



MEMORANDUM

Agenda Item 15(B)(2)

TO: Honorable Chairman Jean Monestime and
Members, Board of County Commissioners

DATE: May 19, 2020

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Proposed Boundary Change
to the City of Florida City

Melissa Adames, Acting Director
Clerk of the Board Division

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received an Application for Annexation from the City of Florida City requesting a boundary change to an unincorporated area of a vacant 10-acre next to Redland Road (SW 187th Avenue).

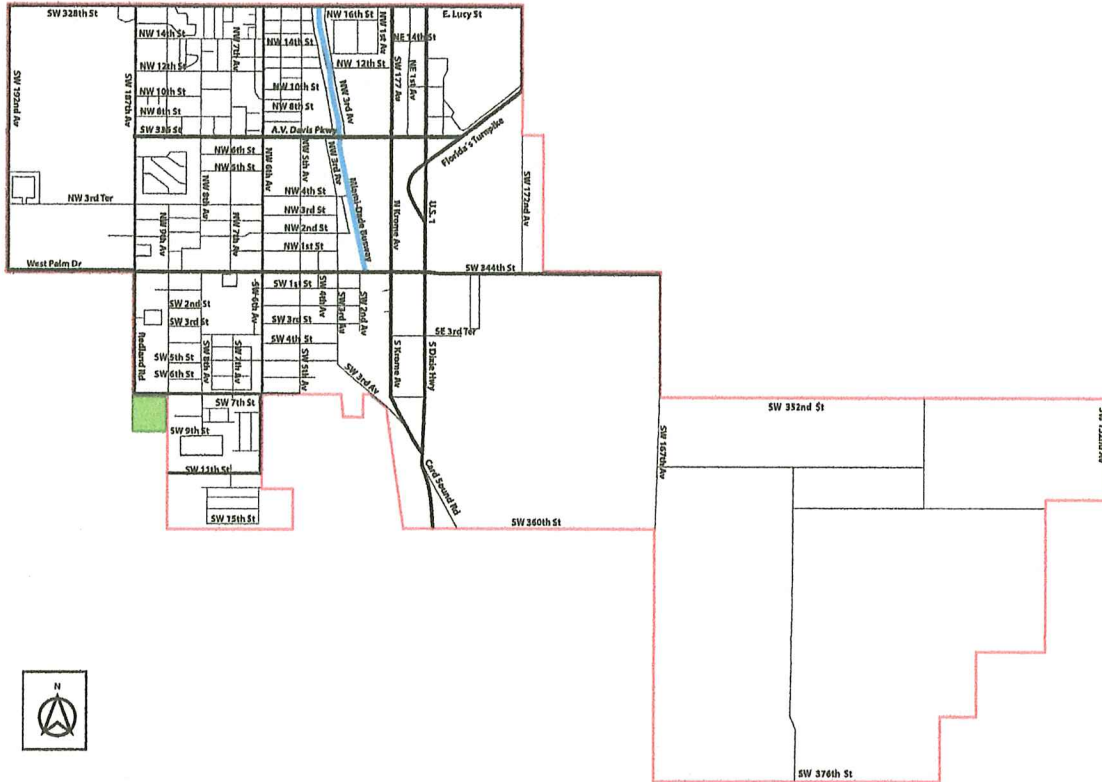
Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachment

MA/lrs



Application for the Annexation of Area "I"



Submission to: Miami-Dade County

Prepared By: **ILER PLANNING**

April 8, 2020

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Exhibits

- A: Florida City Commission Resolution No. 20-19
- B: Legal Description of Annexation Area "I"
- C: Certificate of Publication of Public Hearing Notice
- D: Affidavit Certifying Mailing of Public Hearing Notice to Affected Property Owners
- E: Certificate of County Supervisor of Registration
- F: Residential Development Certificate

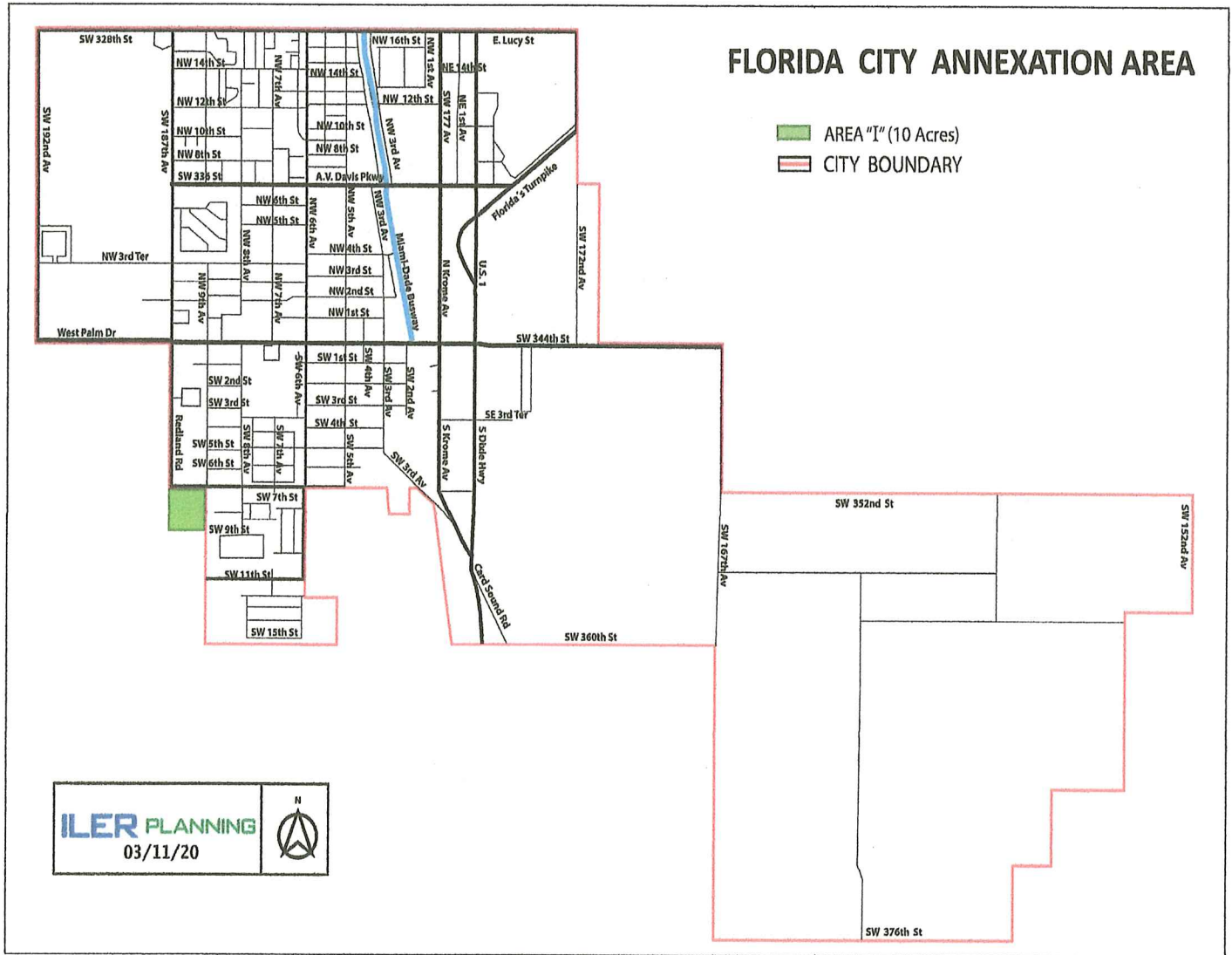
Introduction

On March 24, 2020, the Florida City City Commission adopted Resolution No. 20-19 (see Exhibit A) approving the submittal of an application to Miami-Dade County for the annexation of a vacant 10-acre unincorporated area next to Redland Road (SW 187th Avenue) on the City's southern boundary (see Figure 1). Exhibit B contains the general legal description for Area "I". The hearing notice was published in the Miami Herald; a publication certification from the newspaper is contained in Exhibit C. In addition, all property owners in Area "I" and within 600 feet outside of its boundary were notified of the March 24th City Commission meeting via direct mailing. An affidavit certifying the mailing is provided in Exhibit D. Although the opportunity was provided, no public comments regarding the annexation were expressed at the public hearing.

Area "I" has no voters and certification of this from the County Supervisor of Elections is provided in Exhibit E. The residential development certification from the County Planning Department, required by County Code, is contained in Exhibit F.

Area "I" is comprised of two (2) separate parcels, 5 acres in size each. Both owners are supportive of the annexation. The subsequent sections of this application provide the additional information required by Section 20-3 of the County Code of Ordinances.

Figure 1: Annexation Area "I"



I. Area Description

Area "I" is comprised of two (2) vacant contiguous parcels, each 5 acres in size. Figure 2 show shows an aerial photograph and property information for the north parcel. The owner of this property is Pediatric Alternative Treatment Care Housing and Evaluation Services Inc., also known as PATCHES. This non-profit community organization cares for severely disabled children and has a treatment center currently located in Florida City. Figure 3 provides the same information for the south parcel which is owned by a private individual.

The Area is adjacent to the Florida City boundary on two (2) sides, north and east. Parcels located west and south of the Area are in unincorporated Miami-Dade County.

II. Land Use and Zoning

Adopted Land Use

Area "I" is designated for Low Density (LDR) land use on the County's Adopted 2020-2030 Land Use Plan with a permitted density range of 2.5 - 6 dwelling units per acre. The adopted land use categories for properties around the Area are listed below.

North: Parks and Recreation land use (City).

East: Low Density Residential land use (City); permitted density range of 0-6 dwelling units per acre.

South: Low Density (LDR) land use (County); permitted density range of 2.5-6 dwelling units per acre

West: Estate Density (EDR) land use (County); permitted density range of 1-2.5 dwelling units per acre.

If annexation is approved, the City plans to file for a land use amendment to its Future Land Use Map to change the land use on the property to the Low Density Residential land use category, permitting up to 6 dwelling units per acre.

Zoning

The subject Area is zoned in the Agriculture Use District under the County Code which permits up to 1 dwelling unit on 5 acres. Zoning around Area "I" is listed below.

North: Community Facilities (CF) District (City)

East: Planned Unit Development (PUD) District (City); density not exceeding 6 dwelling units per acre.

South: RU-1 District (County); permits single family homes on minimum 7,500 square foot lots.

West: EU-M District (County); permits single family homes on minimum 15,000 square foot lots.

If annexation is approved, the City plans to rezone the property to the RS-4 District which permits single family homes on minimum 5,000 square foot lots.

Existing Area Development

Current development around Area "I" consists of single-family homes to the northeast, east and south. A private school is located on the west across Redland Road and a manufactured home park to the northwest. The City's large Dante Fasulo (Pine Tree) Park is situated across SW 7th Street on the north.

Figure 2: Area "I" - North Parcel

Property Information	
Folio:	30-7825-001-0010
Property Address:	
Owner	PEDIATRIC ALTERNATIVE TREATMENT CARE HOUSING AND EVALUATION SERVICES INC
Mailing Address	335 S KROME AVE 106 FLORIDA CITY, FL 33034 USA
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	5381 VEG CROPLANDS MIXED/ROTATED : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	180,338.4 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$273,240	\$207,000	\$207,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$273,240	\$207,000	\$207,000
Assessed Value	\$9,936	\$9,936	\$9,936

Benefits Information				
Benefit	Type	2019	2018	2017
Agriculture	Classified Value	\$263,304	\$197,064	\$197,064

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
25 57 38 4.14 AC
REVISED VALENCIA PARK PB 48-23
TRACT A
LOT SIZE IRREGULAR
75R-152802

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,936	\$9,936	\$9,936
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,936	\$9,936	\$9,936
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,936	\$9,936	\$9,936

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/13/2016	\$414,000	30368-4182	Religious, charitable or benevolent organization
04/01/2005	\$0	24523-2156	Sales which are disqualified as a result of examination of the deed

Figure 3: Area "I" – South Parcel

Property Information	
Folio:	30-7825-000-0030
Property Address:	
Owner	JOSEFINA BALTAZAR
Mailing Address	1404 GREENLEAF ST DYER, IN 46311-2372
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	5381 VEG CROPLANDS MIXED/ROTATED : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	174,240 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$264,000	\$200,000	\$200,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$264,000	\$200,000	\$200,000
Assessed Value	\$9,600	\$9,600	\$9,600

Benefits Information				
Benefit	Type	2019	2018	2017
Agriculture	Classified Value	\$254,400	\$190,400	\$190,400

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
25 57 38 4 AC
S1/2 OF NW1/4 OF NW1/4 OF SW1/4
LESS S66FT
73R-19184
LOT SIZE IRREGULAR

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,600	\$9,600	\$9,600
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,600	\$9,600	\$9,600
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,600	\$9,600	\$9,600

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2002	\$70,000	20641-3272	Sales which are qualified

III. Grounds for the Proposed Boundary Change

There are a number of valid grounds supporting the annexation of Area "I" into the boundaries of the City of Florida City as discussed below.

Area "I" Functions Like an Enclave

Area "I" abuts Florida City on two (2) sides, filling in the southwest boundary of the City along the east side of Redland Road. While the Area does not rise to the numerical level of an "enclave" as defined in County Code, in reality it functions as an enclave with respect to its adverse impact on the cost and effectiveness of County services, due to its location on the outer urban periphery of Miami-Dade County. For example, County police response now has to go through and/or around the full width of Florida City to get the Area; the same as County fire and emergency medical trucks have to do now. The primary qualitative element of an enclave in urban planning practice can be summarized in the phrase "inefficient to serve." This is the case with Area "I", it is not efficient for the County to serve this Area. The City is in a much better position to do so.

Cost-Effective, Accessible and Enhanced Governmental Services

Given the close proximity of Florida City's existing governmental facilities to the subject Area, the City can provide enhanced public services more cost-effectively and in less time than Miami-Dade County. The primary services involved would be police, parks and recreation, general government, planning and zoning, potable water, stormwater management and local road maintenance.

Area "I" is currently served by the Miami-Dade Police Department from its South District Station located at 10800 SW 211th Street, approximately 15 miles from the Area. The City's Police Headquarters at 404 West Palm Drive is one (1) mile from Area "I". Via a mutual aid agreement with Miami-Dade County Police, City officers frequently respond to calls in unincorporated areas northwest, west and south of the Area. Due to the proximity of facilities, Florida City Police can provide much faster response to Area "I" after the property is developed.

There are no County parks near Florida City. The City's 15-acre Dante Fasulo (Pine Tree) Park is located across the street to the north of Area "I" and other City parks are within one (1) mile. Thus, the City is in a much better position to provide nearby recreational facilities and services to the Area.

Planning, zoning and building services are very important to residents and other property owners. Currently Area "I" property owners must travel either to the South Miami-Dade Government Center in Cutler Ridge, 15 miles away, or downtown to the main County Governmental Center, 30 miles distant. The property owners and eventual residents in Area "I" will benefit greatly from highly accessible City planning, zoning and building services that are only one (1) away in City Hall at 404 West Palm Drive.

Local general government services will be much closer and accessible with annexation. City Hall is only one (1) away from Area "I". County general government services are located at the South Miami-Dade Government Center in Cutler Ridge, 15 miles away, or downtown to the main County Administrative Center, 30 miles from Area "I".

The City owns and operates a water plant with a capacity of 4 MGD (million gallons per day) that serves the City and it maintains the local water distribution system. While Area "I" is currently in the County's Water Service District. With annexation, the City would like to request that Area "I" be transferred to the City for water service. The City's water plant has adequate long-term capacity to serve the eventual development of Area "I".

The City maintains the local drainage and road systems within its boundaries and its Public Works Department has documented experience in maintaining these systems. If annexation occurs, these services would be transferred to Florida City on a selected basis.

No Significant Fiscal Impact on Miami-Dade County

The total assessed value of Area "I" is \$19,536. The current UMSA rate is 1.9283 mills, thus the current property owners are paying \$38 in unincorporated property taxes annually. This annexation will have an extremely negligible impact on the County's budget.

PATCHES - New Facility for Disabled Children

As mentioned earlier, the north one-half (1/2) of Area "I" is owned by Pediatric Alternative Treatment Care Housing and Evaluation Services Inc., also known as PATCHES. This non-profit community organization cares for "medically complex" children and has a daycare/nursing center facility in Florida City at 335 South Krome Avenue. They also have a similar facility in Fort Pierce. The organization is "growing out" of the Krome Avenue location and plans to build a larger facility with enhanced staffing/equipment in Area "I" if annexation occurs. A larger, modern PATCHES facility would be a tremendous benefit for Florida City and the larger south Miami-Dade and upper Keys communities by providing for the expansion of sorely-needed affordable health and education services for severely-disabled children and their families.

Meets Code Guidelines for PAB Review

The annexation of Area "I" is consistent, and complies, with all of the 9 guidelines for Planning Advisory Board review contained in Section 20-6(b) of the County Code as discussed below.

1. It does not divide a historically-recognized community.
2. Area "I" is compatible with the existing planned land uses and zoning of the City.
3. The Area is not part of any federal/state enterprise zones, or targeted area by public agencies.

4. Public safety responses times will be significantly improved with annexation.
5. Annexation will not introduce any barriers to municipal traffic circulation.
6. Area "I" will be served by the same public service franchises as the City, to the degree possible.
7. City is prepared to address any extraordinary emergency evacuation needs of Area "I".
8. Area "I" is well connected to City offices and commercial centers by public transportation.
9. Area "I" will remain in the same school district as current City residents to the degree possible.

Complies with County Commission Review Guidelines

The City's annexation application is also consistent with the eleven (11) guidelines for review by the Board of County Commissioners contained in Section 20-7(A) of County Code as discussed below.

(1) Cohesive and Inclusive Boundaries. (a) The annexation does not divide a U. S. Census Designated Place; (b) no ethnic minority and/or lower income residents have petitioned the City to be included that are not already in Area "I"; (c) Area "I" is contiguous to the City of Florida City on two (2) sides; (d) natural and/or built barriers, such as existing roadways and section lines, were used to the extent feasible in planning the proposed boundary.

(2) Property Tax Cost. The current adopted millage rate for the City of Florida City is 7.1858 mills. The current County Urban Municipal Service Area (UMSA) tax rate for unincorporated property owners is 1.9283 mills. If the Area "I" is annexed into Florida City, the property owners would begin paying the City's millage rate of 7.1858 mills and the County's UMSA rate (1.9283 mills) would be removed, leaving a difference of 5.2575 mills in additional property tax. If annexed, the owners would pay property taxes to Florida City of an estimated \$103 per year vs. the \$38 they now pay.

(3) Urban Development Boundary. The Area "I" annexation area is well within the County's established Urban Development Boundary (UDB).

(4) Impact on UMSA. This annexation will have a very negligible impact on the UMSA revenue base; reducing it by an estimated \$38 annually. The annexation will not adversely impact the County's ability to efficiently and effectively provide service to remaining unincorporated areas, and in fact should increase overall efficiency by allowing the County to refocus resources to service other unincorporated areas closer to its district service centers.

(5) Per Capita Taxable Value. The 2019 taxable property value of Area "I" is \$19,536 and the parcel is vacant.

(6) Other Factors. This guideline is not applicable.

(7) Special or Unique Circumstances. Area "I" has no unique or special circumstances.

(8) Designated Terminals. Area "I" contains no areas designated as terminals on the County's Adopted Land Use Plan Map.

(9) Regulatory Authority over Designated Terminals. Area "I" contains no areas designated as terminals on the County's Adopted Land Use Plan Map.

(10) Impact of Annexation on Businesses. This is a residential site thus there will be no impact on businesses resulting from this annexation.

(11) Community Redevelopment Agency. The Florida City Community Redevelopment Agency boundary does not include this Area.

IV. Service Provision

The City's service provision plan is outlined below.

Police Protection

Area "I" is currently served by the Miami-Dade Police Department from its South District Station located at 10800 SW 211th Street, approximately 15 miles from the Area. The City's Police Headquarters at 404 West Palm Drive is one (1) mile from Area "I". Via a mutual aid agreement with Miami-Dade County Police, City officers frequently respond to calls in unincorporated areas northwest, west and south of the Area. Due to the proximity of facilities, Florida City Police can provide much faster response to Area "I" after the property is developed.

Fire Protection

Currently, Area "I" is part of the County Fire Service District and that will not change with annexation. Fire and emergency medical services are now provided by the Miami-Dade County Fire Department from Fire Station No. 65 at 1350 SE 24th Street in Homestead.. The County is planning a new station on West Palm Drive, just west of Redland Road which is ½ mile from Area "I". The site plan and several zoning variances for the new station have been approved by the City.

Water Supply and Distribution

The City owns and operates a water plant with a capacity of 4 MGD (million gallons per day) that serves the City, as well as, maintains the local water distribution system. While Area "I" is currently in the County's Water Service District. With annexation, the City would like to request that Area "I" be transferred to the City for water service. The City's water plant has adequate capacity to serve the eventual development of Area "I".

Collection and Treatment of Wastewater

Wastewater treatment will be provided by the Miami-Dade County Water and Sewer Authority Department. The City will maintain the local wastewater collection system.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection and disposal services will be provided by Miami-Dade County via service agreement with a local hauler.

Electric Service and Street Lighting

Electric service and the street lighting system in Florida City is installed and maintained by Florida Power and Light (FPL). It is expected that FPL will provide these services to Area "I". It is anticipated that the standards for future street lighting in Area "I" would be fully consistent with the Florida Building Code and State Energy Code.

Street Construction and Maintenance

Street construction and maintenance of municipal roads will be the responsibility of City of Florida City. The Interlocal Agreement between the County and City for the annexation will detail which roads and associated rights-of-way in and around Area "I" will be transferred to the City, and those roads that will remain under Miami-Dade County ownership.

Park and Recreation Facilities and Services

Park and recreation facilities and services will be provided by the City's Parks and Recreation Department after annexation.

Building Permitting and Inspection

The City maintains a full-service Building Division within the Community Development Department which processes building permits, conducts building inspections, and issues citations for Building Code violations. All applicable federal, state, regional and county stormwater management and environmental permits are required to be obtained prior to the issuance of any City building permit.

Zoning Administration

The City of Florida City provides full zoning services to its residents now via its Community Development Department and with annexation the same services would be available to Area "I" residents and property owners.

Local Planning Services

Comprehensive planning services in the City are also provided by the Community Development Department. Florida City would provide these services to Area "I" property owners with annexation.

Stormwater Management

The Florida City Public Works Department maintains the local drainage system throughout the City currently and will provide the same service level to Area "I" with annexation. The Interlocal Agreement between the County and City for the annexation will detail which canals and other drainage facilities will be transferred to Florida City and those stormwater facilities that will remain under Miami-Dade County jurisdiction.

General Government

The City of Florida City is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected Mayor and four (4) City Commissioners. The City provides the full spectrum of general government services and would extend those services to Area "I" with annexation.

V. Timetable for Supplying Services

Pursuant to Section 20-3(F) (3) of the Miami-Dade County Code, a timetable for City services to be available to Area "I" is required and is provided in Table 1 below.

Table 1: Timetable for Supplying Services to Area "I"

Service	Timetable
Police Protection	Immediately
Fire Protection	(County)
Water Supply and Distribution	Immediately*
Collection and Treatment of Wastewater	(County)
Garbage and Refuse Collection and Disposal	(County)
Electric Service and Street Lighting	(FPL)
Street Construction and Maintenance	Immediately
Park and Recreation Facilities and Services	Immediately
Building Inspection	Immediately
Zoning Administration	Immediately
Local Planning Services	Immediately
Stormwater Management	Immediately
General Government	Immediately

* The City is requesting that the water service area for Area "I" be transferred to the City.

VI. Financing of Services

Financing of the services noted in Section V are detailed below.

Police Protection

The Florida City Police Department is funded through the City's General Fund. If Area "I" is annexed into the City, increased property tax collections from the area will help pay for police and public safety services needed.

Fire and Emergency Medical Services

Fire and emergency medical services will continue to be provided by the County's Fire Department.

Water Supply and Distribution

The City is requesting that Area "I" be transferred into the City's water service area. If this occurs, costs will be funded through the City's established water system connection and usage charges.

Collection and Treatment of Wastewater

Wastewater collection and treatment services will continue to be provided by the Miami-Dade County Water and Sewer Authority Department.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection and disposal will continue to be provided by Miami-Dade County.

Street Lighting

Electric service and street lighting will continue to be provided by Florida Power and Light (FPL) through user fees.

Street Construction and Maintenance

Local street construction and maintenance will be funded through the City's General Fund and impact fees. Also, private developers are required in some instances to construct/resurface roads in order to meet the City's level-of-service standards

Parks and Recreation Facilities and Services

Parks and recreation facilities and services will be funded by the City's General Fund and impact fees.

Building Inspection

Building permitting and inspections are paid for by permit fees collected from private developers, owners, and residents as project applications are submitted.

Zoning Administration

Zoning administration services will be funded by fees collected from private developers, owners and residents with the submittal of zoning applications, as well as the City's General Fund.

Local Planning Services

Local planning services will be funded from the City's General Fund and from fees collected from private developers and property owners seeking Comprehensive Plan amendments.

Stormwater Management

Stormwater management and maintenance will be funded through the City's General Fund and impact fees. Also, private developers are required in some instances to make drainage improvements in the public right-of-way in order to meet the City's stormwater level-of-service standards.

General Government

General government services will be funded from the City's General Fund.

VII. Tax Load

The current adopted millage rate for the City of Florida City is 7.1858 mills. The current County Urban Municipal Service Area (UMSA) tax rate for unincorporated property owners is 1.9283 mills. If the Area "I" is annexed into Florida City, the property owners would begin paying the City's millage rate of 7.1858 mills and the County's UMSA rate (1.9283 mills) would be removed, leaving a difference of 5.2575 mills in additional property tax. If annexed, the owners would pay property taxes to Florida City of an estimated \$140 per year vs. the \$38 they now pay.

VIII. Conclusion

Florida City is in the best position to serve the unincorporated Area "I". The City is a full-service municipal government serving its residents for 90+ years. The points below summarize the reasons why this annexation proposal is good for Florida City and Miami-Dade County.

- Florida City is in the unique position to provide significantly more cost-effective, accessible and enhanced governmental services to Area "I" owners and eventual residents.
- Police response times will be substantially reduced.
- City Hall is within one (1) mile of Area "I"; much closer and accessible to residents than the County's downtown Administrative Center (30 miles away) and South Dade Service Center (15 miles away).
- The fiscal impact on the County's budget will be extremely negligible.
- Miami-Dade County current and future service costs associated with Area "I" will be eliminated.
- The Florida City annexation application is fully consistent, and in compliance, with all applicable PAB and BOCC annexation review guidelines contained in County Code Sections 20-6 and 20-7.

For the reasons listed above and other supporting information presented in this Application, the City formally requests that the Miami-Dade County Board of County Commissioners approve the annexation of Area "I" into the jurisdiction of the City of Florida City.

Exhibit A

FLORIDA CITY COMMISSION RESOLUTION NO. 20-19

RESOLUTION NO. 20-19

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE TRANSMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY FOR THE ANNEXATION OF AREA "I" INTO THE JURISDICTION OF FLORIDA CITY PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Florida City desires to annex Area "I" into the City's jurisdictional boundary;

WHEREAS, Area "I" is 10 acres in size and located at the southeast corner of the intersection of Redland Road and SW 7th Street;

WHEREAS, Annexation Area "I" is legally-described in Exhibit A and a map of the Area is contained in Exhibit B; and

WHEREAS, the City has prepared an annexation application for Area "I" to submit to Miami-Dade County for review and approval pursuant to County Code Chapter 20;

WHEREAS, a notice of the public hearing was sent to all Area "I" property owners and owners of property within 600 feet of Area "I", and published in a newspaper of general circulation prior to the hearing, consistent with Chapter 20 of the County Code; and

WHEREAS, the City Commission finds that the proposed annexation is consistent with the goals, objectives and policies of the Florida City Comprehensive Development Master Plan, and will be in the best long-term interest of Florida City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, THAT:

Section 1. All of the foregoing recitals are true and correct, and adopted as an integral part of this resolution.

Section 2. The Mayor is given full authority to submit the Area "I" annexation application to the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 20 of the Miami-Dade County Code..

Section 3. This Resolution shall become effective immediately upon its adoption.

RESOLUTION NO: 20-19

PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 24th day of March, 2020.


Otis T. Wallace, Mayor

ATTEST:


Jennifer Evelyn, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Regine Monestime, City Attorney


Offered by: Mayor

Motion to adopt by Vice Mayor Butler seconded by Comm. Berry

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace Yes
Vice Mayor Sharon Butler Yes
Commissioner R.S. Shiver Yes
Commissioner Eugene D. Berry Yes
Commissioner James Gold Yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE


I, Jennifer A. Evelyn City Clerk

of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office. WITNESS, my hand and the seal of said City

this 24th day of March AD 2020

By: 

EXHIBIT A

ANNEXATION AREA "I"

LEGAL DESCRIPTION

Begin at the intersection of the centerlines of Redland Road (SW 187th Avenue) and SW 7th Street (SW 352nd Street); then proceed east along the centerline of SW 7th Street to the intersection with the centerline of NW 9th Avenue; then proceed south along the centerline alignment for (theoretical) NW 9th Avenue until the intersection with (theoretical) NW 9th Street; then proceed west along the centerline alignment for (theoretical) NW 9th Street until the intersection with the centerline of Redland Road; then proceed north along the centerline of Redland Road to the point-of-beginning.

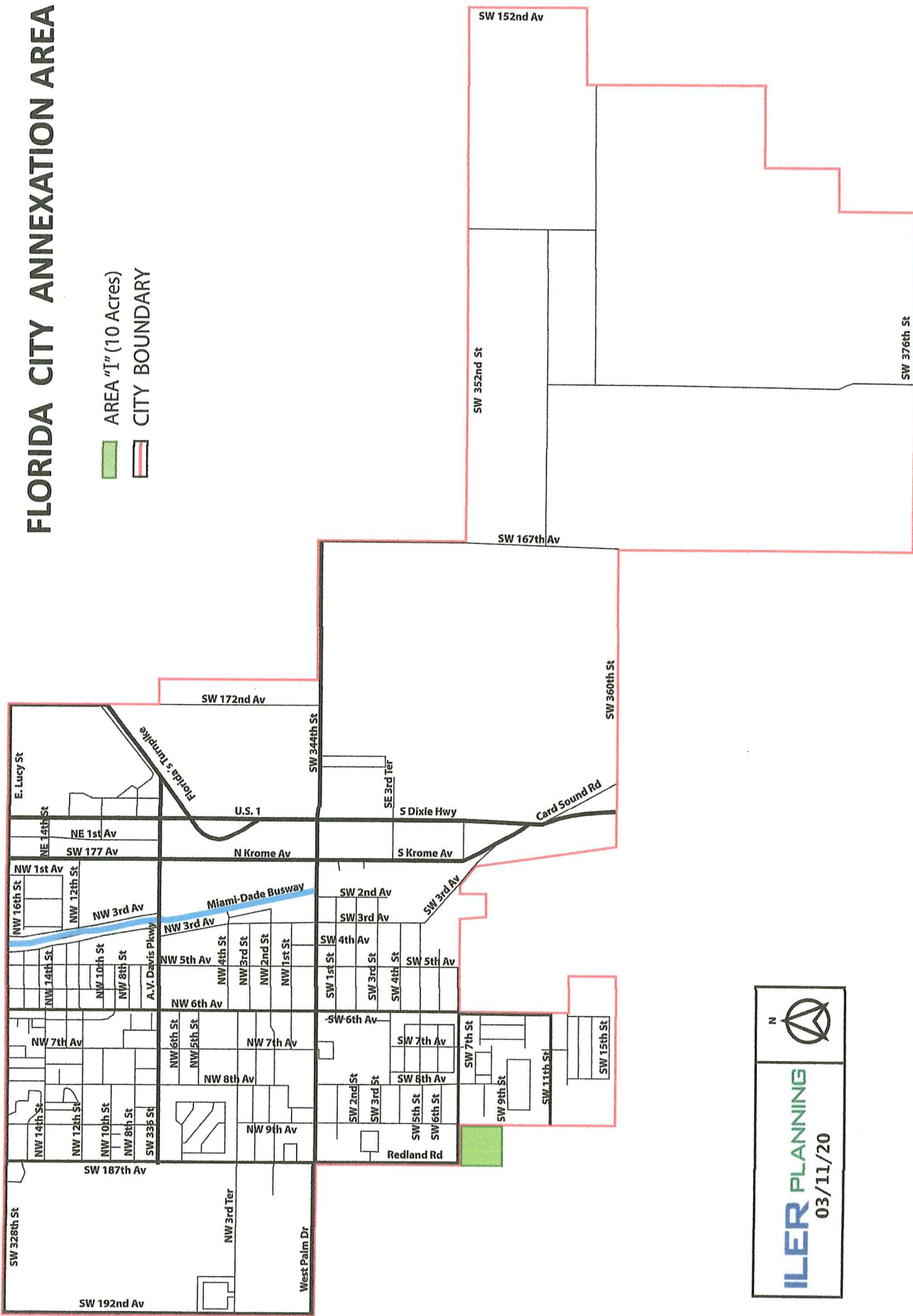
EXHIBIT B

ANNEXATION AREA "I" MAP


(ATTACHED)

FLORIDA CITY ANNEXATION AREA

-  AREA "I" (10 Acres)
-  CITY BOUNDARY



N



ILER PLANNING
03/11/20

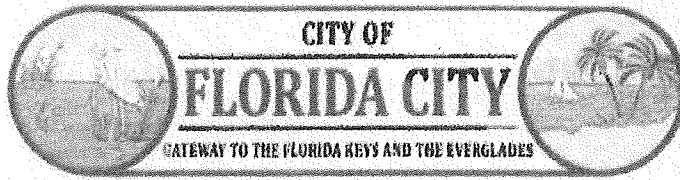
Exhibit B

LEGAL DESCRIPTION OF ANNEXATION AREA "I"

Begin at the intersection of the centerlines of Redland Road (SW 187th Avenue) and SW 7th Street (SW 352nd Street); then proceed east along the centerline of SW 7th Street to the intersection with the centerline of NW 9th Avenue; then proceed south along the centerline alignment for (theoretical) NW 9th Avenue until the intersection with (theoretical) NW 9th Street; then proceed west along the centerline alignment for (theoretical) NW 9th Street until the intersection with the centerline of Redland Road; then proceed north along the centerline of Redland Road to the point-of-beginning. Property folio numbers: 30-7825-001-0010 and 30-7825-000-0030.

Exhibit C

CERTIFICATES OF PUBLICATION OF PUBLIC HEARING NOTICE



NOTICE OF PUBLIC MEETING CITY OF FLORIDA CITY

All residents, property owners and other interested parties are hereby notified of a City Commission meeting on Tuesday, March 24, 2020 at 7:30 PM where a resolution supporting the proposed annexation of the unincorporated "South Annexation Area" into the jurisdiction of the City of Florida City will be considered. The meeting will be held in the City Commission Chambers at City Hall, 404 West Palm Drive, Florida City, Florida. All meeting attendees are invited to express their opinion on this matter.

The 10-acre South Annexation Area is bounded on the north by SW 7th Street, on the east by (theoretical) SW 9th Avenue, on the south by (theoretical) SW 9th Street and on the west by Redland Road (SW 187th Avenue). The Area legal description is provided below.

Legal Description: Begin at the intersection of the centerlines of Redland Road (SW 187th Avenue) and SW 7th Street (SW 352nd Street); then proceed east along the centerline of SW 7th Street to the intersection with the centerline of NW 9th Avenue; then proceed south along the centerline alignment for (theoretical) NW 9th Avenue until the intersection with (theoretical) NW 9th Street; then proceed west along the centerline alignment for (theoretical) NW 9th Street until the intersection with the centerline of Redland Road; then proceed north along the centerline of Redland Road to the point-of-beginning.

Property folio numbers: 30-7825-001-0010 and 30-7825-000-0030.

Anyone desiring to appeal any decision of the City Commission must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be issued (FS. 286.0105). Information regarding these requests is available at the Florida City Community Development Department (305) 242-8178.

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Office of the City Clerk, 404 West Palm Drive, Florida City, Florida, at (305) 247-8221, no later than two business days prior to such proceeding.

Jennifer Evelyn
City Clerk
Date: March 9, 2020

the undersigned
being duly sworn
the Publisher of the
newspaper of general
interest, Miami-Dade
County, Florida, for
one year
past publication of said
notice and was during all
of the time of said Legal
notice which was published

[Signature]
I appear before me this
2020 A.D.

at Large

[Signature]

CAFRANCESCHI
Commission # GG 225912
Expires June 6, 2022
Bonded Thru Budget Notary Services



CITY OF FLORIDA CITY
CINDY LYLE
404 WEST PALM DRIVE
FLORIDA CITY, FL



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Redland Road (SW 187th A

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Property folio numbers: 30

Anyone desiring to appeal a
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should contact the Office o
247-8221, no later than two

Jennifer Evelyn
City Clerk
Date: March 9, 2020

CITY OF FLORIDA CITY
CINDY LYLE
404 WEST PALM DRIVE
FLORIDA CITY, FL

CITY OF FLORIDA CITY
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me the undersigned
authority, Dale Machesic, who being duly sworn
deposes and says that he is the Publisher of the
South Dade News Leader, a newspaper of general
circulation, published in Homestead, Miami-Dade
County, Florida for more than one year
immediately preceding the first publication of said
Legal Notice or Advertisement and was during all
such time. Attached is a true copy of said Legal
Notice or Advertisement of which was published
in the

SOUTH DADE NEWS LEADER

On the following days:

MARCH 13, 2020

Signed *Dale Machesic*

Sworn to and subscribed before me this
13 Day of March 2020 A.D.

Notary Public State of Florida at Large

Monica Franceschi

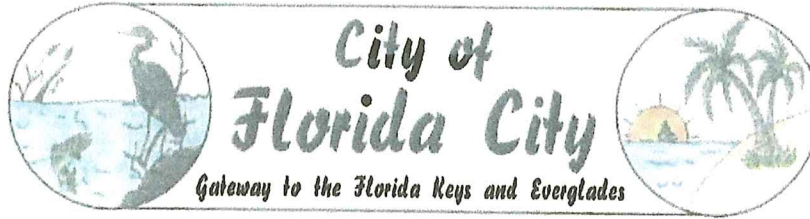
My commission expires June 6, 2022



MONICA FRANCESCHI
Commission # GG 225912
Expires June 6, 2022
Bonded Thru Budget Notary Services

Exhibit D

**AFFIDAVIT CERTIFYING MAILING OF PUBLIC HEARING NOTICE TO AFFECTED
PROPERTY OWNERS**



Community Development Department

April 7, 2020

Re: Annexation Area I (South)
Folio Numbers: 30-7825-001-0010 and 30-7825-000-0030
Certification of Mail Out

To Whom It May Concern,

Please allow this to serve as certification that public notice to the property owners of the above referenced folio numbers and property owners within a 600' circumference of said folio numbers were mailed out on March 9, 2020. If you should have any questions, please contact me at 305-242-8178.

Sincerely,

Cindy Lyle
Assistant Community Development Director

STATE OF FLORIDA
COUNTY OF Dade

Sworn to (or affirmed) and subscribed before me
this 7 day of April, 2020, by Cindy Lyle

[Signature]
Notary Public's Signature
Personally Known OR
Type of Identification Produced _____
Notary Name Decenia Tello

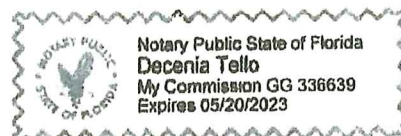


Exhibit E

CERTIFICATE OF COUNTY SUPERVISOR OF REGISTRATION



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

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

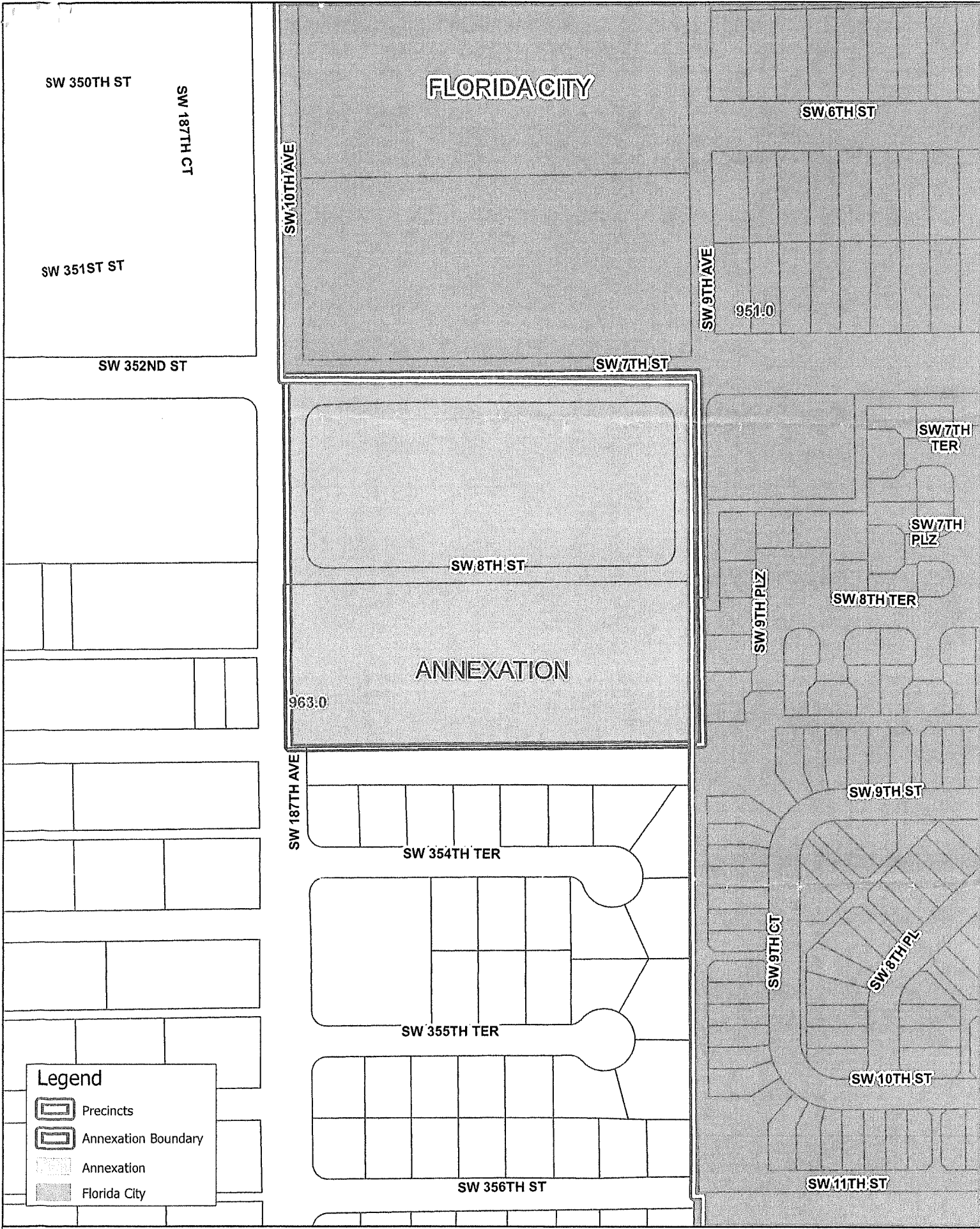
COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the proposed City of Florida City South Annexation area, as shown in the attached map, has 0 voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 3rd DAY OF
FEBRUARY, 2020

A handwritten signature in blue ink, appearing to read "Christina White", written over a horizontal line.

Christina White
Supervisor of Elections



City of Florida City South Annexation



Prepared By: Joanne Garnier
 Miami-Dade County Elections Department/Information Systems Divisions

Exhibit F

RESIDENTIAL DEVELOPMENT CERTIFICATE



miamidade.gov

Department of Regulatory and Economic Resources
Planning Division, Planning Research and Economic Analysis Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2845 . Fax: 305-375-2560
www.miamidade.gov/business/planning

February 12, 2020

Mr. Henry Iler
ILER Planning, Inc.
Southeast Financial Center
200 South Biscayne Boulevard, Suite 2790
Miami, FL 33131

RE: Certification of the Florida City Proposed Annexation

Dear Mr. Iler:

This letter serves to certify that in accordance with Sec. 20-9 (a) of the code of Miami-Dade County, I have determined that:

- The proposed annexation area described below is less than 50 percent developed residential. According to the February 2020 land use records, as shown in the attached table and map, there are zero acres of land in residential use (zero percent) within the proposed annexation area. The land area of the proposed annexation is approximately 9.2 acres.
- The proposed annexation area is shown on the attached map. It includes Folios: 30-7825-001-0010 and 30-7825-000-0080.

Sincerely,

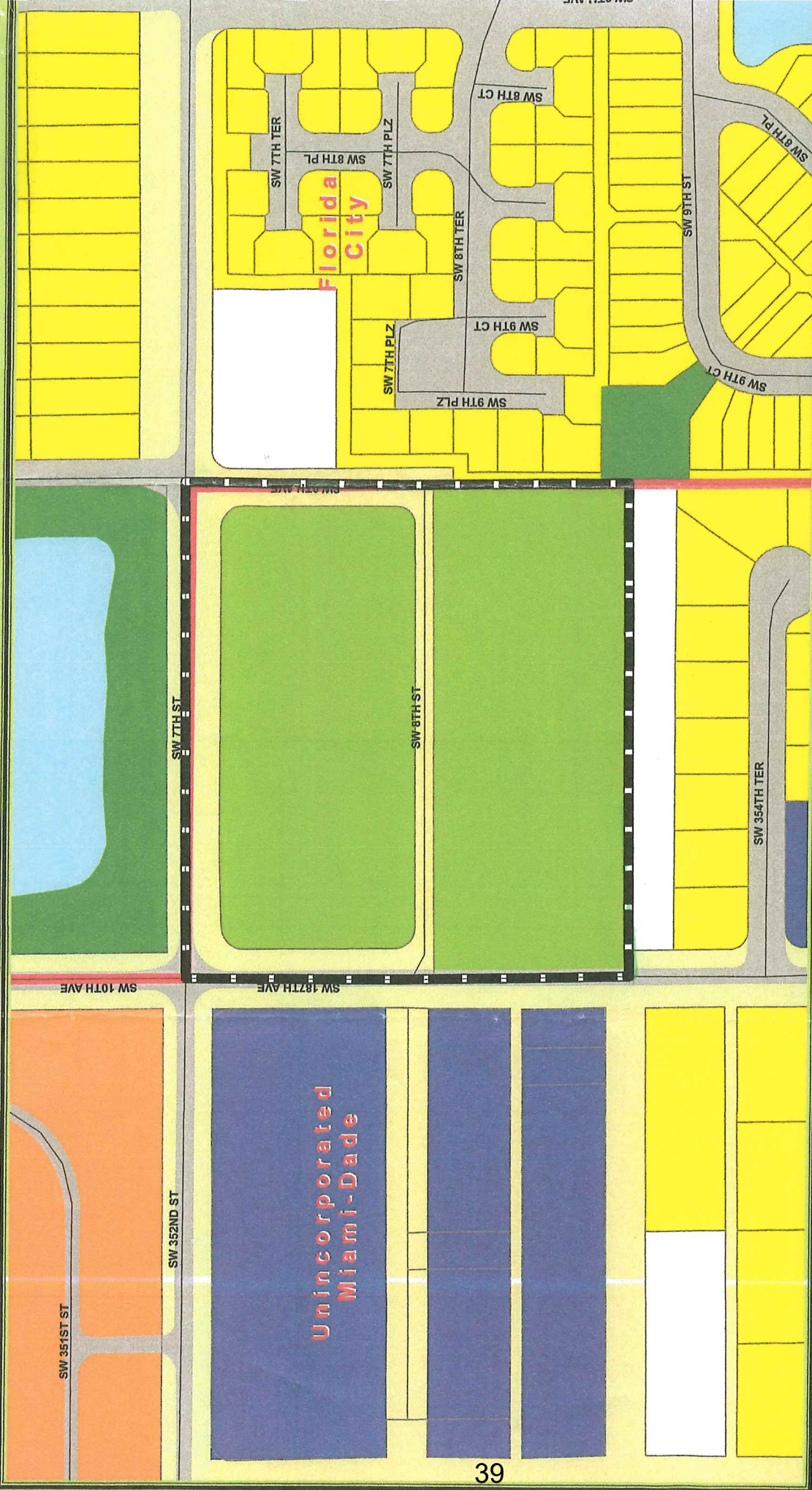
Jerry Bell, AICP
Assistant Director for Planning

JB/ma
Attachments

Don't let a bad day ruin a good one

FLORIDA CITY PROPOSED ANNEXATION AREA

MIAMI-DADE COUNTY, FLORIDA



- Legend**
- Single-Family
 - Mobile Home Parks
 - Institutional
 - Streets, Roads, Expressways, Ramps
 - Streets, Expressway R/W
 - Agriculture
 - Parks, Preserves, Conservation Areas
 - Vacant Government Owned, Unprotected
 - Vacant Privately Owned, Unprotected
 - Inland Waters
 - Streets and Highways
 - Florida_City_Area_Annexation_Boundary
 - Property Boundaries
 - Municipal Boundary

