miami International Airport.

Sec. 68-843. - Regulations.

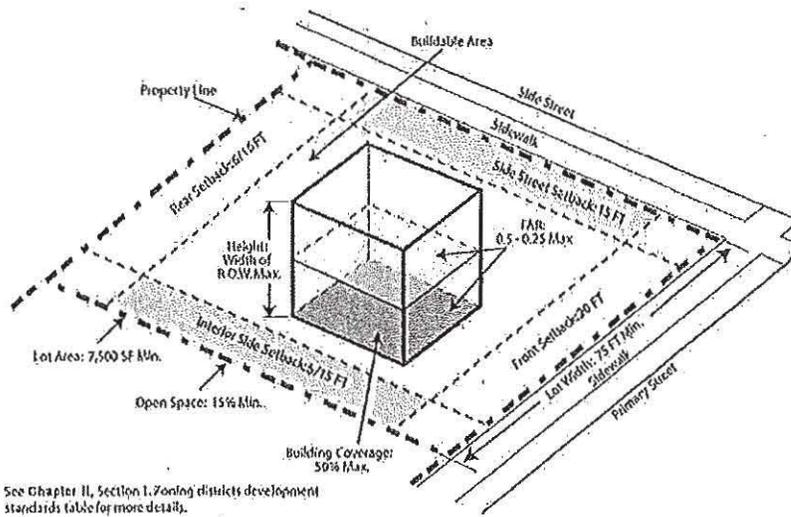
All regulations in (I-R) district shall be in accordance with industrial zoning district regulations set forth in division 3 of this article with the following exceptions:

- (1) All developments shall comply with the wellfield protection regulations pursuant to chapter 24, division 2 of the Miami-Dade County Code.
- (2) Adult uses are prohibited.
- (3) Kennels are prohibited.
- (4) Petroleum storage and other similar uses are prohibited.
- (5) All uses that may potentially contaminate the ground and may pose threat to the wellfields are prohibited.

Sec. 68-844. - Illustration of district.

The following is a graphic description of the Industrial restrictive district (I-R):

I-R — Industrial-Restrictive District



Chapter 68, Article IV, Division 3, Corridor Commercial District (CC)

Sec. 68-382. - Intent and purpose.

The corridor commercial district (CC) is established to provide for medium to high-intensity business uses on major corridors and prime commercial areas.

Sec. 68-383. - Permitted uses—Generally.

The following uses are permitted in the corridor commercial (CC) district, while all other uses are conditional or prohibited:

- (1) Retail services. Refer to chapter 53, article II, division 5, the use compatibility table, for a detailed list of uses under these categories in the following categories:
 - a. Banks.
 - b. Tangible sales.
 - c. Fitness/sports.
 - d. Animal services:
 1. Pet shops.
 2. Grooming.
 3. Animal training.
 4. Veterinarians.
 - e. Firearms.
 - f. Beauty and personal services.
 - g. Religious facilities.
 - h. Other services that are similar to uses in this subsection (1) and shall be approved by the director of planning and zoning department.
- (2) Eating establishments:
 - a. Restaurant/cafeteria.
 - b. Drive-in restaurants.
 - c. Wine cafes.
 - d. Wine cafes with retail sales.
 - e. Billiards.

- f. Liquor sales with tasting.
- g. Bars and pubs.
- (3) Professional offices. (Refer to chapter 53, article II, division 5 for a detailed list of uses.)
- (4) Medical offices and uses.
- (5) Regional malls.
- (6) Educational and training institutions.
- (7) Public schools.
- (8) Admission facilities like auditoriums, theaters, museums and galleries. (Refer to chapter 53, article II, division 5 for a detailed list of uses.)
- (9) Carwash places.
- (10) Amusements.

Sec. 68-384. - Same—With special development requirements.

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for the following uses:

- (1) Nightclubs pursuant to chapter 74, article IV.
- (2) Hotels and motels (mixed use) pursuant to section 74-157
- (3) Hotels and motels (stand alone) with a maximum density of 75 units per acre.
- (4) Auto/truck/van sales pursuant to section 74-152
- (5) Miniwarehouses and self storage facilities pursuant to conditions mentioned in section 52-5
- (6) Passenger service facilities.

Sec. 68-385. - Development standards and additional regulations.

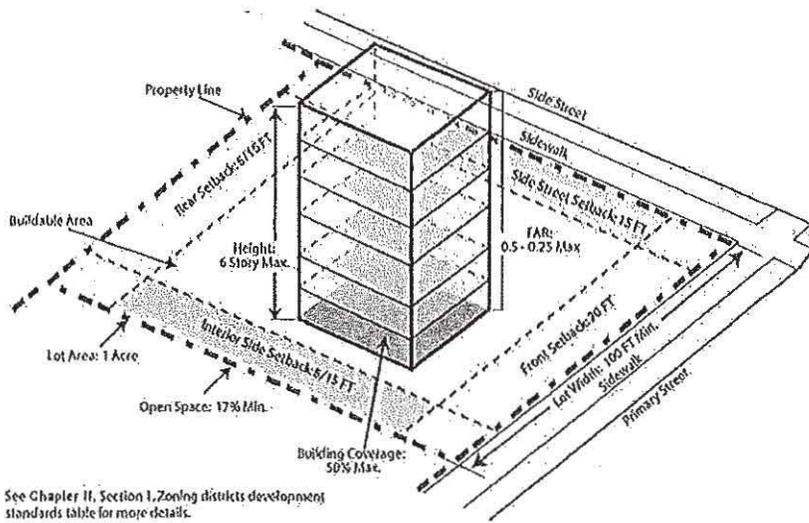
Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping and buffers;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

Sec. 68-386. - Illustration of district.

The following is the graphic description of the corridor commercial district (CC). If property is located in the district core pursuant to the Doral Design District Plan, then section 53-127 shall apply:

CC — Corridor Commercial District



10. List of Services to be Provided

a. Police

The City of Doral Police Department comprises 92 full time and 10 part time sworn officers for the current 2012/2013 budget year. With a \$13.3 Million current year budget the Police Department is prepared to absorb any additional required police services.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area without degradation of police service. If the annexation is successful an increase of five sworn officers would be contemplated for.

b. Fire Protection

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

Battalion 11

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

Battalion 12

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

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

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

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

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

c. Water Supply and Distribution

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

d. Facilities for Collection and Treatment of Sewage

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

e. Garbage and Refuse Collection and Disposal

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

f. Street Lighting

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

g. Street Construction and Maintenance

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

h. Park and Recreation Facilities and Services

The City has adequate park and recreational facilities to serve the needs of residents and of those employed in the City's municipal boundaries.

i. Building Inspection

The City will be responsible for all building inspections.

j. Zoning Administration

The City will be responsible for all zoning related matters.

k. Local Planning Services

The City will be responsible for local planning services.

l. Special Services Not Listed Above

The City will be responsible for all applications for plat approval and waivers of plat and other special services as needed.

m. General Government

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

The City Manager serves as the Chief Administrative Officer of the City and is responsible to the Council for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is approximately 288 and may be expanded as the City takes on additional responsibilities.

11. Timetable for Supplying Services

a. Police

Immediate/No Change. The City would be able to adequately handle any policing needs in the annexation area.

b. Fire Protection

Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.

c. Water Supply and Distribution

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to supply potable water through its water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.

e. Garbage and Refuse Collection and Disposal

Immediate/No Change. The Annexation Area will continue to be part of the Public Works Waste Management and Collection System.

f. Street Lighting

Immediate/No Change. Any new lighting will be paid for through Special Taxing Districts or funded by FPL through user fees.

g. Street Construction and Maintenance

Immediate/No change. The County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets.

h. Park and Recreation Facilities and Services

Immediate/No Change. No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

i. Building Inspection

Immediate. The City will assume this function.

j. Zoning Administration

Immediate. The City will assume this function.

k. Local Planning Services

Immediate. The City will assume this function.

l. Special Services Not Listed Above

Immediate. Platting functions and other special services will be assumed by the City.

m. General Government

Immediate. After the annexation process is completed, the City of Doral will be responsible for all general government services.

12. Financing of Services

a. Police

The City will fund this service through its General Fund via tax collections.

b. Fire Protection

Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.

c. Water Supply and Distribution

Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and commercial water usage charges will provide the revenues for the continued operation and maintenance of the water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage

Wastewater treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial sewer usage charges will provide the revenues for the continued operation and maintenance of the wastewater treatment and collection system.

e. Garbage and Refuse Collection and Disposal

The County's Department of Public Works and Waste Management will continue to serve existing customers, if any, but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills. Services provided by the County are financed through tax collections.

f. Street Lighting

Street lighting is financed through FP&L or Special Taxing Districts created by new development.

g. Street Construction and Maintenance

The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the City's General Fund.

h. Park and Recreation Facilities and Services

The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

i. Building Inspection

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning Services are financed through user fees.

l. Special Services Not Listed Above

Platting function costs are financed through user fees.

m. General Government

General Government Services are provided and funded through tax collections.

13. Tax Load on Annexation Area

Gross Revenue is based on the 2012 Taxable Real Estate and Personal Property Rolls. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur. Since Section 6 is undergoing rapid development Revenues and Expenditures will be constantly changing as new properties are added to the tax rolls and more services are required.

The City of Doral Budget (FY 12-13) process has been completed and maintains a millage rate of 2.2215. The current Miami-Dade County millage rate is 1.9283.

Property Tax Revenue is determined by the following formula:

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

SECTION TOWNSHIP RANGE	2012 TAXABLE REAL ESTATE/ PERSONAL PROPERTY ROLLS	PROPERTY TAX REVENUE*	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
06-53-40	\$431,332,739	\$910,295	\$450,000	\$460,295

* Based on City of Doral millage - Approximate

14. Certification of Director of Planning & Zoning (now RER)

See Section 6 above.