

MEMORANDUM

LUDC
Agenda Item No. 1(F)12

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 15); 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 15 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 defer the boundary change as proposed by Doral until such time as the conflict between Doral's annexation application and the Town of Medley's (Medley's) annexation applications boundaries is resolved. This request as submitted by Doral conflicts with an annexation request filed by the Town of Medley in 2010. Section 6.04 (B) of the Miami-Dade County Home Rule Charter requires that all municipal governing bodies concerned approve the annexation. Doral's and Medley's annexation requests cannot be effectuated until such time as both municipalities consent and the boundaries no longer conflict.

Scope

Doral is proposing to annex an area (Area) adjacent to its northeast boundary. The Area is approximately 557 acres or .87 square miles of the Unincorporated Municipal Service Area (UMSA), which is entirely commercial.

The Area is generally bounded by NW 74 Street to the north, NW 77 Court to the east, NW 56 Street to the south, and NW 87 Avenue to the west.

The Area is comprised of mostly commercial and industrial areas and is contiguous with the northeast boundary of the City. The annexation is entirely within 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 Area is \$558,456,575. The Area generates an estimated \$1,228,950 in revenue. The County spends an estimated \$835,843 per year providing services to the Area. Therefore, the net revenue loss to the UMSA budget should this annexation be approved is an estimated \$393,108.

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 \$202,072 and utility taxes of an estimated \$406,542 will be retained by the County.

The Area includes approximately 30 vacant parcels. The future taxable value of the vacant parcels, based on the average taxable value of the developed parcels, could generate an additional \$36 million in taxable value if developed in the same manner as the existing developed parcels. At today's UMSA millage rate of 1.9283, this would result in an additional \$65,000 in UMSA ad valorem tax revenue if developed.

Section 20-8.7 of the Code requires all municipalities annexing non-revenue neutral areas to mitigate the net excess of revenues minus expenses for the Area. Currently the Area produces an additional \$393,108. If the Board does approve this annexation, based on the Code, Doral would mitigate, through payments back to the County, a maximum of \$393,108 or a 0.7 mill payment.

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 (Virginia Gardens) 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 (PAB), 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 advised they had 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 April 5, 2013, Doral submitted an additional boundary change application to the Miami-Dade County Clerk of the Board for Section 15, which is this item. The application was considered by the Board its May 7, 2013 meeting and was referred to the PAB for consideration and recommendation.

Doral's April 5, 2013 annexation application is in conflict with Medley's application from 2010. Medley's annexation application, encompasses a land area known as Section 15. The proposed annexation area in Doral's application is comprised entirely of Section 15. The annexation area 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.

Additionally, since Medley and Doral have petitioned to annex Section 15 from the unincorporated area into the boundaries of their city, they are therefore both "concerned" with the annexation of this area, as that term is used in Sec. 6.04B of the Charter. Thus, their governing bodies must both consent to annexation Section 15 in order to effectuate an annexation to either city. Accordingly, this is to advise that if the Board directs preparation of an ordinance approving Doral's annexation of Section 15, the

effectiveness of such ordinance must, under the Charter, be conditioned upon Doral's consent to such annexation.

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. The proposed annexation area is bounded on the north by the municipal boundary of the Town of Medley, on the east by the Palmetto Expressway (SR 826), on the south by NW 58th Street and the municipal boundary of the City and on the west by NW 87th Avenue.

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?

There are no homeowners within the annexation area. The taxable value within the annexation area is \$558,456,575. At the current UMSA millage rate of 1.9283 mills, the ad valorem revenue attributable to the annexation area is \$1,023,028 as noted in the table below. At the current City millage rate of 2.2215 mills, the ad valorem revenue attributable to the annexation area would be \$1,178,581. Should the annexation be approved, the expected tax increase to the annexation area would be an additional .2932 mills and \$155,552. The average property owner would pay an additional \$110 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	\$1,178,581
Unincorporated Area		
UMSA Millage	1.9283	\$1,023,028
Increase	.2932	\$155,552

- 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.

- 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 \$558,456,575. The area generates an estimated \$1,228,950 in revenue. The County spends an estimated \$835,843 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$393,108 (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 \$202,072 and utility taxes of an estimated \$406,542 will be retained by the County.

- 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.

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

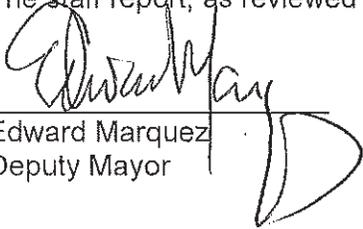
The City's proposed land use designation for the annexation area would be consistent with the CDMP Land Use Plan map.

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 PAB held a public hearing on September 3, 2013, and recommended the Board deny the annexation. The PAB held a public hearing on September 3, 2013 and recommended that the Board deny the proposed annexation. The PAB resolution is attached.

The staff report, as reviewed by the PAB, 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

Mayor11913



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 15); 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 April 5, 2013, the City of Doral submitted an annexation request for Section 15 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 May 7, 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 15 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

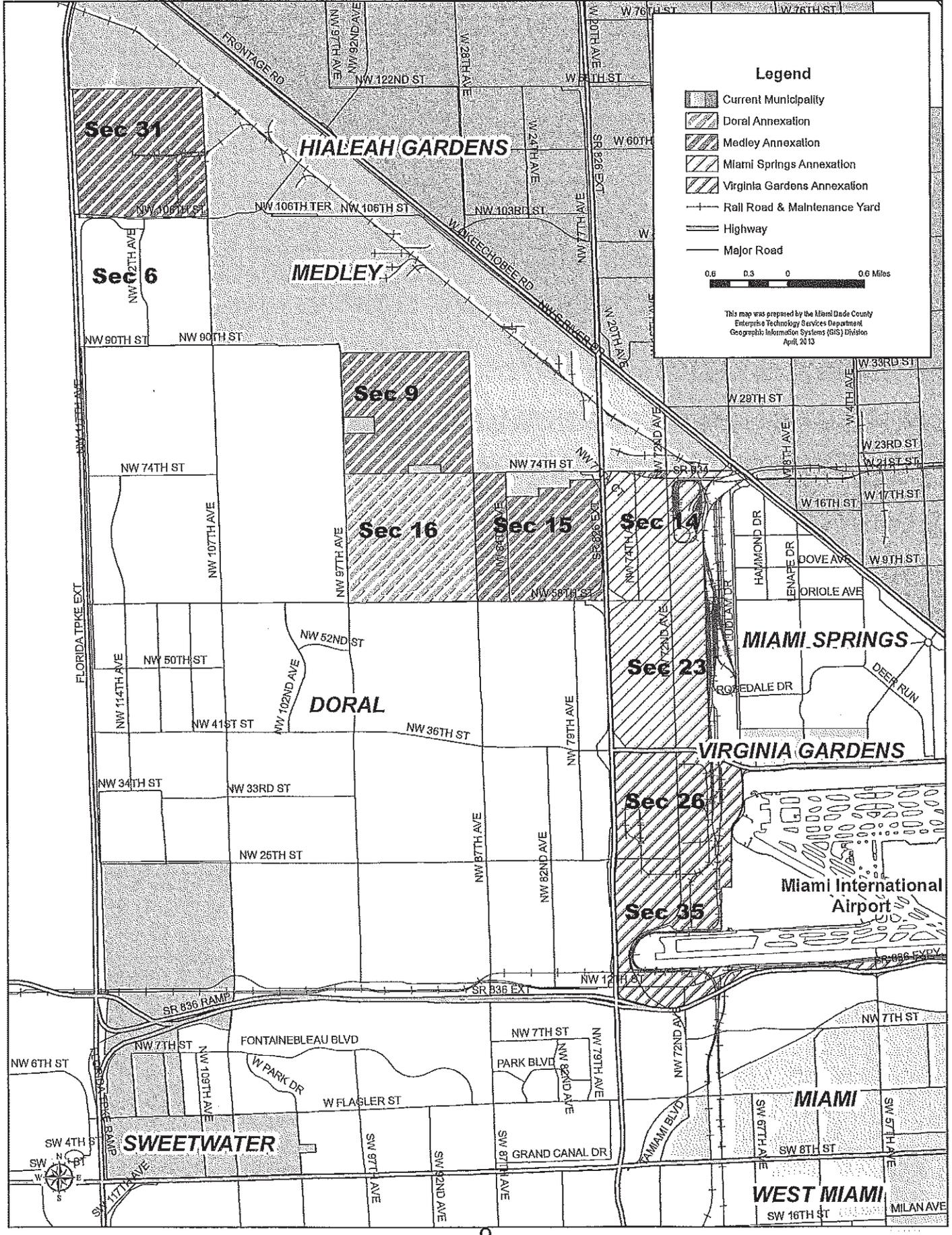
By: _____
Deputy Clerk

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



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

Memorandum



Date: September 3, 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 15

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 considered by the Miami-Dade Board of County Commissioners (Board) at its September 23, 2003 meeting and referred to the Planning Advisory Board (PAB), 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.

In April of 2013 the City of Doral (City) submitted a boundary change application for Section 15 to the Miami-Dade County Clerk of the Board. The application was considered by the Board its May 7, 2013 meeting and was referred to the PAB for consideration and recommendation. This staff report has been prepared by the Office of Management and Budget (OMB), as required by Miami-Dade County Code (Code).

The City of Doral's annexation application is in conflict with the Town of Medley's application previously submitted to the PAB. The Town of Medley's annexation application, which the PAB recommended for denial on September 20, 2010, encompasses a section of land known as Section 15. The proposed annexation area in the City of Doral application, now before the PAB is comprised entirely of Section 15.¹

Analysis

The City is proposing to annex an area adjacent to the City's northeast boundary. The proposed annexation area is approximately 557 acres or .87 square miles of the Unincorporated Municipal Service Area (UMSA).

The Annexation Area is generally bounded by NW 74th Street to the north, NW 77th Court to the east, NW 56th Street to the South and NW 87th Avenue to the west.

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

¹ Sec 20-6 (a) of the Code requires that in the event a municipality claims to be materially affected by a proposed boundary change, the PAB recommendation is to include the reason the municipality is materially affected, how the municipality's concerns affect the application, and a recommendation on how the Board should address the affected municipality's concern.

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	1,886	27	13	1826

Year	Part I Crimes	Part II Crimes	Total
2012	144	72	216

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 the Miami-Dade Fire Rescue Department (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 MDFR and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

Existing Stations

The annexation area is served by Station 45 located at 9710 NW 58 Street in the City. Station 45 is equipped with an engine which serves the City, including the annexation area, 24 hours a day; seven days a week. The station is located less than two miles from the annexation area.

Planned Stations

In an effort to minimize impact to existing service and maintain adequate travel in the area, the 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	67	58	65
Average Response Time	6:32	5:32	6:28

Structure Fires			
Number of Alarms	3	4	2
Average Response Time	6:00	5:25	6:23

Based on data retrieved during the last three calendar years, travel time to the vicinity of the proposed annexation area complies with the performance objectives of national industry. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents.

As a condition of the annexation, the City 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 WASD's 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.

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 on WASD's 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 (County) will be responsible for County roads. The remaining municipal streets will become City roads."

There are approximately 21.1 lane miles of streets in the Proposed City Annexation Area. Approximately 16.8 lane miles will be transferred to the City. The County will continue maintenance of the following roads (approximately 4.3 lane miles):

Street Name	From	To
NW 87 Ave	NW 58 St	NW 74 St
NW 58 St	NW 87 Ave	SR 826
NW 74 St	NW 87 Ave	NW 84 Ave

Road, Bridge, Canal and Mosquito Control

There are no Road, Bridge, Canal or Mosquito Control facilities within the proposed annexation area. The canal rights-of-way for the NW 58 St canal will remain under the County's maintenance jurisdiction and the culverts will be the responsibility of the roadway owner or permittees.

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

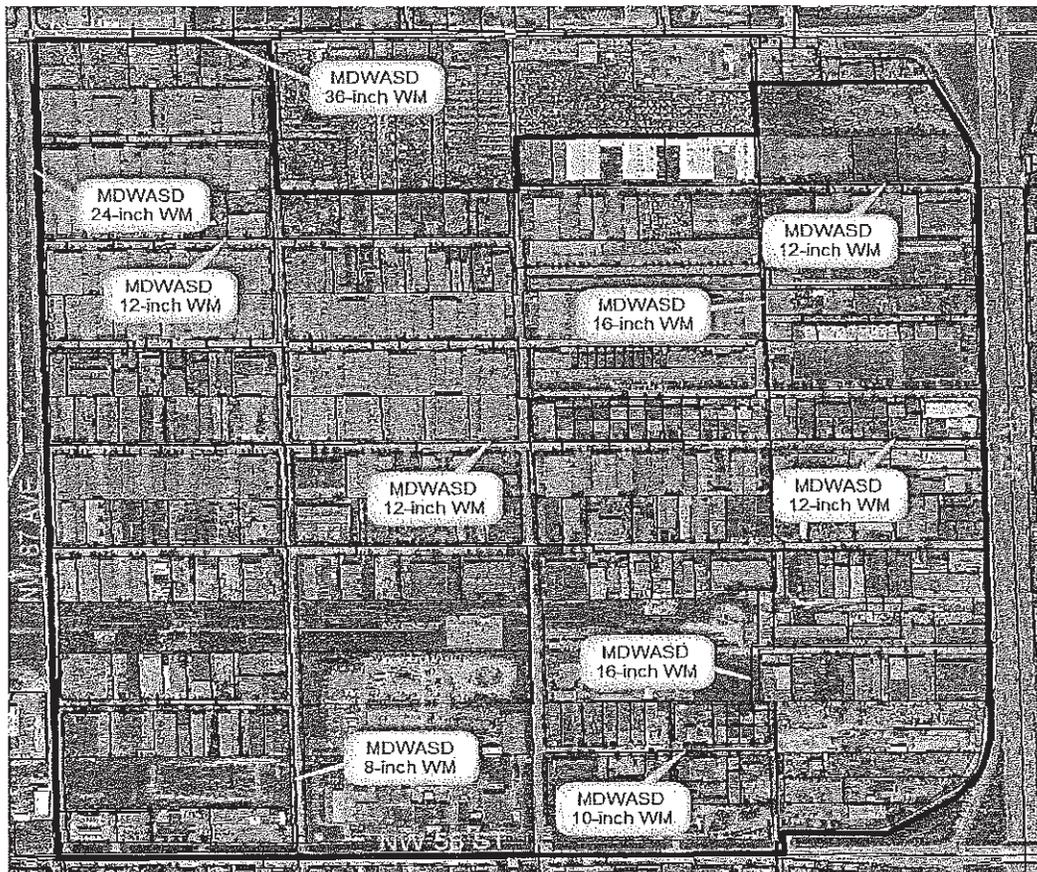
The annexation request is not expected to have any impacts on the ability of PWWM to provide services to the remaining unincorporated area in the vicinity. PWWM will continue to collect and dispose of refuse for the City. Additionally, PWWM will continue to provide maintenance services to County designated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

Department of Regulatory and Economic Resources (RER)

Water Supply and Distribution

The area proposed for annexation is located within the WASD's franchised service area. Public water mains are within the site in the form of 8, 10, 12, 16, 24 and 36-inch diameter water mains. These mains are owned and operated by WASD.

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. The plant is presently producing water that meets Federal, State, and County drinking water standards.



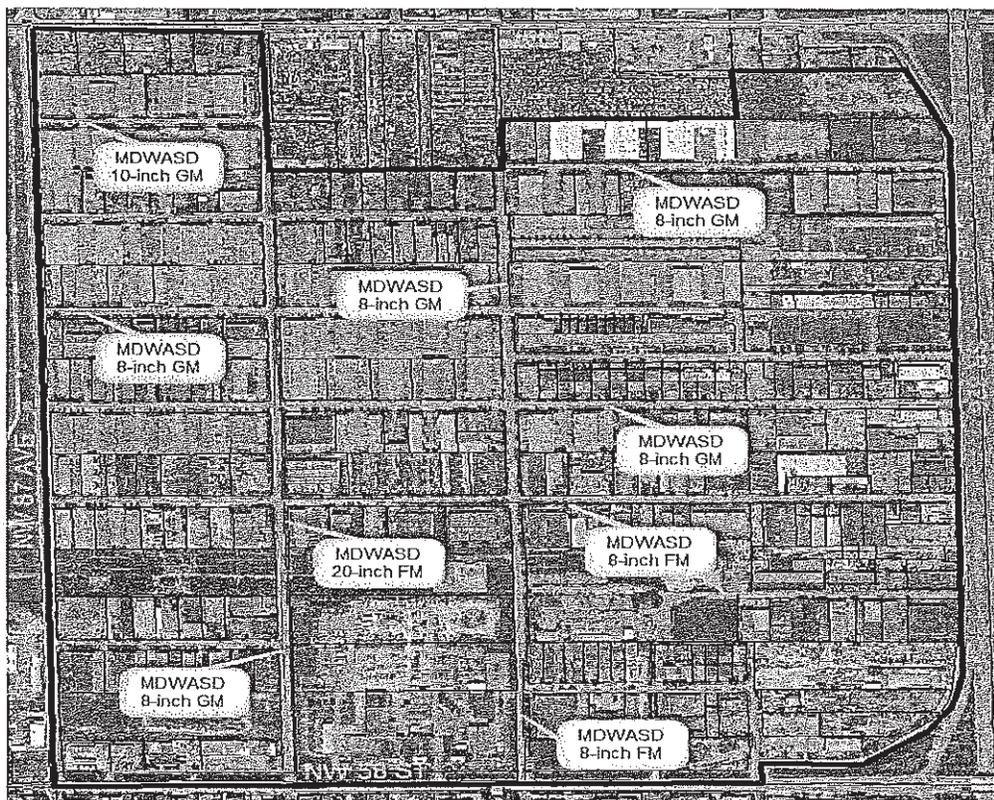
Facilities for the Collection and Treatment of Sewage

The area proposed for annexation is located within the WASD franchised service area. Public sanitary sewers are within the site in the form of 8, and 20-inch force mains and an 8 and 10-inch gravity network.

The sewage flows generated in the area proposed to be annexed are directed to pump stations 30-0198, 30-0196, 30-0118 and 30-0201. Pump Stations 30-0198, 30-0196 and 30-0201 direct the wastewater flow into pump station 30-0187 and finally to the Central District Wastewater Treatment Plant. Pump station 30-0201 also directs the flow to the North District Wastewater Treatment Plant. Pump station 30-0118 directs the wastewater flow into pump station 30-0014 then to pump station 30-0187 and finally to the Central District Wastewater Treatment Plant.

The aforementioned sanitary sewer pump stations as well as the Central and North District Wastewater Treatment Plants are owned and operated by WASD. Pump stations 30-0198, 30-0196 and 30-0201 are currently under Conditional Moratorium (CM). Division of Environmental Resources Management (DERM) can issue conditional sewer capacity certification for new construction projects to be served by these pump stations subject to certification of completion of the pump stations. In accordance with the First Partial Consent Decree, Case No. 93-1109 CIV-Moreno, between the Environmental Protection Agency and Miami-Dade County, DERM cannot issue Certificates of Occupancy/Certificates of Completion for any associated building permits until pump stations 30-0198, 30-0196 and 30-0201 have been certified complete and operating in compliance.

The rest of the aforesaid pump stations are currently working within the mandated criteria set forth in the First Partial Consent Decree. At this time the Central and North District Wastewater Treatment Plants have sufficient capacity to treat current discharge.



Stormwater Utility (SWU) Program and Fees

Currently, improved properties in the proposed annexation area pay a stormwater utility fee to the 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 City's service area should the annexation be formally approved.

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

In accordance with Resolution R-988-05, which exempts the City from the County's Stormwater Utility, the City must 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 City's share of 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 the City 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

The entire annexation area is located within the Flood Zone X or is above the FEMA flood plain. County Flood Criteria ranges between elevation +6.50 feet and +7.00 feet National Geodetic Vertical Datum. Any development in the annexation area will have to comply with the requirements of Chapter 11C of the Code for flood protection.

Storm water drainage systems may be required in new developments within the proposed annexation area, to reduce potential flooding and to improve the water quality of the storm water runoff. In some cases, a Surface Water Management Standard Permit (SWMSP) may be applicable depending on the size of the development and amount of impervious area. DERM issues the SWMSP on behalf of the South Florida Water Management District. Jurisdiction to require a SWMSP is countywide.

The County's Water Control Plan shows the 58th Street Canal located to the south of the proposed annexation area. Any proposed work within county canal right-of-way, reservation, or easement will require a DERM Class III permit and any drainage outfall to the canal will require a DERM Class II permit prior to the issuance of building permits.

In addition, a review of County records indicates that there are contaminated sites within the proposed annexation area. Therefore, any development within a contaminated area will require a Class VI permit from DERM prior to the issuance of building permits by the City.

The above DERM requirements and authority would exist in the annexed area as it currently does in the City.

As per the application, the City will re-designate those properties within the annexation area to the City's land use equivalent. Therefore, the flood Level of Service will not be affected.

The application does not include information regarding management or upgrades to the current stormwater drainage system. Improvements to this system may be required.

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 City staff any data that would assist in modeling these areas. Cooperation between the City and the County in sharing 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 City as well as County residents.

National Pollutant Discharge Elimination System (NPDES)

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program, and has now been delegated to the State of Florida. 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 City is currently a co-permittee in the County's joint permit. Therefore, the presence of any outfalls within the annexed area would change the City cost-share percentage contribution. There is also a permit fee that the City 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 the City. This is accomplished through an Interlocal Agreement. The agreement would outline the subject roads, various road-related services, and the responsibilities of the City 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 PWWM must be consulted for its comments and approval.

Pollution Control

There are three (3) records of current contaminated sites within the annexation area:

1. UT-1757 (folio 30 3015 001 0101): Petroleum contaminated site.
2. UT-1474 (folio 30 3015 001 0492): Petroleum contaminated site.
3. SW-1721 (folio 30 3015 001 0640): Solid waste contaminated site.

Tree Preservation

An aerial review revealed that tree resources exist within the rights of way and within some other portions of the annexation area. Unless a municipality is enforcing its own tree ordinance that has been determined by the County to meet the minimum standard of county codes, 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.

Natural Resources

The 58th Street Canal is utilized by the Federally Endangered West Indian Manatee and construction projects within the 58th Street Canal could potentially cause adverse impacts to manatees in the proposed annexation area. Manatees have been injured or killed by entrapment in existing culverts as well as roadway/culvert projects under construction within the County. The County's Manatee Protection Plan requires that all new or replacement culverts and outfalls accessible to manatees be designed to prevent entrapment of or injury to these animals. Those outfalls which are greater than 7 inches and less than 60 inches in diameter shall be covered with grates or screens with spaces less than 7 inches wide in order to prevent entrapment. New culverts installed in areas not previously accessible to manatees shall be covered with flap gates or other devices designed so as not to cause injury to manatees, and to prevent the animals from entering the outfalls during and after the completion of construction.

In addition, the State of Florida Fish and Wildlife Conservation Commission (FWC) requires that all work proposed in waters known to host manatees comply with FWC's Standard Manatee Conditions for In-Water Work. DERM recommends strict adherence to said conditions.

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

projects in the areas proposed for annexation. It is the applicant's responsibility to contact these agencies for necessary approvals.

Air Quality Management

The annexation application does not propose any changes to zoning, Comprehensive Development Master Plan (CDMP) land use designation areas, or to the level of service for the annexation area. This application is only requesting a change of jurisdictional authority from Miami-Dade County to the City. 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 Environmental Education and Communication group is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO₂ reduction and environmental education in general.

Enforcement Activities

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

RER's regulatory activities are enforceable under County Code in both incorporated and unincorporated areas and 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 is one Miami-Dade County Parks, Recreation and Open Spaces (PROS) property within the proposed annexation area. The Manufacturer's Industrial Park is a 0.37 acre linear park. There is a Water Main/Line Easement on the eastern portion of the property. PROS has provided an access agreement to the benefit of blocks 9 & 10, renewable yearly and revocable at the discretion of PROS. Should the annexation be approved, the park would be deeded to the City through an interlocal agreement.

Annexation Guidelines:

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

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 annexing municipality?

The proposed annexation area is comprised of predominantly industrial type land uses. Other existing uses include commercial and vacant land. Existing land uses in the City, south of the annexation area along the NW 58th Street corridor, are primarily industrial uses. All other surrounding uses are industrial as well. Therefore, the annexation area is generally compatible with the existing and planned land uses in the City.

The existing underlying zoning in the proposed annexation area is: IU-3 (Industrial, Unlimited Manufacturing District) and BU-1A, Limited Business District. In its application, the City states that upon annexation those properties will be rezoned to the City's closest equivalent. The City's equivalents are Industrial (I) and Corridor Commercial (CC).

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 the 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 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 proposed annexation area is served by Miami-Dade Transit (MDT) Route 87 which runs through the application site along NW 84 Avenue. Route 87 provides a connection to both the Palmetto and Dadeland North Metrorail Stations. In addition, Route 87 provides service along NW 53 Street which provides convenient access to Doral City Hall. The City's Trolley System also provides transit service adjacent to the application site. Route 2 runs along NW 74 Street, NW 77 Court, and NW 87 Avenue which comprise the north, east and western boundaries of the proposed annexation area. Route 2 provides a connection to both the Palmetto Metrorail Station and City Hall. Route 3 of the City's Trolley System runs along NW 74 Street provides a connection to the Palmetto Metrorail Station which is an MDT Transit Hub that provides transfer opportunities to both MDT's Metrorail System and Metrobus Route 87.

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. The schools serving the proposed annexation area are John I. Smith K-8 Center, Ruben Dario Middle and Ronald W. Reagan/Doral Senior High.

The existing land use and current uses on the proposed annexation area do not contain residential uses. Therefore, the proposed annexation does not have an impact on public school facilities.

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, approval of the proposed annexation could create an unincorporated enclave bounded by the Town of Medley and the City of Doral on 100 percent of its boundaries; however, the Town of Medley and the City of Doral have submitted annexation application requests for the north and south sections, respectively, of the area that could potentially become 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. The proposed annexation area is bounded on the north by the municipal boundary of the Town of Medley, on the east by the Palmetto Expressway (SR 826), on the south by NW 58th Street and the municipal boundary of the City and on the west by NW 87th Avenue.

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 \$558,456,575. At the current UMSA millage rate of 1.9283 mills, the ad valorem revenue attributable to the annexation area is \$1,023,028 as noted in the table below. At the current City millage rate of 2.2215 mills, the ad valorem revenue attributable to the annexation area would be \$1,178,581. Should the annexation be approved, the expected tax increase to the annexation area would be an additional .2932 mills and \$155,552. The average property owner would pay an additional \$110.

Existing and Projected Property Tax Cost		
City of Doral		
FY 2012-13		
	Millage Rate	Millage x Taxable Value
Doral		
Municipal Millage	2.2215	\$1,178,581
Unincorporated Area		
UMSA Millage	1.9283	\$1,023,028
Increase	.2932	\$155,552

- 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.

- 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 \$558,456,575. The area generates an estimated \$1,228,950 in revenue. The County spends an estimated \$835,843 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$393,108 (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 \$202,072 and utility taxes of an estimated \$406,542 will be retained by the County.

- 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.

- 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."

The City identifies its Comprehensive Plan Future Land Use Map categories of "Business" and "Industrial" as equivalent to the County's "Industrial and Office" land use

category (City's-Annexation Report dated March 18, 2013, page 29). The City also states in the Annexation Report (page 24) that upon annexation the City will designate the annexation area to a Future Land Use Map designation(s) that is the closest land use equivalent to the current designations of the annexation area lands. Therefore, the City's proposed land use designation for the annexation area would be consistent with the CDMP Land Use Plan map.

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.

Development Profile of the Area

Shown in Table 1 is the 2013 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 67 percent of the 557 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 Proposed Annexation Area
Portion of Section 15, 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	111,154.0	8.8
Commercial & Office & Transient Residential	20.4	3.7	934.9	9.8	14,470.6	1.1
Industrial	371.4	66.7	1,626.1	17.0	17,678.7	1.4
Institutional	0.6	0.1	290.1	3.0	14,575.8	1.2
Parks/Recreation	0.0	0.0	890.7	9.3	833,393.4	65.8
Transportation, Communication, Utilities	135.1	24.2	1,779.1	18.6	87,479.5	6.9
Agriculture	0.0	0.0	208.8	2.2	63,564.0	5.0
Undeveloped	25.9	4.6	1,377.2	14.4	87,060.3	6.9
Inland Waters	3.7	0.7	986.4	10.3	36,933.6	2.9
Total:	557.0	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 - June 2013

Summary of Issues for Consideration

- 1) The City of Doral's annexation application is in conflict with the Town of Medley's application previously submitted to the PAB. The Town of Medley's annexation application, which the PAB recommended for denial on September 20, 2010, encompasses a section of land known as Section 15. The proposed annexation area in the City of Doral application, now before the PAB is comprised entirely of Section 15.

2) A preliminary search of County records indicates that the zoning covenants listed below are in effect on properties within the proposed annexation area (copies of these documents will be provided upon request). If additional zoning covenants are in effect, the City of Doral must still comply with Section 20-8.8 of the County Code.

- Folios No. 30-3015-006-0040, 30-3015-006-0050, 30-3015-006-0060 and 30-3015-006-0070: Declaration of Restrictive Covenants in Lieu of Unity of Title
- Folios No. 30-3015-001-0190, 30-3015-001-0191, 30-3015-001-0192, 30-3015-001-0193, 30-3015-001-0194 and 30-3015-001-0197: Declaration of Restrictions/Agreement
- Folios No. 30-3015-012-0010, 30-3015-018-0001, 30-3015-018-0010, 30-3015-018-0020, 30-3015-018-0030, 30-3015-018-0040, 30-3015-018-0050, 30-3015-018-0060, 30-3015-018-0070, 30-3015-018-0080, 30-3015-018-0090, 30-3015-018-0100: Restrictive Covenant Running with Land
- Folios No. 30-3015-043-0001, 30-3015-043-0010, 30-3015-043-0020, 30-3015-018-0030, 30-3015-018-0040, 30-3015-018-0050, 30-3015-043-0060, 30-3015-043-0070, 30-3015-043-0080, 30-3015-043-0090, 30-3015-043-0100: Declaration of Use
- Folio No. 30-3015-001-0231: Unity of Title
- Folio No. 30-3015-001-0241: Declaration of Restrictive Covenants in Lieu of Unity of Title
- Folio No. 30-3015-060-0010: Declaration of Restrictions
- Folios No. 30-3015-057-0010, 30-3015-058-0070 and 30-3015-061-0020: Declaration of Restrictive Covenants in Lieu of Unity of Title
- Folio No. 30-3015-001-0380: Declaration of Restrictions/Agreement
- Folio No. 30-3015-012-0091: Restrictive Covenant
- Folio No. 30-3015-001-0150: Declaration of Use
- Folio No. 30-3015-001-0261: Declaration of Use for Storage or Office Uses by Tenants
- Folio No. 30-3015-001-0140: Declaration of Use and Declaration of Use Pharmaceuticals Storage in the IU Zones
- Folio No. 30-3015-012-0010: Declaration of Restrictions for Charter School
- Folios No. 30-3015-001-0120, 30-3015-001-0121, 30-3015-001-0122, 30-3015-001-0123, 30-3015-001-0124, 30-3015-001-0125, 30-3015-001-0126, 30-3015-001-0127, 30-3015-001-0128, 30-3015-001-0129 and 30-3015-001-0132: Declaration of Restrictive Covenants in Lieu of Unity of Title
- Folios No. 30-3015-055-0001, 30-3015-055-0010, 30-3015-055-0020, 30-3015-055-0030, 30-3015-055-0040, 30-3015-055-0050, 30-3015-055-0060, 30-3015-055-0070, 30-3015-055-0080, 30-3015-055-0090, 30-3015-055-0100, 30-3015-055-0110, 30-3015-055-0120, 30-3015-055-0130, 30-3015-055-0140, 30-3015-055-0150: Declaration of Covenants and Restrictions

Attachments:

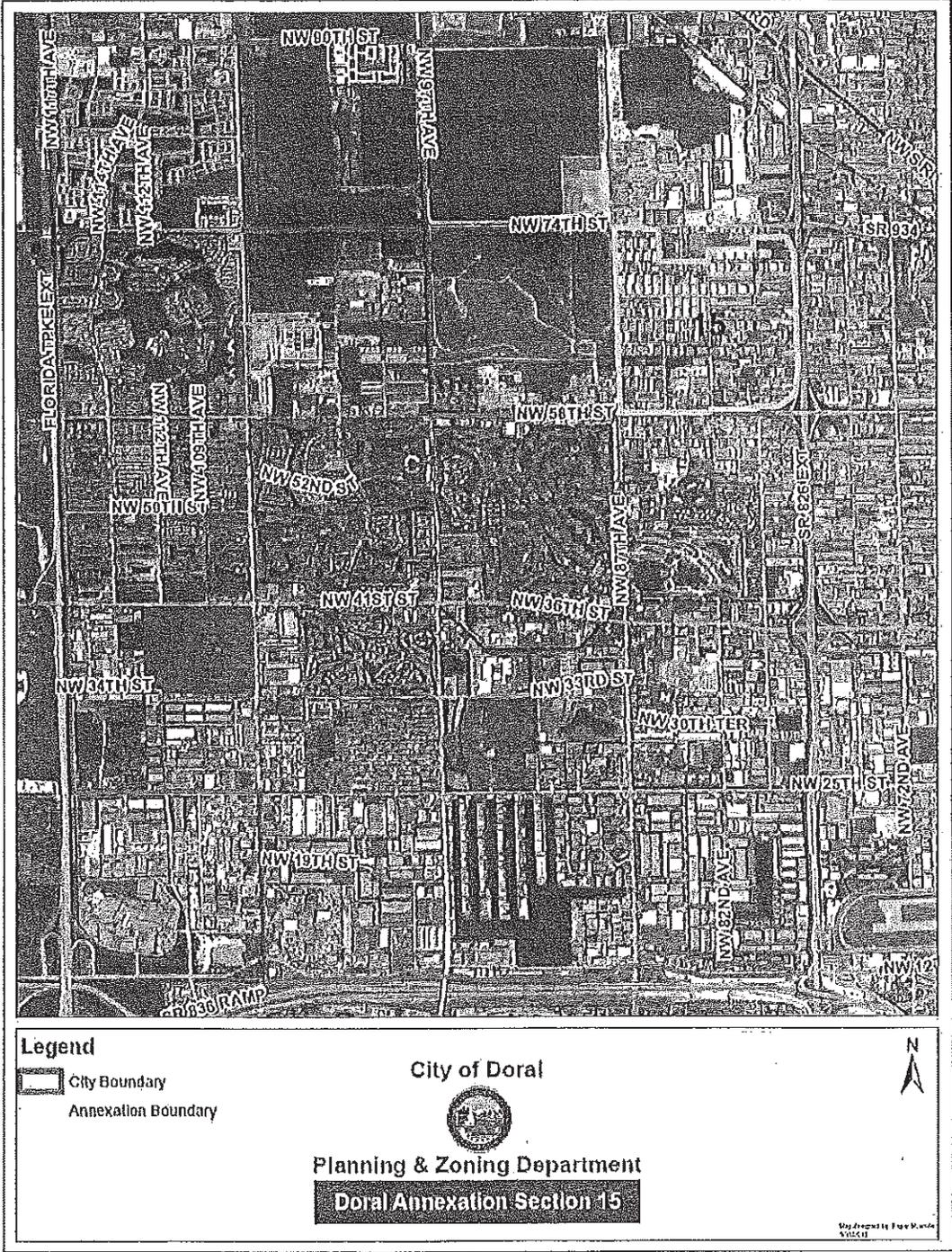
- A. Estimated Impact on UMSA Budget Statement
- B. Map of Proposed Annexation

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	\$1,023,028
Franchise Fees	County Retains Revenues	
Sales Tax	Allocation based on \$58.94 per person	\$0
Utility Taxes	County Retains Revenues	
Communications Tax	Allocated based on tax roll/population	\$203,959.06
Alcoholic Beverage License	Allocation based on \$0.23 per person	\$0
Occupational License	Allocation based on \$1.80 per person	\$0
Interest	Allocation based on .16% of total revenue	\$1,963
Miscellaneous Revenues	Allocation based on \$1.55 per person	\$0
Revenue to UMSA		\$1,228,950
Cost of Providing UMSA Services		
Police Department		\$622,404
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	\$40,280
Planning, Code Compliance and others	Direct cost times 14.1%	\$93,438
QNIP (pay-as you-go)	Utility Taxes as a % of debt service 16%	\$0
Policy Formulation/Internal Support	Direct cost times 12%	\$79,721
Cost of Providing UMSA Services		\$835,843
Net Loss to UMSA		\$393,108
<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)		\$558,456,575
2012 Area Census Population		0
2012 UMSA Population		1,102,142
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		0.87
Total Calls for Service - Study Area		1,886
Part 1 Crimes - Study Area		144
Part 2 Crimes - Study Area		72
Cost per Centerline Mile		\$1,909
Number of Centerline Miles		21.1
Per Capita Taxable Value		#DIV/0!

2. Location Aerial



RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD RECOMMENDING THAT THE BOARD OF COUNTY COMMISSIONERS DEFER FOR MORE INFORMATION THE PROPOSED ANNEXATION TO THE CITY OF DORAL BECAUSE THERE IS A CONFLICT BETWEEN THE CITY OF DORAL AND THE TOWN OF MEDLEY

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

Boundaries: On the north NW 74th Street, on the south NW 56th Street, on the east NW 77th Court and on the west NW 87th 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 September 3, 2013; and

WHEREAS, on September 3, 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 deferral for more information of the proposed annexation; and

WHEREAS, on September 3, 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 defer for more information the proposed annexation by the City of Doral because there is a conflict between the City of Doral and the Town of Medley.

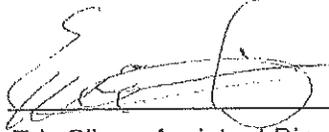
The forgoing resolution was offered by Board Member William Riley, who moved its adoption and was seconded by Board Member Robert Meador, and upon being put to a vote the vote was as follows:

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

Wayne Rinehart, Chair Absent

The Chair thereupon declared the resolution duly passed and adopted this 3rd day of September 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", written over a horizontal line.

Eric Silva - Assistant Director
Regulatory and Economic Resources

2013 APR -5 AM 10:41

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

CITY OF DORAL, FLORIDA
ANNEXATION REPORT

Section 15, Township 53, Range 40



March 18, 2013



Pursuant to Resolution No. 13-31, the City of Doral duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

Mayor Luigi Borja
Vice-Mayor Bettina Rodriguez Aguilera
Councilwoman Christi Fraga
Councilwoman Anna Maria Rodriguez
Councilwoman Sandra Rulz

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.
Helping Florida's Growing Regions
774 NE 126th Street, Suite 1
North Miami, FL 33161

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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 re-initiate the annexation process which was first approved by the City Council in 2004. The City wishes to annex approximately 592 acres which is contiguous to the City's current northeastern municipal boundary (See Location Aerial).

The Annexation Area is described as: a portion of Section 15, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and that portion of the municipal boundary of the Town of Medley lying within Section 15 to the North (said municipal boundary varies between NW 71st and NW 74th Streets within this Section). This Section contains numerous industrial warehouse facilities.

The City is a relatively new municipality being 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 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.

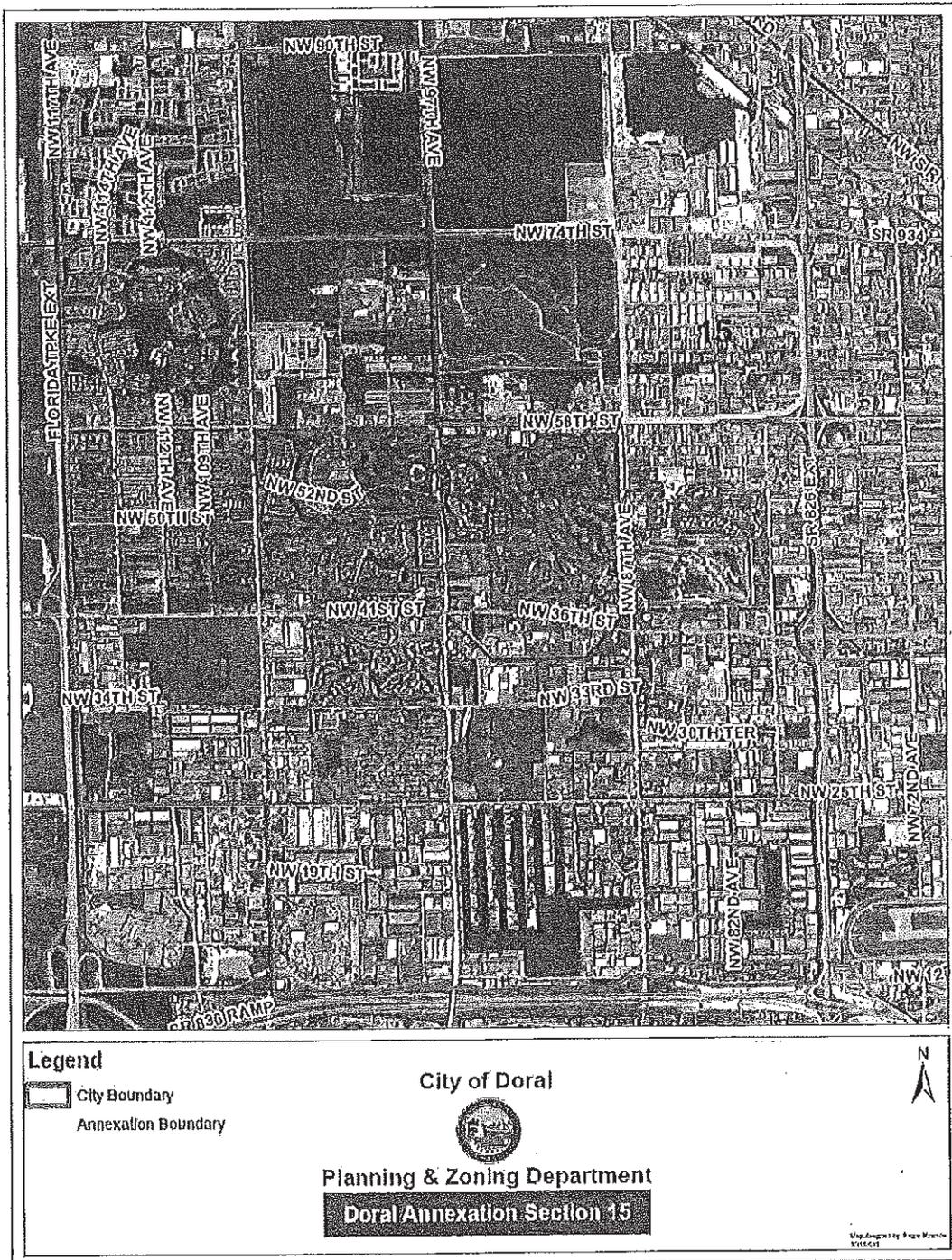
According to the BEBR, the 2012 population figures showed that 47,534 persons reside in the City of Doral. Since that time the City has welcomed hundreds of new residents. The addition of the Annexation Area, which has zero electors, would not impact the population of the City.

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

- Improving services and infrastructure, including streets;
- Squaring off City boundaries

In summary, the Annexation Area will provide additional revenue to the City, provide opportunities to enhance the quality of the environment in this very important commercial/industrial area and allow the City to gain zoning and code enforcement control in order to better buffer residential, commercial and industrial areas existing with the City. Through more localized planning and review and enforcement of regulations the needs of this very important employment and economic center, which is the City of Doral, will be fully realized.

2. Location Aerial



3. Resolutions

As stated previously, the current application for annexation of Section 15 is a resubmittal and update of a previous request. In addition to the current Resolution No. 13-31, Resolution 04-16 has been included in order to provide a historical record of past City Council actions on this matter.

RESOLUTION NO. 13-31

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 A PORTION OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 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 a portion of Section 15, Township 53 South, Range 40 East in Miami-Dade County, Florida and further described in Exhibit "A" is 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 approves the enlargement of the City's boundaries to the areas legally described as a portion of Section 15, 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 a portion of Section 15, Township 53 South, Range 40 East in Miami-Dade County, Florida, as described in Exhibit "A"

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.

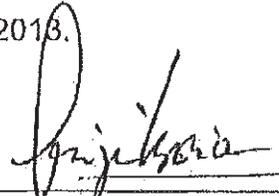
Section 6. This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

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

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

PASSED and ADOPTED this 18th day of March, 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:

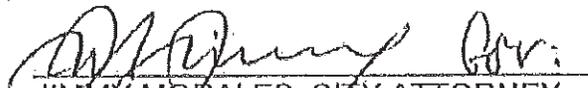

JIMMY MORALES, CITY ATTORNEY

EXHIBIT "A"

Legal Description: A Portion of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida. More particularly, the area being requested for annexation is bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and that portion of the municipal boundary of the Town of Medley lying within Section 15 to the North (said municipal boundary varies between NW 71st and NW 74th Streets within this Section).

RESOLUTION NO. 04-160

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

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

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

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

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

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

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

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

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

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

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

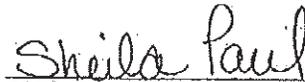
The foregoing Resolution was offered by Councilmember Van Name, who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

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

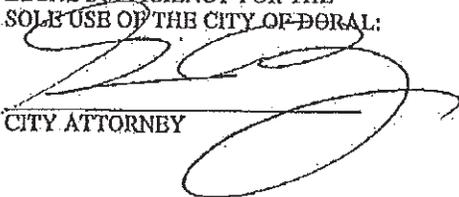
PASSED and ADOPTED this 10th day of March, 2004.

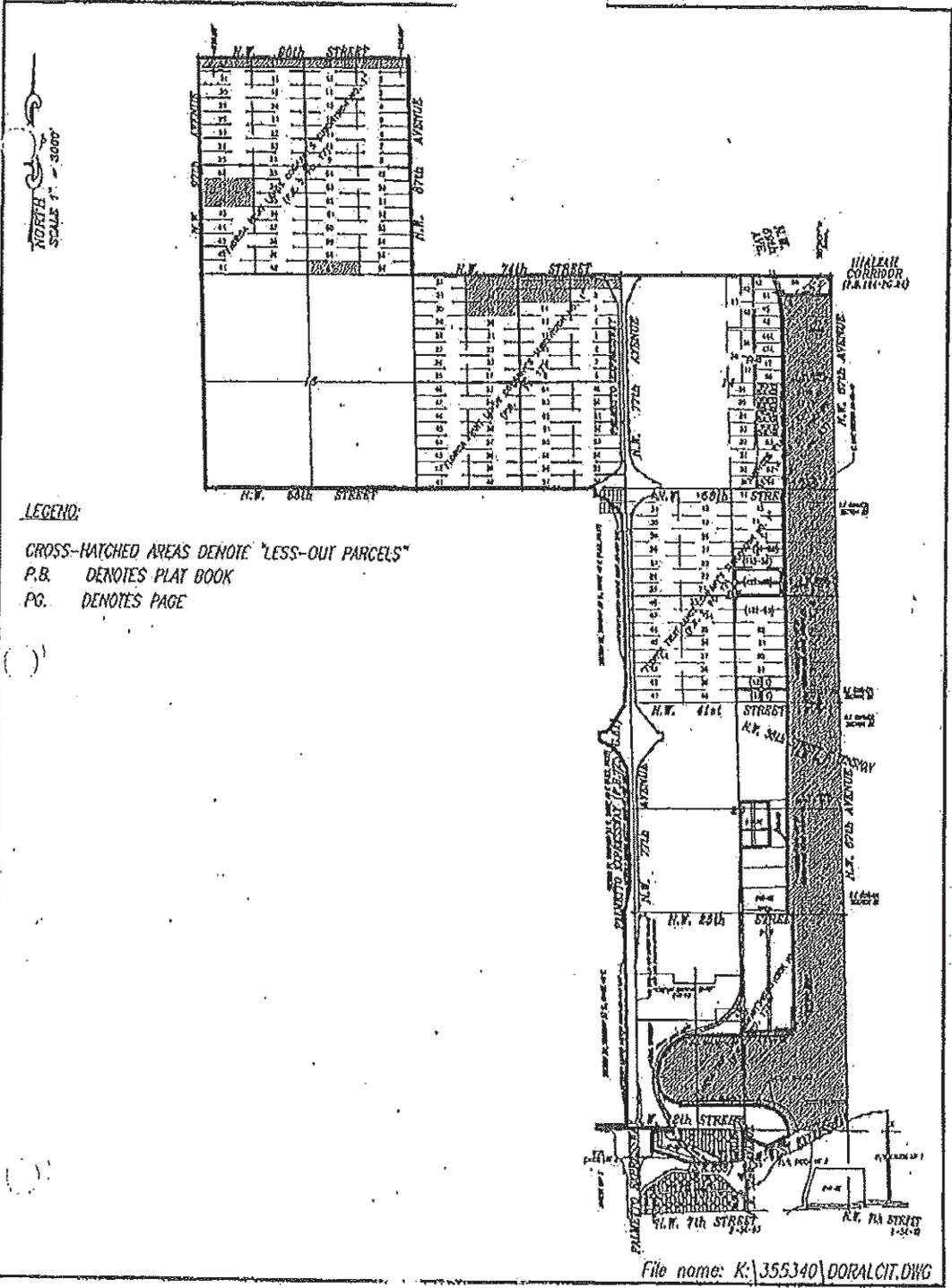

JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:


CITY CLERK

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


CITY ATTORNEY



5. Map and Legal Description

See Section 2. above for location

A portion of Section 15, Township 53, Range 40.

Total Number of Acres: 592.0.

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



March 2, 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 – A Portion of Section 15, Township 53, Range 40

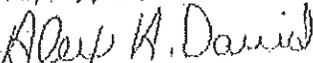
Dear Ms. Townsley:

My client, the City of Doral, is initiating 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 area being requested for annexation is bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and that portion of the municipal boundary of the Town of Medley lying within Section 15 to the North (said municipal boundary varies between NW 71st and NW 74th Streets within this Section).

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 (706) 514-0121.

Very truly yours,


Alex A. David, AICP

Attachment

cc: Nathan Kogori, 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: 305-499-0400

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 18 voters.

A Portion of Section 15, Township 53, Range 40:

Bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and that portion of the municipal boundary of the Town of Medley lying within Section 15 to the North (said municipal boundary varies between NW 71st and NW 74th Streets within this Section).

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.
Working Smarter. Working Together.

March 2, 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 Residential Development
 City of Doral Annexation Request – A Portion of Section 15, Township 63, Range 40

Dear Mr. Osterholt:

My client, the City of Doral, is initiating 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 area being requested for annexation is bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and that portion of the municipal boundary of the Town of Medley lying within Section 15 to the North (said municipal boundary varies between NW 71st and NW 74th Streets within this Section).

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

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, RER
 Nathan Kogon, AICP, Planning Director, City of Doral

774 NE 126th Street, Suite 1 • North Miami, FL 33161 • Office: 786.514.0121 • Fax: 305.675.0507
www.bellanddavid.com alex@bellanddavid.com

RER RESPONSE

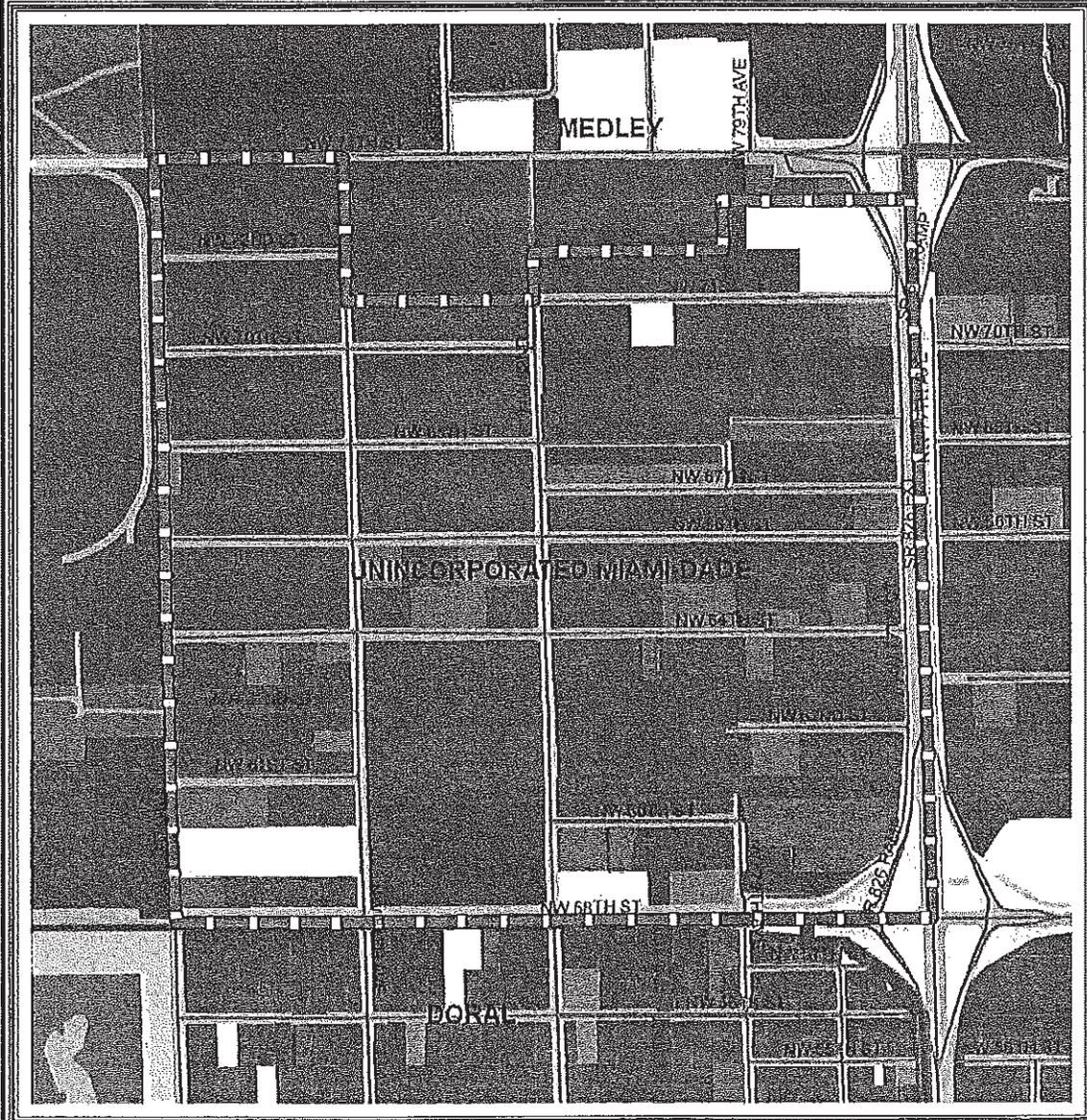
**City of Doral Proposed Annexation Area
Portion of Section 15, Township 53, Range 40**

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	City of Doral (Area Acres)	City of Doral (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	1,450.9	15.2	111,061.0	8.8
Commercial & Office & Transient Residential	20.4	3.4	903.3	9.4	14,426.3	1.1
Industrial	371.4	62.7	1,626.9	17.0	17,765.3	1.4
Institutional	0.6	0.1	307.8	3.2	14,565.0	1.2
Parks/Recreation	0.0	0.0	890.7	9.3	833,385.1	65.8
Transportation, Communication, Utilities	162.1	27.4	1,777.7	18.6	87,415.7	6.9
Agriculture	0.0	0.0	208.8	2.2	63,535.9	5.0
Undeveloped	25.9	4.4	1,408.2	14.7	87,218.5	6.9
Inland Waters	11.5	1.9	986.4	10.3	36,937.2	2.9
Total:	592.0	100.0	9,560.8	100.0	1,266,309.9	100.0

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

CITY OF DORAL PROPOSED ANNEXATION AREA

PORTION OF SECTION 16, TOWNSHIP 53, RANGE 40



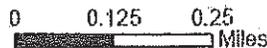
Legend

- SINGLE-FAMILY RESIDENTIAL
- TOWNHOUSE
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, OFFICE, CENTER, STADIUM
- OFFICE
- INSTITUTIONAL
- AGRICULTURE
- INDUSTRIAL-COMMERCIAL
- INDUSTRIAL-EXTRACTION
- INDUSTRIAL-OFFICE
- AIRPORT, PORT
- COMMUNICATION, UTILITY, TERMINAL
- STREET, ROAD, EXPRESSWAY, RAMP
- STREET, EXPRESSWAY, RW
- AGRICULTURE
- PARK, PRESERVE, CONSERVATION AREA
- WATER, CANAL, WETLAND
- VACANT, GOVERNMENT OWNED
- VACANT, PROTECTED, EASEMENT OWNED
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- POND, WATER
- PROPOSED ANNEXATION AREA
- MUNICIPAL BOUNDARY



Regulatory and Economic Resources Department
Planning Research Section

Delivering Excellence Every Day



March 2013

7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Doral along NW 58th Street. Annexing the approximately 592 acre (.925 square mile) area will insure that the Doral standards of high quality of life for residents, businesses and visitors will remain and will be brought to the annexation area through continued proper planning and development practices which are extremely important to the City.

It is a fact that the existing development within the annexation area is compatible with and complementary to development already existing in Doral's surrounding office and industrial zones to the south.

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 is fiscally very sound it is able to service this area without impact to residents, businesses and other stakeholders within the current municipal boundaries.

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 majority of Section 15 is industrial and commercial and supporting services.

The designated future land use is Industrial and Office. The annexation area is zoned IU-3 except for a small portion at the intersection of NW 58th Street and NW 87th Avenue which is zoned BU-1A. These are shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Planning & Zoning the Annexation Area is approximately .925 square miles (592 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	20.4	3.4
Hotels and Motels	0.0	0.0
Industrial	371.4	62.7
Institutional	0.6	0.1
Parks & Recreation Open Space	0.0	0.0
Transportation, Communications, Utilities	162.1	27.4
Agriculture	0.0	0.0
Undeveloped (Vacant, government owned)	25.9	4.4
Inland Water	11.5	1.9
Coastal Water	0.0	0.0
Streets, Roads and Canals	0.0	0.0
TOTAL	592.00	100.00

The City has an adopted Comprehensive Development Master Plan and Land Development Code.

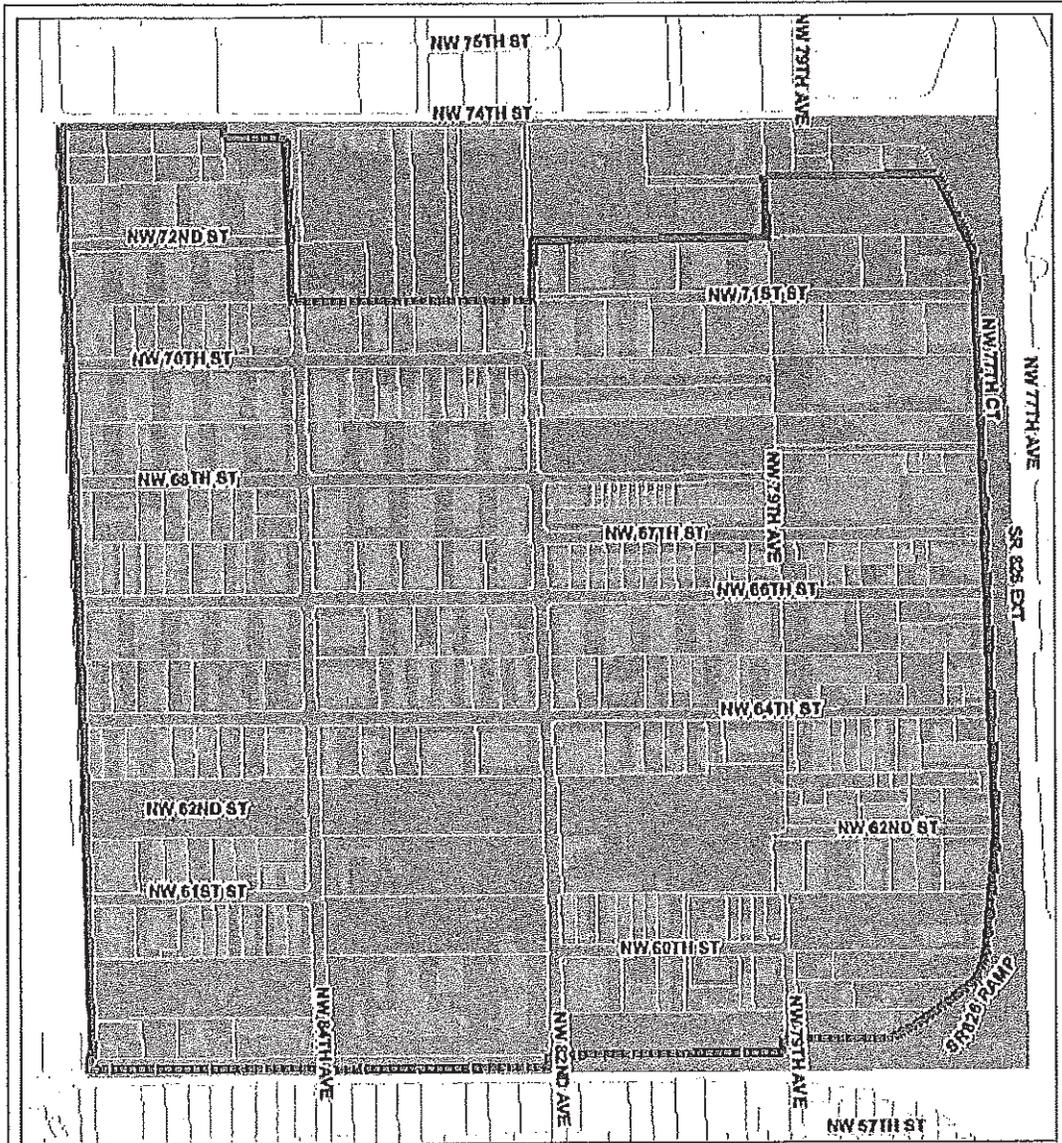
The Miami-Dade Existing Land Use Map – 2013 is shown above.

Future Land Use Designation for Section

Section 15 53 40 is designated 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.



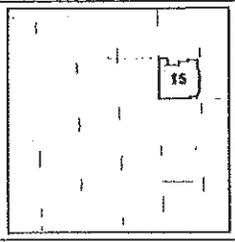
- Legend**
-  Annexation Boundary
 -  Miami Dade County Future Land Use Section 15
 -  Industrial and Office

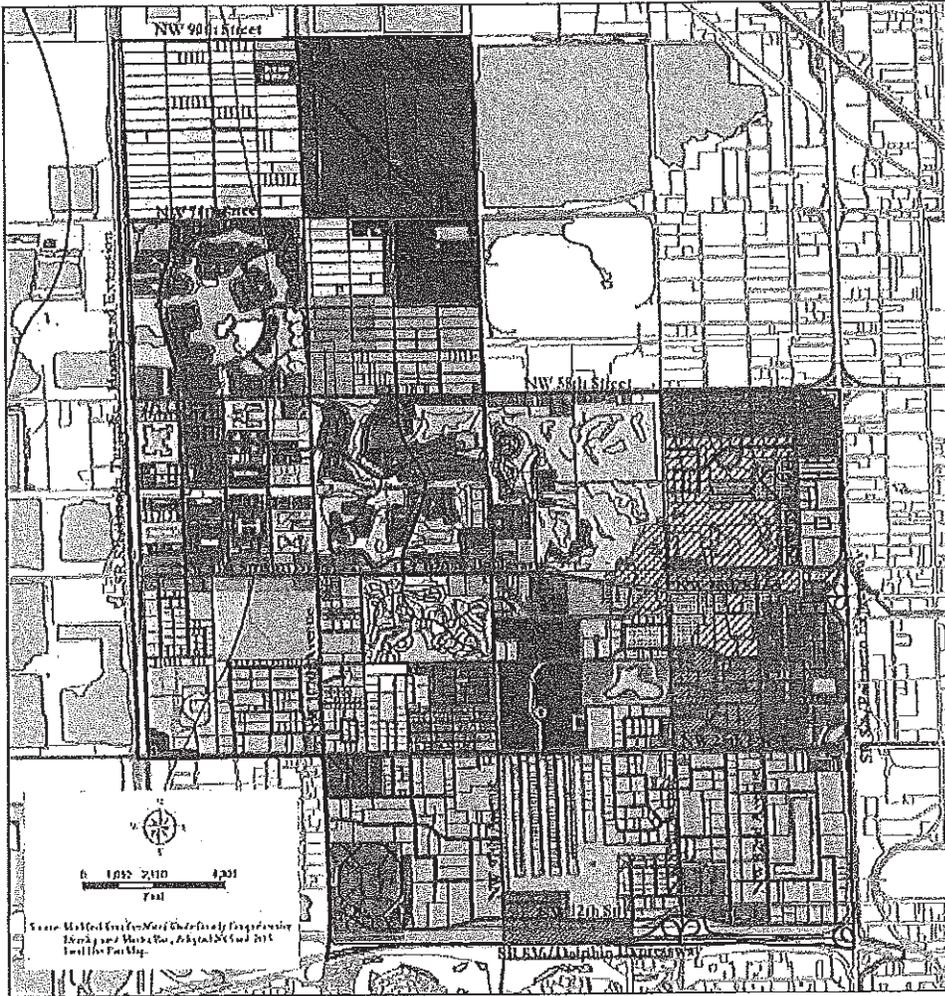


City of Doral



Planning & Zoning Department
Doral Annexation Area





**Comprehensive Plan
Future Land Use Map**

Map I-3

Legend

Land Use Categories

- Local Design District Low**
- Future Heavy Residential (up to 10 DU per Gross Acre)**
- Low Density Residential (up to 10 DU per Gross Acre)**
- Medium Density Residential (up to 15 DU per Gross Acre)**
- High Density Residential (up to 20 DU per Gross Acre)**
- Community Mixed Use**
- Community Mixed Use**
- Historical Neighborhood Development**
- Parkway**
- Office**
- Office/Residential**
- Industrial**
- Regional Industrial**
- Recreational and Public Parks**
- Public Parks and Recreation**
- Urban Parks and Open Space**
- Environmentally Protected Parks**

Other Features

- Inventory Mixed Use Opportunity Area**
- Community Mixed Use Opportunity Area**
- Urban Growth Boundary (UGB) Expansion**
- Regional Artery Corridor (RA) Alignment**
- Expressway Right-of-Way**
- Water Basin**
- Shaded or Wetland Protection Area**
- Build Out Line**

Note:
DU = Dwellings Unit



Revised 1/1/01

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. Workshops 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.

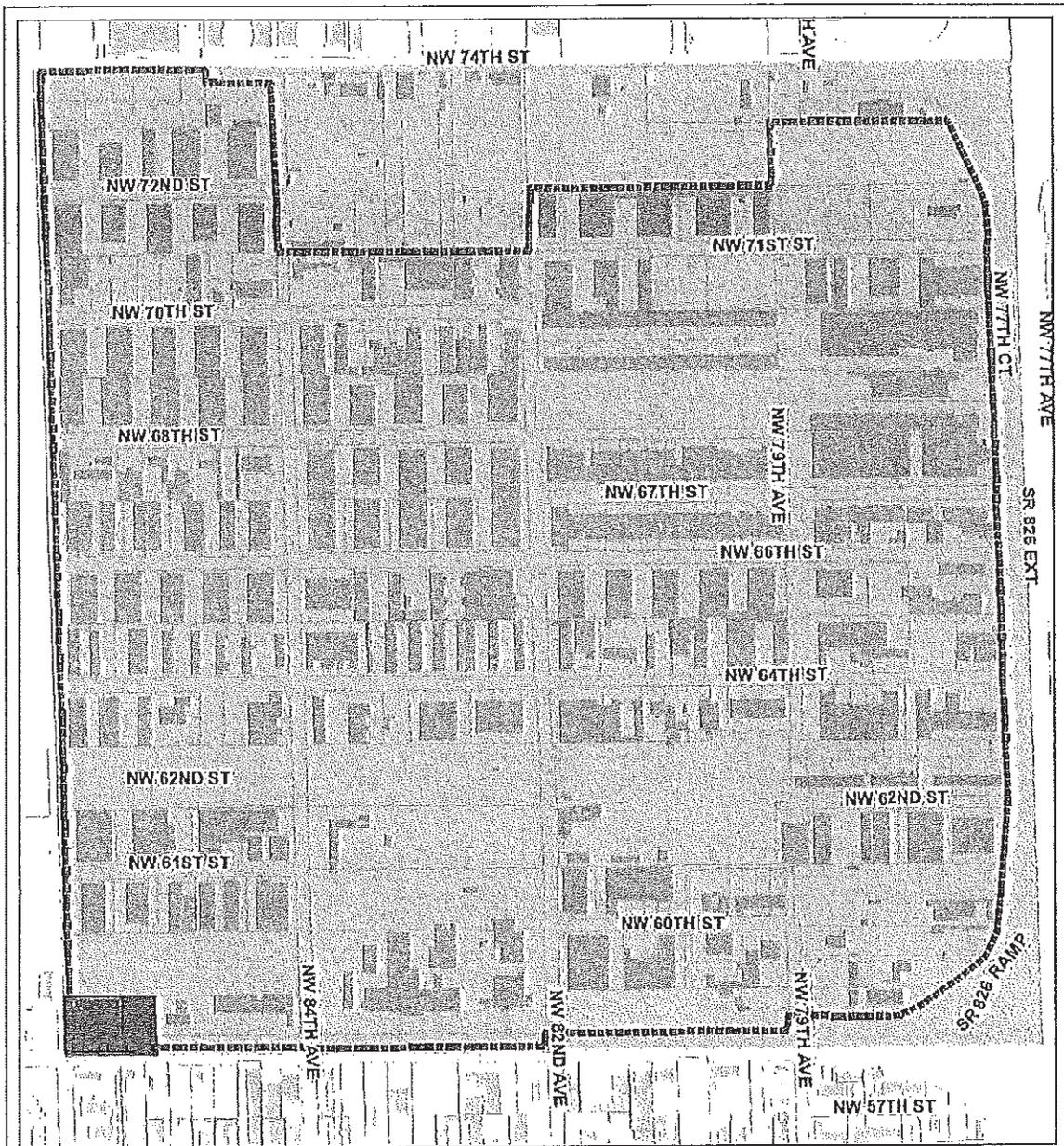
Equivalent City of Doral Future Land Use Designations

* *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.

Zoning

The Annexation Area consists of lands zoned IU-3, Industrial, Unlimited Manufacturing District and a small portion zoned BU-1A, Limited Business District, as shown on the Miami-Dade County Zoning Map. Upon annexation, the City will rezone those properties to the City's closest equivalent. The City's equivalents are Industrial (I) and Corridor Commercial (CC).



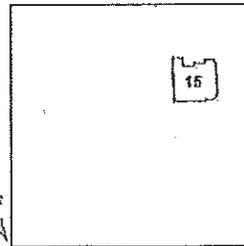
Legend

-  Annexation Boundary
-  Miami Dade County Zoning Section 15
-  Commercial
-  Industrial

City of Doral



Planning & Zoning Department
Doral Annexation Area



Zoning Districts (Miami-Dade County)

Article XXXI. – IU-3, Industrial Unlimited Manufacturing District

Sec. 33-264. - Uses permitted.

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in an IU-3 District which is designed, arranged or intended to be used or occupied for any purpose, except for any one (1) or more of the uses listed in this section.

(1) Every use permitted in the IU-1 and IU-2 Districts, except adult entertainment uses as defined in Section 33-259.1, adult day care centers, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-3 District.

(2) Residential uses as a watchman's or caretaker's quarters used in connection with an existing industrial use located on the premises concerned but for no other residential use.

(3) Uses listed below, subject to the provisions of Section 33-265

Acetylene, generation and storage.

Acids and derivatives.

Alcohol, industrial.

Aluminum, powder and paint manufacture.

Ammonia.

Animal reduction plants.

Asphalt or asphalt products.

Atomic reactor.

Blast furnace.

Bleaching products.

Blooming mill.

Boiler manufacture (other than welded).

Brass and bronze foundries.

Calcium carbide.

Casein.

Caustic soda.

Celluloid.

Cellulose products.

Cement, lime, gypsum or plaster of Paris.

Charcoal, lampblack or fuel briquettes.

Charcoal pulverizing.

Chlorine.

Cider and vinegar.

Cleaning and polishing preparation: dressings and blackings.

Coal tar product.

Coke oven products (including fuel gas) and coke oven product storage.

Cotton wadding.

Cottonseed oil, refining.

Creosote.

Distillation, manufacture or refining of coal, tar, asphalt, wood, bones.

Distillery (alcoholic), breweries and alcoholic spirits.

Dyestuff.

Dynamite storage.

Excelsior.

Explosives.

Fat rendering.
Fertilizer, organic or inorganic, manufacture.
Film, photographic.
Fireworks.
Fish cannery or curing.
Fish oils, meal and by-products.
Flour, feed and grain milling.
Forge plant, pneumatic drop and forging hammering.
Foundries.
Gelatin products.
Glue, gelatin (animal) or glue and size (vegetable).
Graphite.
Guncotton (explosive).
Hair, felt or feathers, washing, curing and dyeing.
Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage.
Hydrogen and oxygen manufacturing.
Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used).
Ink manufacture from primary raw materials (including colors and pigments).
Jute, hemp and sisal products.
Lampblack, carbonblack and boneblack.
Lead oxide.
Linoleum and other similar hard surface floor coverings (other than wood).
Locomotive and railroad car building and repair.
Match manufacture and storage.
Metal and metal ores, reduction, refining, smelting and alloying.
Molasses.
Nitrate (manufactured and natural) of an explosive nature; and storage.
Nitrolong of cotton or other materials.
Nylon.
Oil cloth, oil treated products and artificial leather.
Oil refinery.
Oil wells.
Oils, shortening and fats (edible).
Ore pumps and elevators.
Paint manufacture, depending upon materials and quantities used.
Paper and paperboard (from paper machine only).
Paper and pulp mills.
Petroleum, gasoline and lubricating oil—refining and wholesale storage.
Phenol.
Pickles, vegetable relish and sauces; sauerkraut.
Plastic material and synthetic resins.
Potash.
Poultry slaughtering and packing (wholesale).
Pyroxylin.
Radioactive waste handling.
Rayon and rayon yarns.
Refractories (coal fired).
Refuse disposal.
Rendering and storage of dead animals, offal, garbage and waste products.
Rubber—natural or synthetic, including tires, tubes, or similar products, gutta percha, chicle and valata processing.
Sawmill.
Scrap metal reduction.
Shoddy.

Slaughterhouse.
Smelting.
Soaps (other than from vegetable by-products) or detergents, including fat rendering.
Solvent extraction.
Starch manufacture.
Steel works and rolling (ferrous).
Stockyards.
Storage batteries, wet cell.
Sugar refining.
Testing—jet engines and rockets.
Textiles bleaching.
Turpentine and resin.
Wallboard and plaster, building insulation.
Wire ropes and cable.
Wood preserving treatment.
Wool pulling or scouring.
Yeast.

Sec. 33-265. - Control of uses.

Any person, firm, corporation or other legal entity desiring to use any property or premises situated in an IU-3 District for the manufacture, assembly, processing or packaging of any article or matter enumerated in Section 33-264(3), or for the storage of relatively large quantities of such article or matter (not to include storage where storage is relatively small and incidental to the use of small quantities of such article or matter in connection with manufacture, processing or use permitted in more restrictive districts), or manufacture, assembly, processing, packaging or storage of similar articles or matter, or for any use or operation enumerated in said Section 33-264(3) or for similar use or operation, shall file with the Director a written application setting forth a full description of the proposed use or occupancy, and accurate legal description of the property or premises, a description of the structure or structures to be constructed or occupied, satisfactory proof that the proposed use will conform to the requirements of the Miami-Dade County Pollution Control Ordinance, and such other information as may be reasonably required by the Director, who shall determine from such information, whether or not the proposed use will, in fact, create objectionable influences ordinarily associated with the general type of such uses. If it is found that such use because of the method of operation, or type of materials used, the usual degree of hazardous conditions will not be created, the Director may assign the use to the IU-3 District or to a less restrictive zoning district. However, if it is determined that the high hazards usually anticipated in connection with the uses listed involving fire, explosions, noise, vibration, dust or emissions of smoke, odors, or toxic gases, or other hazards to public health, safety or welfare will be created, the Director shall require approval as result of a public hearing before such use is permitted. Upon filing of the application, the Director shall transmit such application, together with his recommendations, to the Community Zoning Appeals Board, who shall consider the application in accordance with the zoning procedure prescribed by article XXXVI of this chapter, and transmit its recommendations to the County Commission. Provided, however, no use specified in Section 33-264(3) shall be established within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that the spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District.

For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Sec. 33-266. - Wall or dike for storage of petroleum products.

The premises used by gasoline, oil and petroleum storage tanks shall be surrounded by an unpierced fire wall or dike of such height and dimensions as to contain the maximum capacity required by current applicable Miami-Dade County codes. Where an abandoned rock pit is located in an IU-2 or IU-3 District, a permit may be issued to use such pits for oil storage tanks in which dikes may be omitted if the pit has the required capacity. All storage tanks and adjacent structures shall meet the requirements of the current applicable Miami-Dade County codes.

The foregoing paragraph requiring an unpierced fire wall or dike shall not apply to storage tanks containing liquefied petroleum, commonly known as bottled gas; such tanks may be erected without said wall or dike.

Sec. 33-266.1. - Uses confined to buildings or within wall enclosures.

At all manufacturing establishments or rebuildings, storage or repair places permitted in an IU-3 District, all materials and products shall be stored and all manufacturing, rebuilding, storing or renovating operations shall be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls, at least six (6) feet in height but no higher than eight (8) feet, excepting only shipyards, dry docks, boat slips, and the like, where necessary frontage on the water may be open.

Article XXV. - BU-1A, Limited Business District

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.

City of Doral Equivalent Zoning Districts

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

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.

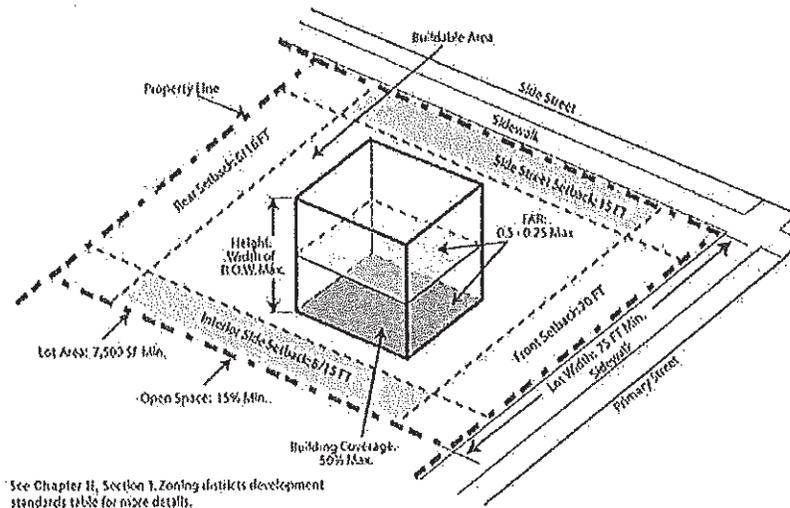
Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (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 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/cafe/tertia.
 - 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.

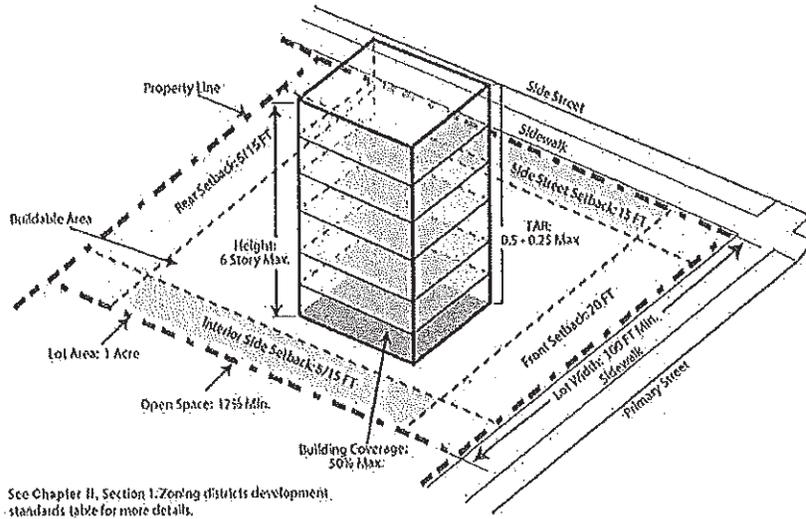
Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (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



See Chapter II, Section 1: Zoning districts development standards table for more details.

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 officers will be contemplated.

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. Any future 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 building inspections.

j. Zoning Administration

The City will be responsible for zoning administration.

k. Local Planning Services

The City will be responsible for local planning services.

l. Special Services Not Listed Above

The City may be responsible for certain special services which are not development related.

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 and 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 other 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 developing entity. 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 developing entity. 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, 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, if any, 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.

Other special services costs are typically 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.

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
Portion of 15-53-40	\$512,258,440	\$1,081,083	\$450,000	\$631,083
	\$46,198,135	\$97,497	\$0	\$97,497
Total	\$558,456,575	\$1,178,580	\$450,000	\$728,580

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

See Section 6 above.

15. Petition with Clerk of County Commission

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

END

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