

MEMORANDUM

Agenda Item No. 11(A)(3)

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

DATE: November 19, 2020

FROM: Geri Bonzon-Keenan
Successor County Attorney

SUBJECT: Resolution relating to the annexation request of the City of Miami Gardens; directing, after public hearing, pursuant to Section 20-7(B) of the Code of Miami-Dade County, that the County Attorney prepare the appropriate Ordinance and interlocal agreement to effectuate the annexation request

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.



Geri Bonzon-Keenan
Successor County Attorney

GBK/lmp



MEMORANDUM
(Revised)

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

DATE: November 19, 2020

FROM: 
Geri Bonzon-Keenan
Successor County Attorney

SUBJECT: Agenda Item No. 11(A)(3)

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
- Statement of social equity 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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(A)(3)
11-19-20

RESOLUTION NO. _____

RESOLUTION RELATING TO THE ANNEXATION REQUEST OF THE CITY OF MIAMI GARDENS; DIRECTING, AFTER PUBLIC HEARING, PURSUANT TO SECTION 20-7(B) OF THE CODE OF MIAMI-DADE COUNTY, THAT THE COUNTY ATTORNEY PREPARE THE APPROPRIATE ORDINANCE AND INTERLOCAL AGREEMENT TO EFFECTUATE THE ANNEXATION REQUEST

WHEREAS, on June 19, 2019, the City of Miami Gardens submitted an annexation request to Miami-Dade County for the property shown on the map attached hereto and incorporated by reference as Exhibit 1; and

WHEREAS, the Clerk of the Board placed the annexation request on the Board of County Commissioner's (Board's) agenda on July 10, 2019; and

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

WHEREAS, staff from the County's Office of Management and Budget prepared a document, which, is attached herein and incorporated herein by reference as Exhibit 2, related to the impact of this proposed annexation on the unincorporated municipal service area (UMSA); and **WHEREAS**, staff from the Office of Management and Budget also prepared a staff report which is attached hereto and incorporated herein by reference as Exhibit 3; and

WHEREAS, the PAB, after reviewing the required staff report and after a public hearing, adopted a resolution recommending approval of the City of Miami Gardens' annexation request, and the PAB's resolution is attached hereto and incorporated herein by reference as Exhibit 4; and

WHEREAS, the County Mayor has prepared his recommendation on the City of Miami Gardens' annexation request which is set forth in the Mayor's memorandum and attached hereto as Attachment A and incorporated herein by reference; and

WHEREAS, pursuant to Section 20-7(B), the Board, after a public hearing, may either direct that the County Attorney prepare the appropriate annexation items, or 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 Miami Gardens: directs the County Attorney to prepare the appropriate annexation items, including the ordinance and interlocal agreement, to effectuate the annexation.

The Prime Sponsor of the foregoing resolution is Commissioner Barbara J. Jordan. It 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, Vice Chairwoman	
Jose "Pepe" Diaz	Sen. René García
Oliver G. Gilbert, III	Keon Hardemon
Sally A. Heyman	Eileen Higgins
Joe A. Martinez	Kionne L. McGhee
Jean Monestime	Raquel A. Regalado
Sen. Javier D. Souto	District 8 - Vacant

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of November, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

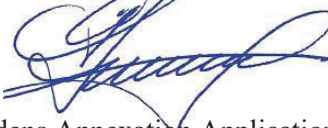
Approved by County Attorney as
to form and legal sufficiency.



Abbie Schwaderer-Raurell

Date: October 20, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez 
Mayor

Subject: City of Miami Gardens Annexation Application

It is recommended that, pursuant to Chapter 20-7 (B) of the Code of Miami-Dade County (Code) and following the required public hearing, the Board of County Commissioners (Board) may adopt the accompanying resolution to take one of the following actions:

- Deny the requested boundary change as presented by the City of Miami Gardens (City);
- Approve the boundary change and direct the County Attorney to prepare an appropriate ordinance and any additional agreements accomplishing the proposed boundary change and place the items on the appropriate agenda; or
- Defer such requested boundary change for further consideration at a subsequent meeting.

Recommendation

It is recommended that the Board, pursuant to Chapter 20 of the Code, consider the boundary change requested by the City. The City is proposing to annex an area adjacent to the City's southeastern boundaries (Exhibit 1). The proposed annexation area is not deemed an enclave, as defined in Chapter 20 of the Code, nor does it create an unincorporated enclave.

Scope

The proposed annexation area is approximately 151.1 acres of the Unincorporated Municipal Service Area (UMSA) and is entirely within County Commission District 1, represented by Commissioner Barbara J. Jordan.

The proposed annexation area is generally bounded on the north by NE/NW 183rd Street (State Road 860), on the west by the existing boundaries of the City of Miami Gardens and on the south and on the east by Interstate 95 (I-95). The proposed annexation area consists of 30 industrial and commercial folios of which six are vacant governmental properties owned by the Florida Department of Transportation (FDOT). Because there are no residents in the proposed annexation area, an election in the area is not be required.

Fiscal Impact/Funding Source

Exhibit 2 is the Impact to the UMSA. The 2019 Preliminary Roll taxable value for the annexation area is \$112,624,827. As shown in Exhibit 2, the area generates an estimated \$277,172 in revenue. The County spends an estimated \$361,208 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$84,036 if the area were to be annexed.

At the current City millage rate (7.8325 mills), the ad valorem revenues attributable to the annexation area are \$838,027. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area are \$206,316. The expected tax increase to the entire annexation area would be 5.9042 mills and \$631,712. There are 30 industrial, commercial and governmental folios in the proposed annexation area, excluding the six governmental folios, and the average property owner would see an increase of approximately \$26,321 per year in ad valorem taxes if the annexation is approved.

If the annexation is approved pursuant to Section 20-8.2 of the Code, the County shall retain all of the area's utility tax revenues upon annexation. For the proposed annexation area, estimated utility taxes of \$66,628 will be retained by the County.

Track Record/Monitor

If the annexation is approved, Jorge M. Fernandez, Jr. in the Office of Management and Budget (OMB) will monitor the interlocal agreement governing the annexation area.

Background

On June 19, 2019, the City submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Board referred the application to the Planning Advisory Board (PAB) at the July 10, 2019 Board meeting. As required by Section 20-6 of the Code, OMB reviewed the application, compiled the staff report and processed the application for PAB consideration. After reviewing the staff report and Code considerations, the PAB held a public hearing on January 8, 2020. The public hearing was advertised in the “Neighbors” section of The Miami Herald on the two Sunday’s preceding the public hearing and 394 notices were mailed to property owners in the proposed annexation area and 600 feet thereof, as required by the Code. At the PAB meeting, the City presented its application and one property owner spoke in opposition citing an increase in property taxes. The PAB, taking the public comments into consideration, recommended that the Board approve the annexation (Exhibit 4). The staff report reviewed by the PAB and the annexation application are attached for the Board’s reference (Exhibit 3).

The Code requires a vote of the resident electors if the area has 250 resident electors or is more than 50 percent developed as residential property. The annexation area contains zero registered voters and is zoned entirely for industrial or governmental use. Therefore, 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 Home Rule Charter was amended to require the Board consider whether commercial areas are included in the boundaries of the proposed areas to be annexed for the mere benefit of increasing the tax base of the annexing municipality.

The proposed annexation area is zoned entirely for industrial or transportation, communication and utilities use. In total, there are 30 folios in the area of which 21 are industrial, six are vacant governmental properties owned by FDOT, two are commercial and one is vacant industrial. While the annexation of this area will increase the tax base of the City, the cost to service the annexation area may negate the revenues collected by the City as is currently the case with the area and UMMA.

Summary of Issues for Consideration

1. The City is within the Miami-Dade Fire Rescue District and the Miami-Dade Library District. The proposed interlocal agreement will include language providing that the annexation area will remain within those districts in perpetuity.
2. The City shall execute an Interlocal Agreement with the County for the maintenance of County drainage and secondary canals, to properly allocate the annual cost-share related to National Pollutant Discharge Elimination System (NPDES), to cover the City’s portion of outstanding Stormwater Utility Revenue Bonds debt service payments and to outline the transfer of County roads to the City.

Code Considerations

Pursuant to Section 20-7 of the Code, after the public hearing, the Board in evaluating the boundary change shall consider the following guidelines:

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 having a majority of ethnic minority or lower income residents have petitioned to be in the annexation areas.

- c) Is the area, or does it create, an unincorporated enclave (an 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 will be contiguous to the boundaries of the City and will not create an enclave.

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

The boundaries of the proposed annexation area are logical and follow existing physical and municipal limits.

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

The proposed annexation area has zero homeowners, therefore this metric is not applicable.

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

The proposed annexation area is located within the Adopted 2020 Urban Development Boundary.

4. What is the impact of the proposal on the revenue base of the unincorporated area, and on the ability of the County to efficiently and effectively provide services to the remaining adjacent unincorporated areas?

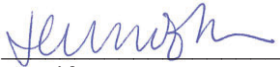
The 2019 Preliminary Roll taxable value for the annexation area is \$112,624,827. The area generates an estimated \$277,172 in revenue and the County spends an estimated \$361,208 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$84,036 if the area were to be annexed (Exhibit 2). Pursuant to Section 20-8.2 of the Code, the County retains all of the area's utility tax revenues upon annexation. For the proposed annexation area, estimated utility taxes of \$66,628 will be retained by the County.

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

The proposed annexation area has zero residents, therefore this metric is not applicable.

6. Is the annexation consistent with the Land Use Plan of the County's Comprehensive Development Master Plan?

The proposed annexation area is consistent with the existing planned land use and zoning. Further details on the area's land use are included on page 9 of the staff report (Exhibit 3).



Jennifer Moon
Deputy Mayor

- Exhibit 1 – Map of Annexation Area
- Exhibit 2 – Impact to the Unincorporated Area
- Exhibit 3 – Staff Report/Annexation Application
- Exhibit 4 – PAB Resolution

Miami - Dade County Miami Gardens Annexation Area

Exhibit 1



Legend

- Miami Gardens Annexation Area
- North Miami Beach
- Unincorporated Miami-Dade
- Miami Gardens

This map was prepared by the Miami-Gis Information Technology Department, November 2016. Aerial imagery courtesy of Google Earth. This map and associated information is to be used only for public purposes and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Miami. All rights reserved. Miami-Gis Information Technology Department.

Exhibit 2


Based on FY 2019-20 Budget	Assumptions	
Property Tax Revenue	<i>Allocation based on tax roll & millage</i>	\$206,316
Sales Tax	<i>Allocation based on \$94.86 per person</i>	\$0
Utility Taxes	<i>County Retains All Utility Taxes</i>	
Communications Tax	<i>Allocated based on tax roll/population</i>	\$19,157
Alcoholic Beverage License	<i>Allocation based on \$0.23 per person</i>	\$0
Business Tax	<i>Allocation based on \$1.08 per person</i>	\$3,100
Interest	<i>Allocation based on .795% of total revenue</i>	\$2,347
Sheriff and Police Fees	<i>Allocation based on population</i>	\$0
Administrative Reimbursement	<i>Allocated based on tax roll/population</i>	\$11,787
Cash Carryover	<i>Allocated based on tax roll/population</i>	\$34,465
Miscellaneous Revenues	<i>Allocation based on \$0.55 per person</i>	\$0
Revenue to UMSA		\$277,172
Cost of Providing UMSA Services		
Police Department		\$304,937
<i>UMSA Police Budget (without specialized)</i>		
Parks, Recreation and Open Spaces Dept.	<i>Based on cost of parks</i>	\$0
Right-of-Way Maintenance		
<i>Centerline Miles</i>	<i>Centerline miles times cost per lane mile</i>	\$8,830
Policy Formulation		
Commission, Mayor, County Attorney	<i>Direct Cost multiplied by 2.67%</i>	\$8,378
Internal Support		
Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget	<i>Direct Cost multiplied by 4.65%</i>	\$14,590
Planning and Non-Departmental		
Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	<i>Direct Cost multiplied by 7.8%</i>	\$24,474
Cost of Providing UMSA Services		\$361,208
Net to UMSA		(\$84,036)
<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. Pursuant to Sec. 20-8.2 of the Code, th County will retain Utility Taxes (FY 2019-20 est. \$66,628) in perpetuity 6. 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>		
2019 Taxable Property Rolls		\$112,624,827
2019 Area Population		0
2019 UMSA Population		1,196,921
2019-20 UMSA Millage		1.9283
Patrollable Sq. Miles - UMSA		207.90
Total Calls For Service - UMSA CY 2018		625,021
Part 1 Crimes - UMSA 2018		38,344
Part 2 Crimes - UMSA 2018		17,174
Patrollable Sq. Miles - Study Area		0.24
Total Calls for Service - Study Area (2018)		599
Part 1 Crimes - Study Area (2018)		76
Part 2 Crimes - Study Area (2018)		15
Cost per Centerline Mile		\$3,839
Number of Centerline Miles		2.3
Per Capita Taxable Value		N/A

Memorandum



Date: January 8, 2020

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 Miami Gardens

Background

On June 19, 2019, the City of Miami Gardens (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Miami-Dade Board of County Commissioners (Board) referred the application to the Planning Advisory Board (PAB) at the July 10, 2019 Board meeting. As required by the Code of Miami-Dade County (Code), the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration. The proposed annexation area is approximately 151.1 acres of the Unincorporated Municipal Service Area (UMSA).

The proposed annexation area is within County Commission District 1, represented by Commissioner Barbara J. Jordan, and is generally described as:

Bounded on the north by NE/NW 183rd Street (State Road 860), on the west by the existing boundaries of the City of Miami Gardens and on the south and on the east by Interstate 95 (I-95).

The proposed annexation area consists of 30 industrial and commercial folios of which six are vacant governmental properties. Because there are no residents in the proposed annexation area, an election in the area will not be required.

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

Summary of Issues for Consideration

1. The City is within the Miami-Dade Fire Rescue District and the Miami-Dade Library District. The proposed interlocal agreement will include language providing that the annexation area will remain within those districts in perpetuity.
2. The City of Miami Gardens shall execute an Interlocal Agreement with the County for the maintenance of County drainage and secondary canals, to properly allocate the annual cost-share related to National Pollutant Discharge Elimination System (NPDES), to cover the City's portion of outstanding Stormwater Utility Revenue Bonds debt service payments and to outline the transfer of County roads to the City.

Annexation Guidelines:

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

1. **Does the annexation divide a historically recognized community?**
The proposed annexation area does not divide a historically recognized community.
2. **If approved, will the annexation result in an area that is compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed?**

The proposed annexation area is consistent with existing planned land use and zoning. Further details on the area's land use are included on Table B, page 9 of this report.

3. Will annexation of the area impact 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 will not impact the federal or state entitlement funding administered by the Miami-Dade Community Action and Human Services Department. Additionally, there are no state or federal enterprise zones in the proposed annexation area.

4. Will the annexation impact public safety response times?

Fire and Rescue:

The proposed annexation will not impact fire rescue response times. The area is currently served by Stations 11, 32 and 38 and will continue to be served by the same stations and resources if the annexation is approved.

Police:

The proposed annexation will not impact police response times. Until such time that the Miami Gardens Police Department is able to assume police services for the proposed annexation area as stated in their application, MDPD will continue to provide services to the area.

5. Will the annexation introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?

There are no existing security taxing districts, walled communities, or private roads in the proposed annexation area.

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. Pursuant to State law effective July 1, 2007, Miami-Dade County no longer has the ability to 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 Code. A list of new cable franchise certificates that may affect the County's rights-of-way can be found at the following site: <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 are responsible for managing their public thoroughfares. Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas, if required.

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

The proposed annexation area has not been identified by County or Federal emergency planners as an evacuation zone.

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

The proposed annexation area is currently served by Metrobus routes 75 and 183. While neither of these routes traverse the proposed annexation area, they travel along the northern most boundary of the area (NW 183rd Street). Route 183 may serve as a connection from the proposed annexation area to the City of Miami Gardens City Hall located at 18605 NW 27th Avenue.

- 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?**

Although the proposed annexation area has no population, it is contained within the school boundaries for UMSA and the City of North Miami Beach. The schools serving the proposed annexation area are Gertrude K. Edelman/Sabal Palm Elementary School, Hibiscus Elementary School, Andover Middle School, North Miami Beach Senior High School and Miami Norland Senior High School.

The following analysis addresses the factors required for consideration by the Board and the PAB pursuant to Chapter 20-7 of the 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?**

The proposed annexation area is surrounded by existing municipalities, except the northwest corner. No adjacent unincorporated areas having a majority of ethnic minority or lower income residents have petitioned to be included the annexation area.

- c. Is the area or does it create an unincorporated enclave area (surrounded on 80 percent or more of its boundary by municipalities) that cannot be efficiently or effectively served by the County?**

The proposed annexation will be contiguous to the boundaries of the City of Miami Gardens and it will not create an enclave.

- d. Are the boundaries logical, consisting of natural, built, or existing features or City limits?**

The boundaries of the proposed annexation area are logical and follow existing physical and municipal limits.

2. Land Use and Zoning Covenants - Provide a listing of all declaration of restrictions within the annexation area (include folios and copies of covenants).

Staff from the Department of Regulatory and Economic Resources has reviewed zoning records for properties within the proposed annexation area and found two properties with covenants resulting from zoning hearings. Said properties are listed below.

- Folio 30-2112-023-0100 – Resolution 4-ZAB-41-78
- Folio 30-2112-023-0081 – Resolution Z-167-83

Additionally, the County will retain jurisdiction over any other existing covenants in the proposed annexation area.

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

The taxable value within the proposed annexation area is \$112,624,827. At the current City millage rate (7.8325 mills), the ad valorem revenues attributable to the annexation area would be \$838,027. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$206,316. The expected tax increase to the entire annexation area would be 5.9042 mills and \$631,712. There are 30 industrial, commercial and governmental folios in the proposed annexation area, excluding the six (6) governmental folios, the average property owner would see an increase of approximately \$26,231 if the annexation is approved.

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

The proposed annexation area is located within the Adopted 2020 Urban Development Boundary.

5. 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 \$112,624,827. The area generates an estimated \$277,172 in revenue. The County spends an estimated \$361,208 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$84,036 (Attachment B).

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation area, utility taxes are estimated at \$66,628 and will be retained by the County.

6. 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 is no population in the proposed annexation area. Therefore, this metric is not applicable.

7. Is the annexation consistent with the Land Use Plan of the County's CDMP?

The proposed annexation area is consistent with the existing planned land use and zoning. Further details on the area's land use are included on Table B, page 9 this report.

Departmental Analysis

Elections

The proposed annexation area contains zero (0) registered voters; therefore, an election in the area will not be required.

Fire Rescue

The proposed annexation will not impact the Miami-Dade Fire Rescue Department’s (MDFR) service delivery or response times to the remainder of the County. If the proposed annexation is approved, fire protection and emergency medical services will continue to be provided to the area by MDFR by the same stations and resources.

The City is within the Miami-Dade Fire Rescue District and the Miami-Dade Library District. The proposed interlocal agreement will include language providing that the annexation area will remain within those districts in perpetuity.

Existing Stations:

Stations 11 (18705 NW 27 Avenue), 32 (358 NE 168 Street) and 38 (575 NW 199 Street) currently serve, and will continue to serve, the proposed annexation area. Stations 11 and 38 are already located within the boundaries of the City of Miami Gardens and Station 32, in the City of North Miami Beach, is two miles away from the proposed annexation area.

Planned Stations:

At this time, there are no planned stations in the proximity of or within the proposed annexation area.

City of Miami Gardens – Proposed Annexation Area
Service Delivery – Last Three Calendar Years

	2016	2017	2018
Life Threatening Emergencies			
Number of Alarms	46	37	25
Average Response Time	8:36	8:39	8:52
Structure Fires			
Number of Alarms	-	1	-
Average Response Time	-	4:46	-

Parks, Recreation and Open Spaces

There are no County parks within the proposed annexation area.

There is one Special Assessment District that is partially located within the boundaries of the proposed annexation area. The Sierra Lighting Special Taxing District (L-62) will continue to be administered by the Parks, Recreation and Open Spaces Department until such time that the district is transferred to the City of Miami Gardens.

Police

The proposed annexation area is currently served by the MDPD’s Intracoastal District. If the proposed annexation is approved, police services will be transferred to the Miami Gardens Police Department. This transfer will allow MDPD resources to be used in other areas within UMSA. As stated in their application,

the City is prepared to provide the required police services to the proposed annexation area but require increases in personnel and equipment.

The tables below represent all calls for service and all Part I and Part II Crimes within the proposed annexation area for calendar years 2018, 2017 and 2016.

Calls For Service – Miami Gardens Proposed Annexation Area

Year	Routine Calls	Code 3 Emergency Calls	Code 2 Emergency Priority Calls	All Calls
2018	496	53	50	599
2017	463	48	53	564
2016	483	56	41	580

Part I and II Crimes – Miami Gardens Proposed Annexation Area

Year	Part I Crimes	Part II Crimes	Total
2018	76	15	91
2017	63	17	80
2016	49	23	72

Solid Waste Management (DSWM)

Currently, the DSWM provides residential and limited commercial waste collection services to the City of Miami Gardens. However, the proposed annexation area is entirely industrial/commercial and does not contain any active DSWM waste service accounts/units for garbage, trash and recycling collection. Businesses in the area are being serviced by private contractors. If the proposed annexation is approved, businesses will continue to be serviced by private contractors. In the future, if any residential units are built, in accordance with Chapter 15 of the County Code, the DSWM will provide waste collection services to those units.

The DSWM does not have any facilities located within the boundaries of the proposed annexation area. At this time, the DSWM does not have any new facilities or services planned for this area or the immediately surrounding vicinity.

Transportation & Public Works

There are approximately 2.3 centerline miles in the proposed annexation area, all of which would be transferred to the City of Miami Gardens. The proposed annexation area is bounded on the north by NE/NW 183rd Street (State Road 860) which will remain as part of the state’s highway system.

Regulatory and Economic Resources (RER)

The impact of the proposed annexation by the City of Miami Gardens would be minimal to RER. However, while this annexation area on its own would have a negligible impact, this area coupled with other ongoing, proposed incorporations or annexations in the aggregate would have a fiscal impact on the Department. Services currently provided by RER, through one or more of its various divisions, in the proposed

annexation area will either remain with RER, be assumed by the City or will be agreed upon through an Interlocal Agreement as part of the annexation process.

Division of Environmental Resource Management (DERM) services are Countywide and are provided in both UMSA and in municipalities. Examples of DERM services which would continue to be provided within the proposed annexation area include:

- Review, approval and issuance of one-time permits pursuant to Chapter 24 of the County Code (tree removal, paving and drainage, etc.)
- Review, approval and issuance of operating permits pursuant to Chapter 24 of the County Code (industrial facilities, grease discharge, etc.)
- Review, approval and issuance of permits delegated by the State of Florida
- Review, approval and issuance of permits delegated by the Federal Government
- Review, approval and issuance of Sanitary Sewer Capacity Certification for development orders
- Review, approval or disapproval of development orders pursuant to Chapter 24 of the County Code including:
 - Building permits
 - Zoning actions
 - Platting actions
 - Municipal occupational licenses
- Enforcement activities related to compliance with Chapter 24 of the County Code
- Review, approvals or disapprovals in conformance with the Miami-Dade CDMP
- Maintenance of County drainage systems in County rights-of-way and road(s)
- Maintenance of County secondary canals

Services to be assumed by the City of Miami Gardens in the proposed annexation area:

- National Flood Insurance Program (NFIP) Community Rating System:
The NFIP is a program wherein the Federal Emergency Management Agency (FEMA) agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards. The Community Rating System (CRS) is a voluntary program for NFIP participating communities. Miami-Dade County participates in the CRS and currently maintains a Class 5 rating which provides properties located within unincorporated Miami-Dade County a 25% premium discount within a Special Flood Hazard Area and a 10% premium discount within a non-Special Flood Hazard Area. If approved, the City of Miami Gardens would enforce the flood plain protection standards within the proposed annexation area and be within the City of Miami Gardens CRS. The City of Miami Gardens currently has a Class 6 rating which provides 20% premium discount with a Special Flood Hazard area and 10% premium discount within a non-Special Flood Hazard Area.
- Flood Protection:
The proposed annexation area is within Flood Zone X as determined by FEMA Flood Insurance Rate Maps. If approved, the City of Miami Gardens will assume flood plain management within the area.
- Stormwater Management Master Plan:
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. Upon annexation, stormwater master planning for the annexed area will become the responsibility of the City of Miami Gardens.

- Stormwater Utility (SWU) Program and Fees:
Developed properties in the proposed annexation area are currently paying stormwater utility fees to Miami-Dade County. These utility accounts, currently under the County, would immediately become part of the City of Miami Gardens Stormwater Utility's service area when the annexation is formally approved. Therefore, all stormwater fees collected in the annexed area after approval of the annexation will become Miami Gardens' fees. The Miami-Dade County Tax Collector, in coordination with the Miami-Dade Office of the Property Appraiser, currently collect stormwater utility fees from properties in the City of Miami Gardens, on behalf of Miami Gardens. It will be the responsibility of the City to communicate with these agencies to modify the stormwater billing Agreement to allow these agencies to continue to bill on the City's behalf in the annexed area.

The following conditions may be required as a part of the annexation approval:

- NPDES Interlocal Agreement
National Pollutant Discharge Elimination System (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, drainage inspection and maintenance and various other best management practices.

Miami-Dade County's NPDES Permit No. FLS000003, is a joint permit with 32 co-permittees (including City of Miami Gardens), 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 through an interlocal agreement. Co-permittees also cost share NPDES required modeling and results. Upon annexation, the annual cost-share of City of Miami Gardens may change in response to an increased number of outfalls. Additionally, the NPDES Permit Surveillance fee paid by permit holders, including the City, to the Florida Department of Environmental Protection may increase as a result of the annexation.

- SWU Bond Debt Service Payments Interlocal Agreement
The municipality shall pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Refunding Bonds, Series 2013, for the annexed areas. Currently, the annexation area's Equivalent Residential Units (ERU) is approximately 2,900. Miami Gardens' debt service payment to the County attributable to the proposed annexation area would be approximately \$30,550 annually, until 2029. The municipality shall enter into an Interlocal Agreement with the County for the costs of the bond debt service. Bond debt service payments to the County will initiate immediately upon annexation.

Development Profile of the Area

Shown below in Table B is the 2019 existing land use profile for the proposed annexation area, for the City of Miami Gardens and for Miami-Dade County. Of the 151.1 acres in the proposed annexation area, 76.1 percent of that acreage is in industrial use and 23.9 percent is in transportation\communication\utilities use. There are no other type of land uses in the proposed annexation area.

**Table B - Miami Gardens Proposed Annexation Area
2019 Existing Land Use**

Land Use	Proposed Annexation Area (Acres)	Proposed Annexation Area (Percent of Total)	City of Miami Gardens (Acres)	City of Miami Gardens (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	5190.8	42.7	113,650.4	9.0
Commercial & Office & Transient Residential	0.0	0.0	944.0	7.8	14,322.5	1.1
Industrial	115.0	76.1	561.6	4.6	20,323.9	1.6
Institutional	0.0	0.0	907.1	7.5	15,768.3	1.2
Parks/Recreation/Conservation	0.0	0.0	247.2	2.0	834,807.2	65.9
Transportation, Communication, Utilities	36.1	23.9	3091.1	25.4	87,466.2	6.9
Agriculture	0.0	0.0	0.7	0.0	61,423.0	4.9
Undeveloped	0.0	0.0	547.3	4.5	79,778.1	6.3
Inland Waters	0.0	0.0	671.6	5.5	38,774.3	3.1
Total:	151.1	100.0	12161.4	100.0	1,266,314.0	100.0

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Economic Analysis Section - September 2019.

Demographic Profile of the Area

Shown in the table below is the U.S. Census Bureau, estimated American Community Survey 2013-2017, 5-year Estimates for the proposed annexation area. The proposed annexation area has no population or housing units and therefore, no income characteristics.

**City of Miami Gardens Proposed Annexation Area
Demographic and Economic Characteristics
City of North Miami and Miami-Dade County, ACS 2013-2017**

	Annexation Area Estimates	City of Miami Gardens
<u>Population Characteristics, 2015</u>	0	113,187
Percent White, Not Hispanic	0.0%	2.8%
Percent Black, Not Hispanic	0.0%	67.9%
Percent Other, Not Hispanic	0.0%	1.8%
Percent Hispanic Origin	0.0%	27.5%
<u>Income¹</u>		
Median Household Income	---	\$41,139
Per-capita Income	---	\$17,185
<u>Housing</u>		
Total Housing Units	0	33,472

Source: U.S. Census Bureau, 2013-2017 American Community Survey, 5-Year Estimates; and Miami-Dade County, Regulatory and Economic Resources Department, Planning Research and Economic Analysis, September 2019.

Note: The Miami Gardens Proposed Annexation Area has no population or housing units and therefore, no income characteristics.

Water and Sewer

The proposed annexation area is within the City of North Miami Beach water and sewer service area. The City of North Miami Beach is a Miami-Dade Water and Sewer Department (WASD) sewer wholesale customer. The wastewater flows generated within the proposed annexation area are routed to the North District Wastewater Treatment Plant for treatment and disposal. WASD does not have facilities of countywide significance within the proposed annexation area. If approved, this annexation will have no impact on WASD's ability to provide services in the vicinity of the area.

Attachments:

- A. Map of the Proposed Annexation Area
- B. Estimated Impact on UMSA Budget Statement
- C. City of Miami Gardens Annexation Application

C: Jennifer Moon, Deputy Mayor/Director, Office of Management and Budget

Miami Gardens County Annexation Area

Unincorporated Miami-Dade

North Miami Beach

Miami Gardens

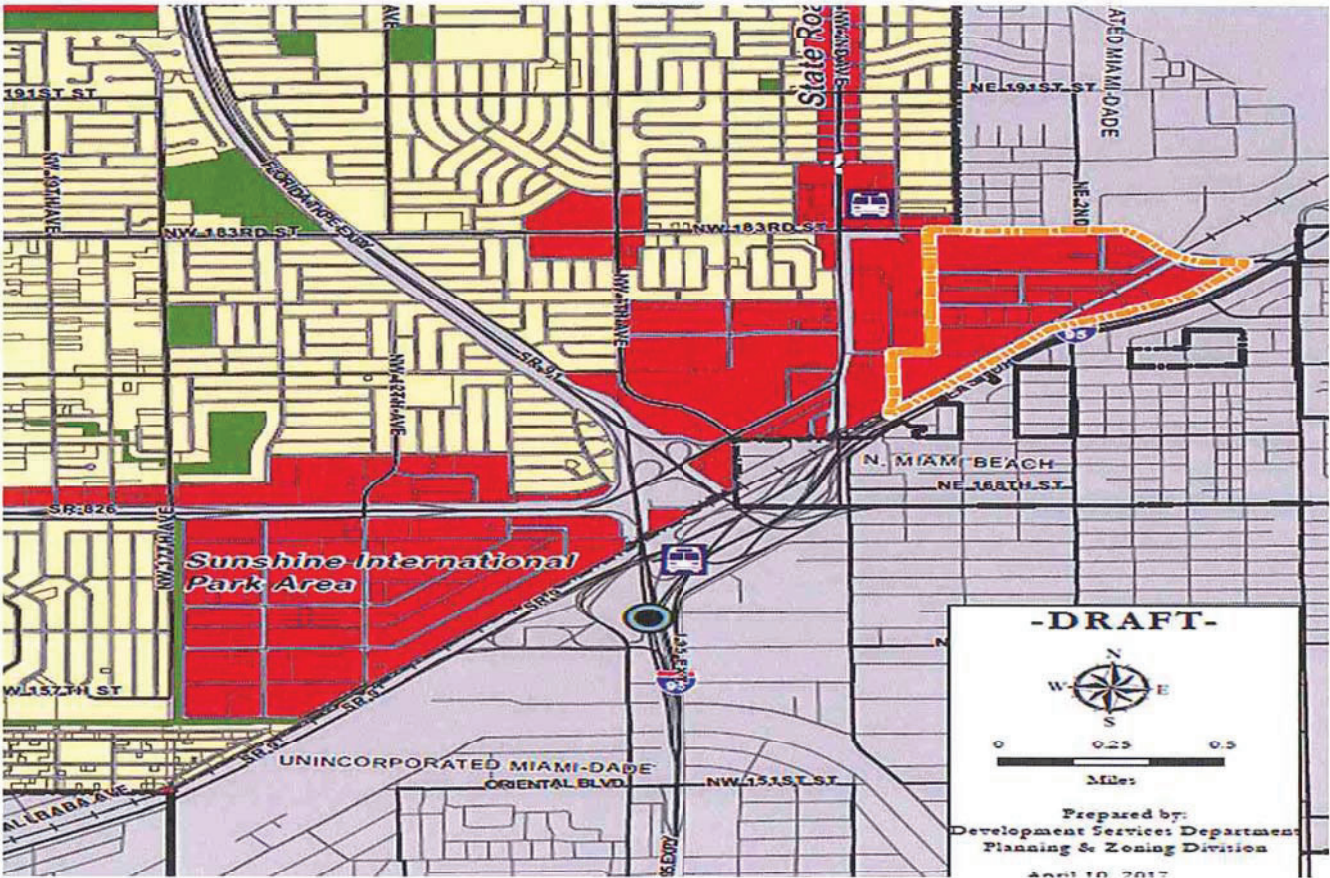
Legend

- Miami Gardens Annexation Area
- North Miami Beach
- Unincorporated Miami-Dade
- Miami Gardens

Map data was obtained by the Miami-Dade County GIS Department. This map was prepared for informational purposes only and does not constitute a legal document. For more information, please contact the GIS Department at 305-375-3000.

ATTACHMENT B

Based on FY 2019-20 Budget	Assumptions	
Property Tax Revenue	<i>Allocation based on tax roll & millage</i>	\$206,316
Sales Tax	<i>Allocation based on \$94.86 per person</i>	\$0
Utility Taxes	<i>County Retains All Utility Taxes</i>	
Communications Tax	<i>Allocated based on tax roll/population</i>	\$19,157
Alcoholic Beverage License	<i>Allocation based on \$0.23 per person</i>	\$0
Business Tax	<i>Allocation based on \$1.08 per person</i>	\$3,100
Interest	<i>Allocation based on .795% of total revenue</i>	\$2,347
Sheriff and Police Fees	<i>Allocation based on population</i>	\$0
Administrative Reimbursement	<i>Allocated based on tax roll/population</i>	\$11,787
Cash Carryover	<i>Allocated based on tax roll/population</i>	\$34,465
Miscellaneous Revenues	<i>Allocation based on \$0.55 per person</i>	\$0
Revenue to UMSA		\$277,172
Cost of Providing UMSA Services		
Police Department		\$304,937
<i>UMSA Police Budget (without specialized)</i>		
Parks, Recreation and Open Spaces Dept.	<i>Based on cost of parks</i>	\$0
Right-of-Way Maintenance		
<i>Centerline Miles</i>	<i>Centerline miles times cost per lane mile</i>	\$8,830
Policy Formulation		
<i>Commission, Mayor, County Attorney</i>	<i>Direct Cost multiplied by 2.67%</i>	\$8,378
Internal Support		
<i>Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget</i>	<i>Direct Cost multiplied by 4.65%</i>	\$14,590
Planning and Non-Departmental		
<i>Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure</i>	<i>Direct Cost multiplied by 7.8%</i>	\$24,474
Cost of Providing UMSA Services		
		\$361,208
Net to UMSA		
		(\$84,036)
<p>1. Does not include gas tax funded projects</p> <p>2. Does not include canal maintenance revenues or expenses</p> <p>3. Does not include proprietary activities: Building, Zoning, Solid Waste</p> <p>4. Does not include Fire and Library Districts</p> <p>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>		
2019 Taxable Property Rolls		\$112,624,827
2019 Area Population		0
2019 UMSA Population		1,196,921
2019-20 UMSA Millage		1.9283
Patrollable Sq. Miles - UMSA		207.90
Total Calls For Service - UMSA CY 2018		625,021
Part 1 Crimes - UMSA 2018		38,344
Part 2 Crimes - UMSA 2018		17,174
Patrollable Sq. Miles - Study Area		0.24
Total Calls for Service - Study Area (2018)		599
Part 1 Crimes - Study Area (2018)		76
Part 2 Crimes - Study Area (2018)		15
Cost per Centerline Mile		\$3,839
Number of Centerline Miles		2.3
Per Capita Taxable Value		N/A



Application for Annexation

Miami Industrial District-Section Four

(A portion of Ives Estate CDP)



City of Miami Gardens

18605 NW 27th Avenue, Miami Gardens, Florida 33056

www.miamigardens-fl.gov

June 3, 2019



CLERK OF THE BOARD

2019 JUN 19 AM 9:17

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

**Application For Proposed
Miami Industrial District-Section Four
(A portion of Ives Estate CDP) Annexation**

CITY COUNCIL

Oliver Gilbert - Mayor

Rodney Harris - Vice Mayor

Erhabor Ighodaro, Ph.D. Councilman

Reggie Leon - Councilman

Lillie Q. Odom - Councilwoman

David Williams, Jr. Councilman

Katrina Wilson – Councilwoman

Mario Bataille, CMC

City Clerk

Sonja K. Dickens

City Attorney

Cameron D. Benson

City Manager

Deputy City Manager - Craig Clay

Assistant City Manager - Vernita Nelson

Assistant to the City Manager – Tracey-Ann Anthony



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City of Miami Gardens

June 3, 2019

Oliver Gilbert
Mayor

Rodney Harris
Vice Mayor

Erhabor Ighodaro, Ph.D.
Council Member

Reggie Leon
Council Member

Lillie Q. Odom
Council Member

David Williams, Jr.
Council Member

Katrina Wilson
Council Member

Cameron D. Benson
City Manager

Mario Bataille, CMC
City Clerk

Sonja K. Dickens
City Attorney

Miami Dade County Clerk
Circuit County Courts
73 W Flagler Street,
Miami, Florida 33130

RE: Annexation Application for a portion of Ives Estate CDP

Dear Mr. Harvey Ruvin:

The City of Miami Gardens is pleased to file an application for the annexation of an unincorporated area, east of the current city limits, known as Ives Estate CDP, in northern Miami-Dade County.

The subject area is bordered by I-95 on the east and south, NE 183rd Street on the North and the City of Miami Gardens to the west, as indicated on Exhibit A. Furthermore, the area proposed for annexation consist of 134.41 acres of lands and is zoned for Industrial use. This makes the proposed annexation ideal as it meets the development goals of the City to expand its industrial-use base, while transforming from a traditional bedroom community to a dynamic, all-encompassing urban landscape that provides diverse opportunities for its residents to live, work and play.

Pursuant to Section 20-3 of the Miami-Dade County Code, the City has completed its due diligence and has obtained pertinent documents needed to satisfy the submittal requirements as outlined in Section 20-3(A) of the Miami Dade County Code. Attached please find:

1. An accurate legal description of the area proposed for annexation (Exhibit A);
2. A map illustrating the location of the subject area in relation to the existing boundaries of the City of Miami Gardens (Exhibit B);
3. Certificate of the County Supervisor of Elections certifying that the area involved in the proposed boundary change contains less than two hundred and fifty (250) residents who are qualified electors (Exhibit C);
4. Three (3) certified copies of the City's resolution requesting the proposed boundary change (Exhibit D), along with proof of compliance of noticing requirements, referenced as Exhibit E.

Additionally, a Land Use Map showing proposed zoning for the subject area and a description of the character and amount of services which the City of Miami Gardens would provide to the annexed area are affixed.

Annexation of this portion of Ives Estate would allow for a seamless expansion of our city limits. Being guided by a team of administrative professionals, the City has conducted an in depth analysis of the proposed annexation area and determined due to its current location, the subject area would benefit significantly from becoming part of our vibrant and growing city.

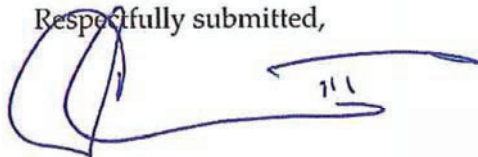
It is believed this proposed annexation will help to strengthen the City's fiscal position and simultaneously provide property owners with a predictable level of service. With the expansion of our Police Department's technological capabilities and more specifically, the Real Time Crime Center, as well as the various roadway maintenance equipment and initiatives recently developed within our Public Works Department, our City is poised to provide this business community with a greater level of efficient service.

While the proposed annexation will help to strengthen the City's fiscal posture, it will also provide this community with a growing municipality to call home.

It gives me great pleasure to submit this application for consideration by the Board of County Commissioners.

Should you have any questions regarding this application, please contact our City Manager, Mr. Cameron D. Benson at 305-622-8000 extension 2701 or via email at cbenson@miamigardens-fl.gov.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Oliver Gilbert", with a long horizontal flourish extending to the right.

Oliver Gilbert
Mayor

C: Carlos Giménez, Miami-Dade County Mayor
Council Members
Cameron D. Benson, City Manager
Craig Clay, Deputy City Manager

SERVICES TO BE PROVIDED

GENERAL GOVERNMENT

The City of Miami Gardens was incorporated in 2003 under the laws of the State of Florida and the Miami Dade County Charter and governed by an elected Mayor and six (6) elected City Council members. We serve the needs of our residents and businesses with pride and look forward to serving the Ives Estate CDP community. The following departments will be directly affected by the proposed annexation and hereto is the breakdown of the concerns and needs that are relevant:

COMMUNITY IMPROVEMENT DIVISION

The Department of Planning and Zoning is paired with the Building, Code Enforcement and Community Development departments. While the subject area does not include residential property, this meshing of departments allows for seamless and efficient services such as special exceptions, variances and building permits and inspections.

PLANNING AND ZONING

The City of Miami Gardens confirms that the proposed Annexation Area is contiguous to its boundaries and does not create a separate enclave as defined by Section 20-7.A.1.c of the Miami Dade County Code of Ordinances.

CODE ENFORCEMENT

The Code Enforcement Unit will be affected by the proposed annexation the most. It is estimated that an increase in necessary support will occur once the subject area is annexed. Because the area is zoned Industrial Use, this would include the assignment of one (1) Senior Business Inspector, two (2) Business Inspectors and one (1) Permit & Licensing Clerk.

The estimated cost for the additional service area is as follows:

Ford F-150 Trucks (3) @ \$23,500.00 each	70,500.00
Lighting (3) @ \$2,500.00	7,500.00
Graphics (3) @ \$ 750.00	2,250.00
Auto Tag/Registration (3) @ \$142.30 each	426.90
	248,676.90

POLICE PROTECTION

The City of Miami Gardens Police Department (MGPD), established since 2007, is a full service law enforcement agency located at 18611 NW 27th Avenue, Miami Gardens, 33056. MGPD operates continuously and serves the community through comprehensive community-oriented policing services. The services provided include Uniformed Police Patrol, Community Policing Unit, K-9 Unit, Gang and Street Crimes Units, Criminal Investigations Division, Gun Reduction Squad, Traffic Enforcement Unit, Community Service Aides, Explorer Post, and a Communications Division.

Analysis

The Department is prepared to provide police protection services to the proposed Annexation Area to include the Publix Warehouse, The Office, and the large industrial area surrounding such establishments. The MGPD would require an increase in personnel and equipment. MGPD currently has 207 Sworn Law Enforcement Officers and 53 Non-Sworn support personnel. At the time of the approved annexation, the MGPD will need to expand its personnel by an additional Sergeant and 8 Officers. These Officers will be assigned to a newly developed beat within preexisting District 1 of the MGPD's jurisdiction. The approximation of costs associated with providing police protection to the annexed area is as follows:

Operating Costs

Salary Costs (1 Sergeant and 8 Officers):	
Sworn Officers Salaries and Wages	\$ 649,818
FICA	\$ 41,505
Retirement	\$ 84,395
Life and Health Insurance	\$ 85,959
Workers Compensation	\$ 14,795
Vehicle Operating Costs:	
Department Operating Costs	\$ 54,278
Vehicle Amortization (3 Years)	\$ 120,000
Total Annual Costs:	\$ 926,610
Capital Outlay	
Uniforms	\$ 23,680

Vehicles	\$ 403,824
Total Capital Outlay:	\$ 427,504

PUBLIC WORKS

Road and Sidewalk Improvements:

As part of this annexation, the City would take over a total of 1.83 miles of roadway (3.40 lane miles). While there are no country or state roads in the subject area, there is an adjacent FDOT I-95/SR-9 Right of Way on NE 5 Avenue (IPCO ROAD – plat 65-64) and a continuous NE 5 Avenue-Access Road – IPCO ROAD (adjacent to NW 183 Street fly-over).

A study of the area revealed the area needs overall road improvements; milling and resurfacing. These efforts will be included in the Public Works Capital Projects and prioritized in keeping with other planned projects detailed in our 5 Year Capital Project. There is also a need to address the increasing number of potholes that must be repaired to preserve the structural road integrity, since the potholes are getting too close to the actual edge of road.

The subject area currently has few sidewalks as it is a Commercial/Industrial area which is not regularly traversed by pedestrians. Additionally, commercial vehicles are frequently parked in the swale which causes damage to the side walk and the overall maintenance of the swale area.

Swale Improvements (landscaping –trees and sod):

As previously noted, the swales are deteriorating due to the heavy compaction of commercial vehicles that park on the swale even when “No Parking – Towing” signs are posted. The compaction of the swale is causing flooding in the area as the water, which normally percolates into the ground when it comes off the road and/or goes into a French drain system, cannot permeate the ground.

There is no landscaping in the some of the swale areas adjacent to the existing roads. Increased landscaping should deter commercial drivers from parking in the swale. Additionally, landscaping will improve the aesthetics of the area and dissuade the current illegal dumping practices observed on NE 4 Court off NE 183 Street. Also, the area will be cleared of the Brazilian Pepper overgrowth, which makes the area more susceptible to illegal dumping. While these initiatives may improve the situation, the lighting of the area will also be necessary to further improve the general aesthetics and safety in the area.

Our Code Enforcement will partner with the relevant property owners to guide an initiative to repairs and preserve the existing sidewalks and the department of Public Works will work towards programming the necessary repair and construction of sidewalks in our 5 Year Capital Project Plan.

Lastly, staff observed many existing trees that are currently interfering with power lines (trimmed by FPL with their tree trimming program). A further assessment will determine how Keep Miami Gardens Beautiful Division (KMGB) can add or replace approximately twelve(12) trees in the entire area.

Water Supply/Distribution and Sewer:

The existing water supply/distribution and sewer is supplied by North Miami Beach and not the County. Per both plats for this area, no individual wells will be permitted on any tract in this subdivision except for irrigation sprinkler or air conditioning and industrial uses other than food processing. In addition, no septic tanks shall be permitted on any of the tract since there are existing sewer lines.

Solid Waste:

Since this area is commercial/industrial, the County does not provide solid waste. This is done by private commercial waste haulers and not the County. The City will not assume any waste collection, however, the solid waste haulers will operate according to the City Code – Code Compliance Division.

Street Lights:

This area does not have any street lights, therefore, they will need to be installed urgently as this will be a cause for many reasons. First, the area gets dark at night causing a problem for Policing. Second, there is a problem with illegal dumping. Third, there is a safety issue for those that work at night or travel through the area.

This area would be added to a Street Light Special Taxing District to install and maintain the street lights with FPL (Florida Power & Light). The nearest special taxing district area to absorb the annexation area would be the existing Sierra (L-62) County Street Light Special Taxing District. The Sierra District is on the west side of the annexation area and is already in Miami Gardens. This effort would involve Commissioner Barbara Jordan’s Office sponsoring a resolution for the addition to the Sierra Street Light District. Staff estimates forty-nine (49) street lights to be added to the annexation area; however, the cost would be through the County’s Street Light - Special Taxing District and the Property Owners.

Stormwater Drainage:

The City will receive the area's Storm water Fees through the tax roll, after the data is supplied to the County's Appraiser's Office. These roads will be classified as City roads, be maintained by the City's Public Works Department and include any new or future storm water improvements.

Since the City owns the west side of NW Miami Court, the annexation will include the east side from NW 183 Street to NW 176 Street.

Canals

There are no canals in the proposed annexation area.

CSX Railroad - Right of Way (ROW):

There is CSX Railroad ROW through and between properties (54 NE 181 ST, 18101 NE 2 CT, 56 NE 181 ST, 57 NE 179 ST, 135 NE 179 ST, 151 NE 179 ST, 205 NE 179 ST and 290 NE 183 ST). In addition, there are two railroad crossings: one on NE 1st Court and the other NE 4th Court. These two crossings require road to track improvements, which can be repaired during the milling and resurfacing capital project. In addition, CSX needs to clean their ROW from overgrowth.

Brownfields:

The annexation area is part of the Carol City brownfield (ID# BF139902000 – Federal Code:025). Brownfield areas are contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government by resolution. Brownfield Areas in Miami-Dade County include all of the unincorporated areas within the Urban Development Boundary of the Enterprise Zones, Enterprise Communities, Empowerment Zones, Targeted Urban Areas and areas eligible for Community Development Block Grant, and include those areas designated brownfield areas by the cities of Doral, Hialeah, Homestead, Medley, Miami, Miami Gardens, North Miami, North Miami Beach and Opa-locka.

Economic incentives, tax credits, low interest loans, and waiver of contamination assessment report review fees are some of the resources available to redevelopers who clean up and develop contaminated sites in brownfield areas in Miami-Dade County. Businesses seeking funding to start a new business or expand an existing one within a brownfield area may be eligible for financial assistance.

The estimated cost for the additional service area is as follows:

Capital and Operating Costs:

The capital costs presented in this analysis (see Table #2) represent estimates and expenses that would be incurred as a result of annexation. As per Table #2 the total estimated Capital Costs is \$1,468,329.50 which includes road and drainage improvements; landscaping and swale improvements. This total amount would be paid out of the CITT (Citizens' Independent Transportation Trust) Capital Projects Account and prioritized with all of the City's Road Improvement Projects.

Staff and Vehicle Requirements:

Due to the extra maintenance of the annexation, two (2) staff (one Public Service Worker I and one Storm water Service Worker III – Equipment Operator) and one (1) additional vehicle will be required to maintain the streets/landscaping-tree trimming and storm water maintenance requirements in the area. The total amount for both employees would be approximately \$95,580 to include fringe-benefits – one from Storm water Funds and the other from the Transportation Fund-Streets/Landscaping. The vehicle required would be approximately \$30,000 which would come from the Storm water Fund.

	Items	Unit	Quantity	Price	Extended Price
1	Topographical Survey	LS	1	\$ 4,000.00	\$ 4,000.00
2	Design	LS	1	\$ 30,000.00	\$ 30,000.00
3	Clearing & Grubbing	LS	1	\$ 8,000.00	\$ 8,000.00
4	Streetlights*				\$ -
5	Sidewalks**	SF	1000	\$ 5.00	\$ 5,000.00
6	Milling	SY	3110	\$ 3.00	\$ 93,330.00
7	S-3 Asphalt - 1" Thick	SY	3110	\$ 9.00	\$ 279,990.00
8	Compacted Base & Subgrade	SY	3000	\$ 24.00	\$ 72,000.00
9	24" White Solid Thermo Line	LF	200	\$ 12.00	\$ 2,400.00
10	6" Yellow Solid Thermo Line	LF	300	\$ 1.20	\$ 360.00
11	6" White Solid Thermo Line	LF	325	\$ 1.20	\$ 390.00
12	RPMs	EA	75	\$ 5.00	\$ 375.00
13	Irrigation	EA	1	\$ 6,000.00	\$ 6,000.00
14	Catch Basin w/ Frame & Grate	EA	35	\$ 2,200.00	\$ 77,000.00
15	Manhole w/ Ring & Cover	EA	5	\$ 2,500.00	\$ 12,500.00
16	18" Exfiltration Trench	LF	5000	\$ 140.00	\$ 700,000.00
17	Solid 18" HDPE	LF	0	\$ 80.00	\$ -
18	Sod - St. Augustine/Bahia	Pallet	60	\$ 250.00	\$ 15,000.00
19	Trees (Provide and Install)	EA	12	\$ 500.00	\$ 6,000.00
20	Landscaping	LS	1	\$ 3,000.00	\$ 3,000.00
21	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00
22	Permits	LS	1	\$ 2,500.00	\$ 2,500.00
23	MOT	LS	1	\$ 2,000.00	\$ 2,000.00
24	Sub-Total				\$ 1,334,845.00
25	Contingency	LS	10%	\$ 133,484.50	\$ 133,484.50
			Grand Total		\$ 1,468,329.50

* Street Lights to be completed by the County's Special Taxing District - Commissioner Barbara Jordan to sponsor resolution (this has no cost to the City but the property owners that will be assessed for the installation and maintenance on their tax roll.

** This estimate is for areas that sidewalks can be installed.

Table 2

Road and Rail Road Crossing:

Road Conditions:



Exhibit #1 - Road Conditions



Exhibit #2 Swale Improvements:

A. Swale Compaction by Commercial Vehicles: (No Parking signs on swales)

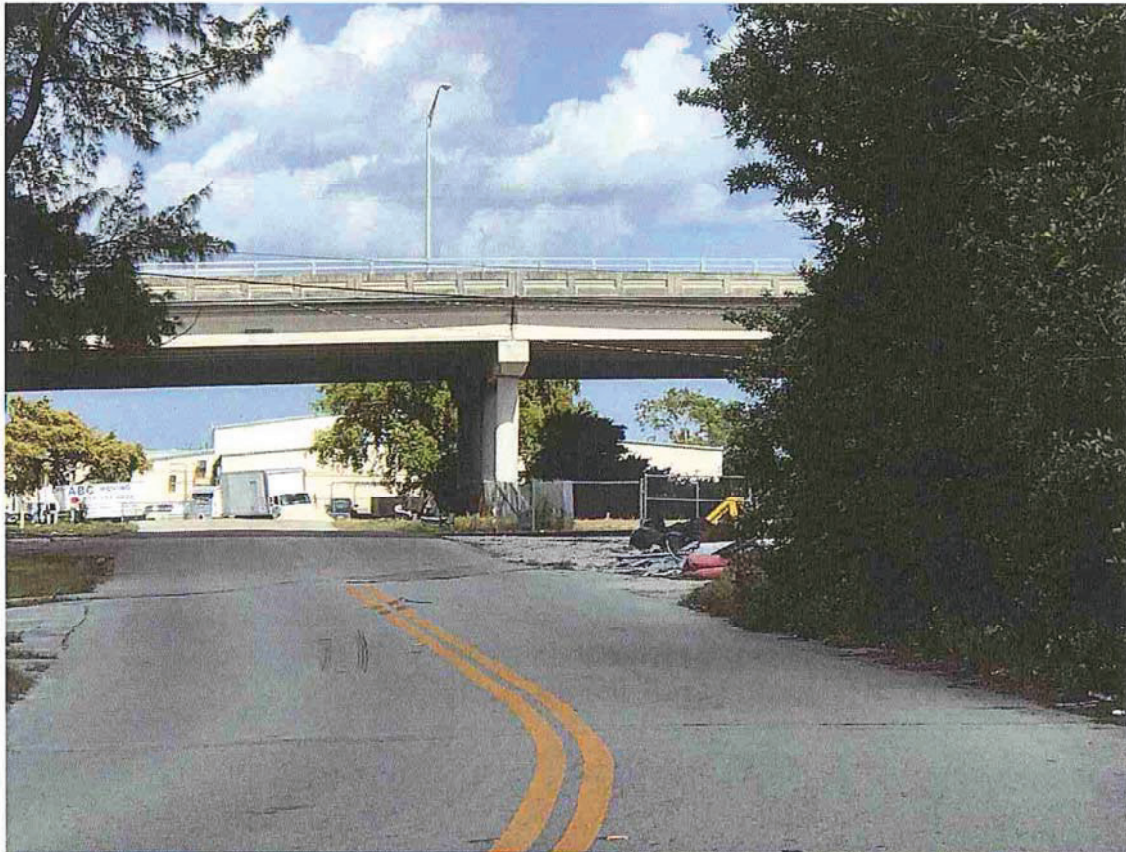


No Parking signs – No enforcement

B. Swale - Landscaping: Some areas have landscaping and others do not.



C. Illegal Dumping on Right of Way: NE 4 Court off NE 183 Street



A. Illegal use of Right of Way by Containers:

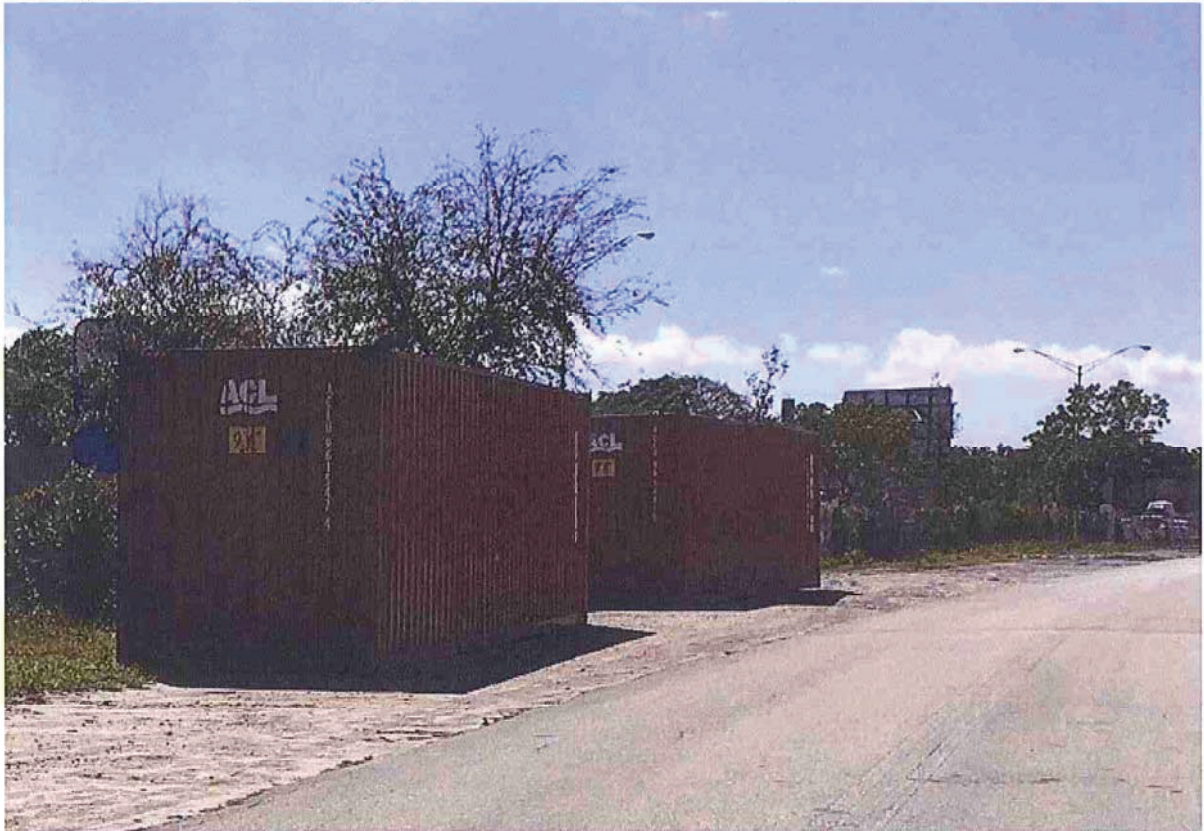
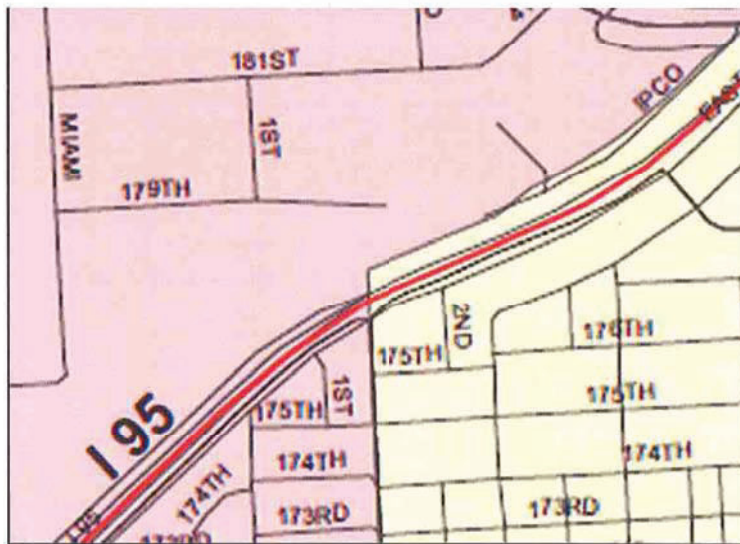


Exhibit #3

Water Supply/Distribution and Sewer Map (North Miami Beach Jurisdiction):

Sewer Service Area Exchange Name

 NORTH MIAMI BEACH



Water Service Area

 North Miami Beach

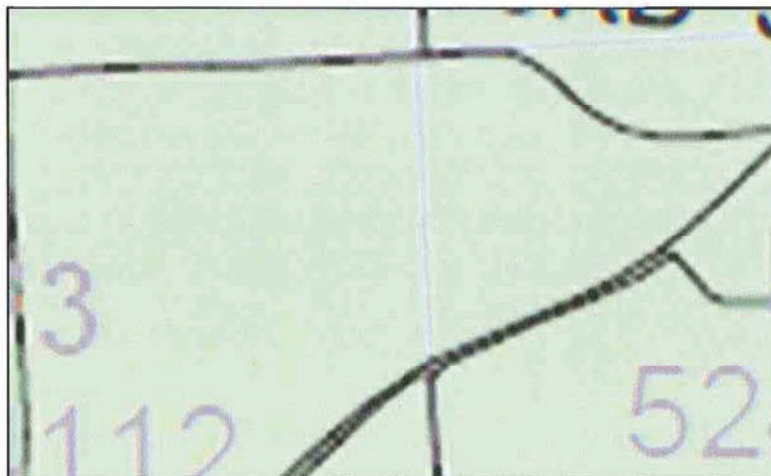
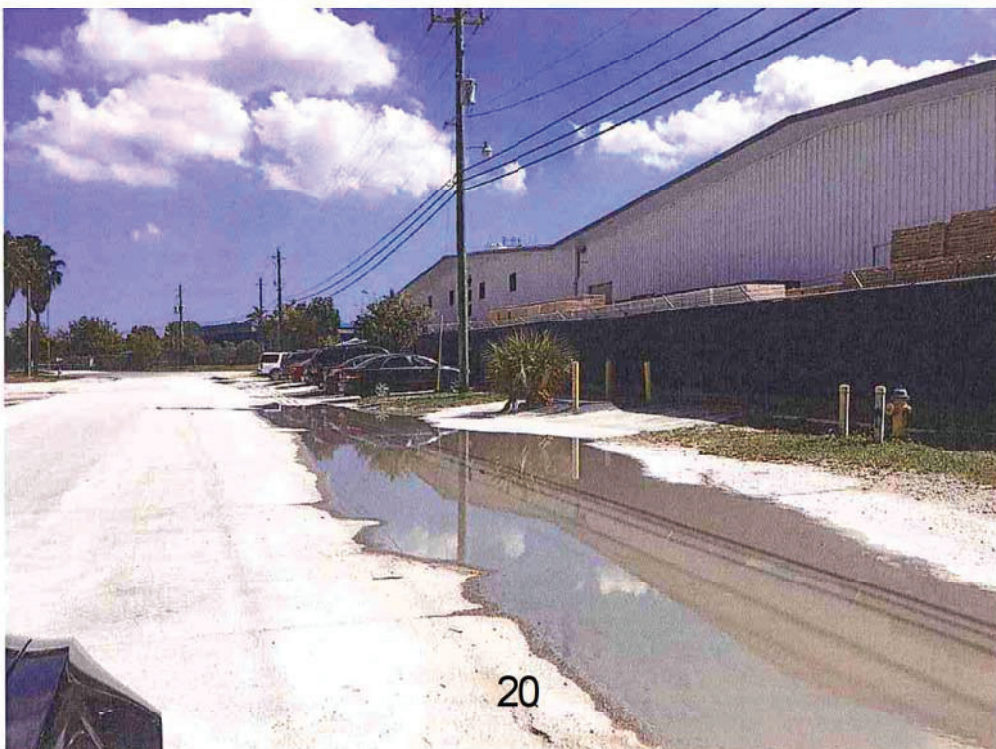


Exhibit #4

Stormwater Drainage - Flooding Issues:

These pictures were taken three days after the rain





CSX Railroad - Right of Way (ROW):

Overgrowth and Track to Road Asphalt Repairs



RESOLUTION NO. 2018-02-3315

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURSUE AN ANNEXATION OF UNINCORPORATED MIAMI-DADE COUNTY FOR THE CITY, LOCATED EAST OF THE CITY LIMITS ALONG NW 1ST AVENUE, NW 176TH STREET, NW MIAMI COURT, NE 181ST STREET AND NE 5TH AVENUE, TOTALING APPROXIMATELY 134.41 ACRES MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; AS WELL AS, PRESENT RECOMMENDATIONS AS TO PROCEED WITH ANNEXATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 11th, 2013, the City Council adopted Resolution Number 2013-279-1975 authorizing the City Manager and City Attorney to initiate the required steps to annex certain property from NW 2nd Avenue south of NW 171st Street to I-95 ("Proposed Annexation Area") into the City of Miami Gardens' ("City") jurisdiction, and

WHEREAS, the City Manager is undertaking this course of action, pursuant to Section 6.04 of Miami-Dade County's Home Rule Charter and Section 20.3 of Miami-Dade County's Code entitled "Initiation of Boundary Changes by a Municipality", and

WHEREAS, the City of Miami Gardens' annexation relates to a commercial/industrial area known as the "Miami Industrial District - Section Four (4) per Plat 27-15 and North Dade Industrial Tract per Plat 65-64 (Exhibit #1 and #2)", and

WHEREAS, the Proposed Annexation Area is bounded north by NW 183rd Street between NW Miami Court & NE 2nd Ct; bounded on the west by NW Miami Court between NW 183rd Street and NW 176th Street and NW 1st Avenue between 176th Street and approximately NW 172nd Street; bounded on the east by NE 5th Avenue from NE 181st Street to NW 176th Street and East Drive between NW 177th Street to

approximately 134.41 acres more particularly described on Exhibit "A" attached hereto; and to present recommendations as to proceed with Annexation.

Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON JANUARY 10, 2018.


OLIVER GILBERT, III, MAYOR

ATTEST:


RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: MAYOR OLIVER GILBERT, III

Moved by: ROBINSON
Seconded by: GILBERT

VOTE: 7-0

Mayor Oliver Gilbert, III	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Vice Mayor Erhabor Ighodaro, Ph.D.	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Lisa C. Davis	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Rodney Harris	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Lillie Q. Odom	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Felicia Robinson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman David Williams Jr	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)

RESOLUTION NO. 2018-02-3315

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURSUE AN ANNEXATION OF UNINCORPORATED MIAMI-DADE COUNTY FOR THE CITY, LOCATED EAST OF THE CITY LIMITS ALONG NW 1ST AVENUE, NW 176TH STREET, NW MIAMI COURT, NE 181ST STREET AND NE 5TH AVENUE, TOTALING APPROXIMATELY 134.41 ACRES MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; AS WELL AS, PRESENT RECOMMENDATIONS AS TO PROCEED WITH ANNEXATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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OLIVER GILBERT, III, MAYOR

ATTEST:



RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: MAYOR OLIVER GILBERT, III

Moved by: ROBINSON
Seconded by: GILBERT

VOTE: 7-0

Mayor Oliver Gilbert, III	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
Vice Mayor Erhabor Ighodaro, Ph.D.	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
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Councilwoman Lillie Q. Odom	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
Councilwoman Felicia Robinson	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
Councilman David Williams Jr	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)

RESOLUTION NO. 2018-02-3315

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OLIVER GILBERT, III, MAYOR

ATTEST:



RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: MAYOR OLIVER GILBERT, III

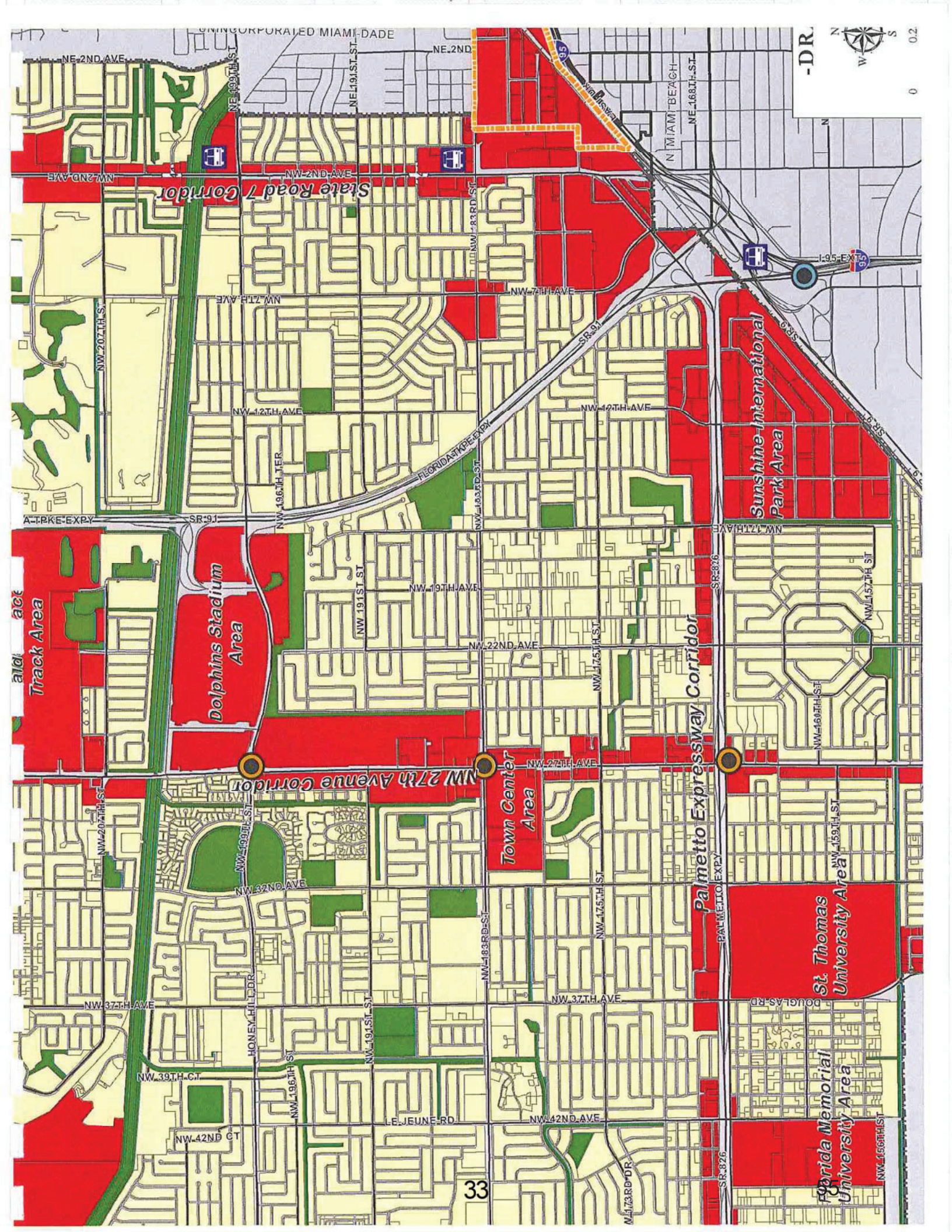
Moved by: ROBINSON
Seconded by: GILBERT

VOTE: 7-0

Mayor Oliver Gilbert, III	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
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Councilwoman Felicia Robinson	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
Councilman David Williams Jr	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)

Exhibit A - Survey and Legal Description

Exhibit B- Proposed Future Land Use Map



State Road 7 Corridor

Sunshine-International Park Area

Dolphins Stadium Area

Town Center Area

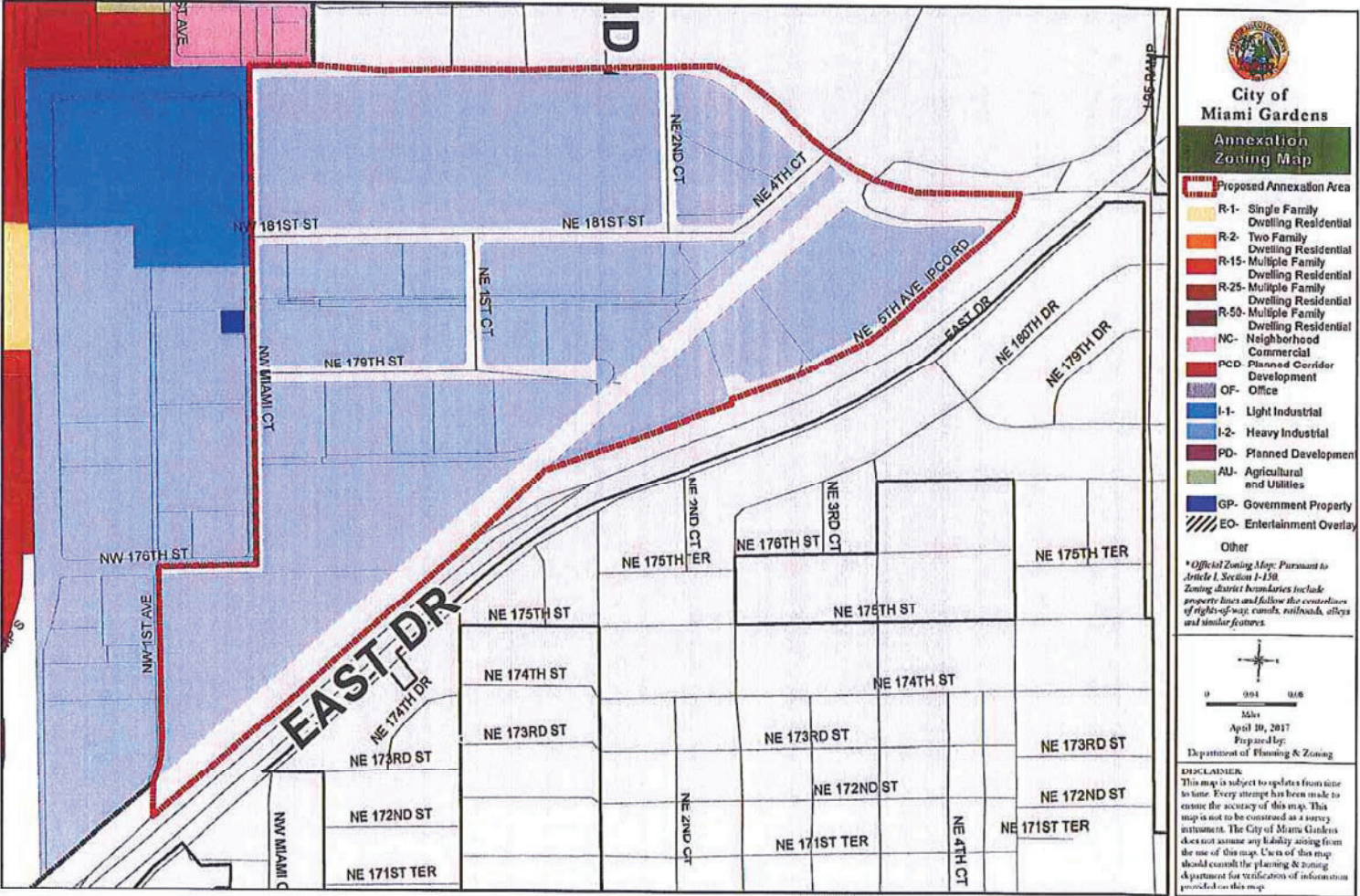
Palmetto Expressway Corridor

St. Thomas University Area
















Florida Memorial University Area

NW 27th Avenue Corridor

Exhibit C- Proposed Zoning Map




**City of
Miami Gardens**
**Annexation
Zoning Map**

-  Proposed Annexation Area
-  R-1- Single Family Dwelling Residential
-  R-2- Two Family Dwelling Residential
-  R-15- Multiple Family Dwelling Residential
-  R-25- Multiple Family Dwelling Residential
-  R-50- Multiple Family Dwelling Residential
-  NC- Neighborhood Commercial
-  PCD- Planned Corridor Development
-  OF- Office
-  I-1- Light Industrial
-  I-2- Heavy Industrial
-  PD- Planned Development
-  AU- Agricultural and Utilities
-  GP- Government Property
-  EO- Entertainment Overlay

** Official Zoning Map, Pursuant to Article I, Section 1-150
Zoning district boundaries include property lines and follow the centerlines of rights-of-way, canals, railroads, alleys and similar features.*



April 10, 2017
Proposed Map
Department of Planning & Zoning

DISCLAIMER:
This map is subject to updates from time to time. Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning department for verification of information provided on this map.

Amendments	
Ordinance No.	Date
1	2017-01-30 / 2/22/2017
Previous Amendments	
V/24/2012	7/14/2015 8/15/2016 12/20/2016
4/2/2016	8/18/2016 10/20/2016
4/2/2016	9/8/2016 10/20/2016



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 Miami Gardens Annexation area known as Miami Industrial District-Section Four, as shown in the attached map, has 0 voters.

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

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 7th DAY OF
MAY, 2019

Proposed Annexed Area (1)

FOLIO	Name	2015	2014
3022070000151	STATE OF FLA DOT		
3021120230083	PUBLIX SUPER MARKETS INC	1,860,725	1,844,390
3021120230010	CRSJ INC	4,571,953	4,726,614
3022070460011	NATIONAL INDUSTRIAL PARK	3,166,340	3,112,737
3021120230144	REFERENCE ONLY		0
3021120230146	179 STREET MIAMI LLC	2,600,000	2,080,042
3021120230171	STATE OF FLA DOT	5,836	5,431
3021120230091	DR JOSEPH P D ANGELO FOUNDATION	79,795	72,969
3022070460010	JESAJ NORTH MIAMI LLC	10,690,000	8,041,561
3021120230143	RELADYNE FLORIDA REAL ESTATE LLC	1,696,950	1,551,000
3021120230160	OLDCASTLE GLASS INC % PETER FOUR	2,745,869	2,496,245
3021120230110	CSX TRANSPORTATION INC		0
3021120230081	NEXEO SOLUTIONS LLC	3,793,999	3,449,090
3021120230070	280 181 L L C	1,005,336	936,980
3021120230100	57 NE 179TH STREET LLC	4,585,000	4,585,000
3021120230150	JB WAREHOUSE OPERATIONS LLC	1,391,361	1,264,874
3021120230200	LIFE TECHNOLOGIES CORPORATION	8,600,000	8,600,000
3021120230050	PUBLIX SUPER MARKETS INC	24,000,000	24,000,000
3021120230090	PUBLIX SUPER MARKETS INC	3,300,000	3,300,000
3021120000130	STATE OF FLA DOT		0
3021120230180	ROSA R ESTEVEZ TRS JOSE L PEREZ	3,396,402	3,633,093
3021120230152	JOSEPH BATTAT	2,145,787	2,076,533
3021120230142	CHARLES F DEL VECCHIO &W M GAIL	1,420,189	1,403,532
3021120230120	CSX TRANSPORTATION INC		0
3022070460020	KODRENYC LLC	5,060,967	5,007,152
3021120230080	DG2 INC	790,331	784,260
3022070000150	STATE OF FLA DOT		0
3022070000152	RELADYNE FLORIDA REAL ESTATE LLC	127,376	115,797
3022070660010	GRUPO UNION LLC	2,703,780	2,763,864
3021120230140	ARTISTIC PAVER PROPERTIES INC	2,496,915	2,398,148
3021120230170	CANCELLED		0
3022070660020	GAZTAMBIDE INVESTMENTS LLC	50,965	47,436
3021120230151	TACO METALS INC	2,200,000	2,000,000
Total Taxable Value		94,485,876	90,296,748

Proposed Annexed Area (1)

Mill Increase	6.1651	
A'dd Taxes owners to pay		A'dd Ta
City of Miami Gardens		
	\$11,808	
	\$28,987	
	\$20,233	
	\$0	
	\$17,231	
	\$36	
	\$540	
	\$65,905	
	\$11,508	
	\$17,626	
	\$0	
	\$23,603	
	\$5,931	
	\$30,918	
	\$9,436	
	\$58,445	
	\$152,155	
	\$22,133	
	\$0	
	\$20,784	
	\$13,594	
	\$8,882	
	\$0	
	\$32,645	
	\$4,999	
	\$0	
	\$864	
	\$18,336	
	\$15,456	
	\$0	
	\$314	
	\$14,580	
	\$606,948	
95% collection	\$576,601	

Mill Increase 6.1651

RESOLUTION 20-1

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD PROVIDING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS ON THE PROPOSED ANNEXATION BY THE CITY OF MIAMI GARDENS

WHEREAS, the City of Miami Gardens has applied to annex the area that is generally described below:

Boundaries: The unincorporated area generally bounded on the north by NE 183 Street (State Road 860); on the east and south by Interstate 95 (I-95), and on the west by boundaries of the City of Miami Gardens.

WHEREAS, the Board of County Commissioners referred this application (Application) to the Planning Advisory Board at the July 10, 2019 Board of County Commissioners meeting; and

WHEREAS, on January 8, 2020, after providing the required notice to property owners, the Planning Advisory Board held an advertised public hearing concerning the Application,

NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD, that it recommends the Board of County Commissioners Approve the proposed annexation by the City of Miami Gardens.

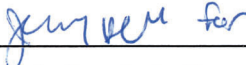
The forgoing resolution was offered by Board Member Alonso, and was seconded by Board Member Fresco, and upon being put to a vote the motion passed 7 to 2 as follows:

Carla Ascencio-Savola	No	J. Wil Morris	Yes
Lynette Cardoch	Yes	Perley Richardson, Jr.	Absent
Carlos Diaz-Padron	Yes	William Riley	Yes
Eric Fresco	Yes	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Robert Ruano	No
Jason Loeb	Absent	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

The Chair thereupon declared the resolution duly passed and adopted this 8th day of January 2020.

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



Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources