



## MEMORANDUM

Agenda Item No. 15(B)3

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

DATE: December 17, 2013

FROM: Harvey Ruvin, Clerk  
Circuit and County Courts

SUBJECT: Proposed Boundary Change  
to Gratigny-Dixie Area by  
City of North Miami

Christopher Agrippa, Director  
Clerk of the Board Division

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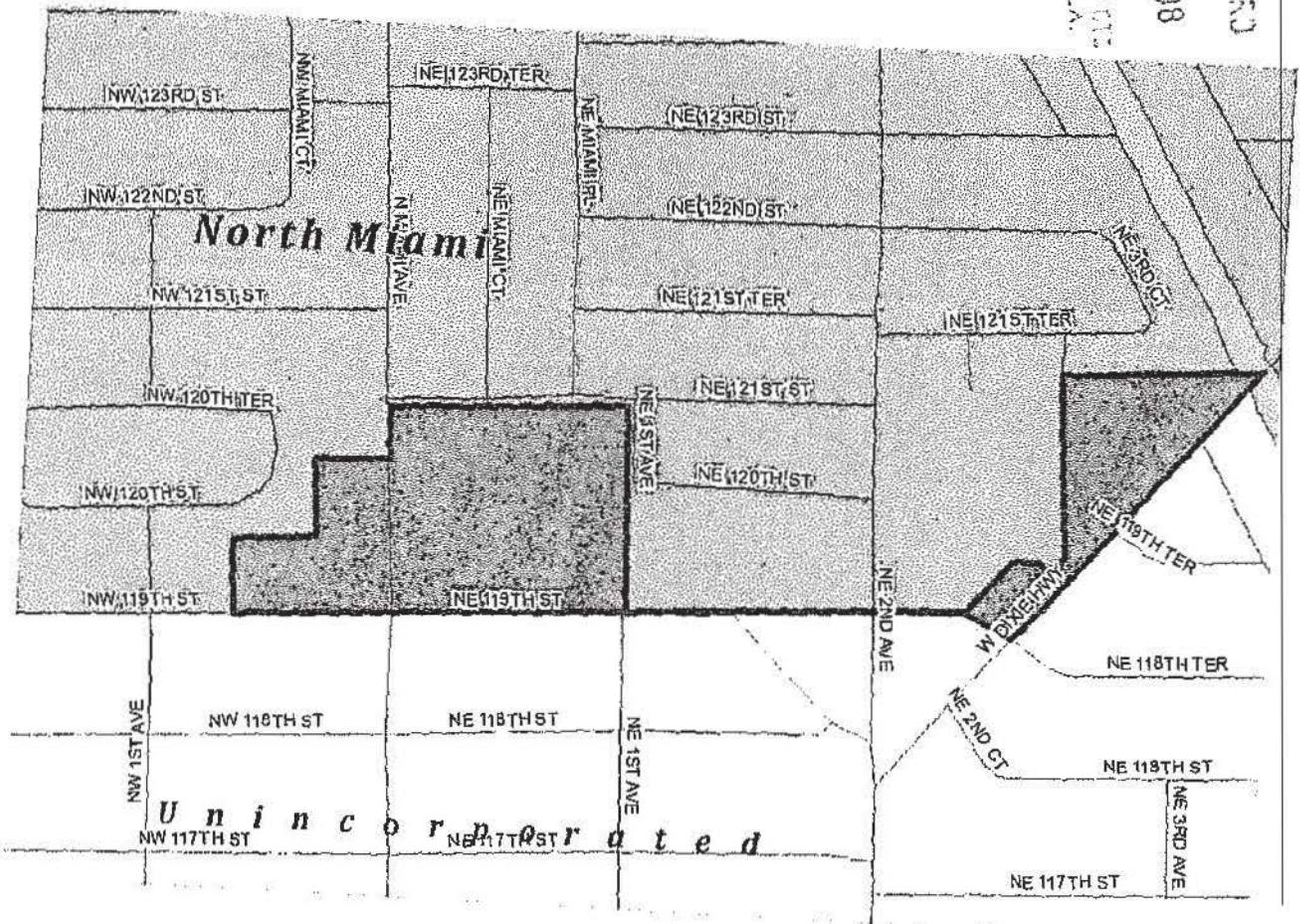
Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board Division has received a petition from the City of North Miami requesting a boundary change to the City of North Miami. (See legal description in the attached application).

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

CA/fcd  
Attachment

# Application for Annexation Gratigny-Dixie Area

CLERK OF THE BOARD  
2013 OCT 16 AM 8:08  
CLERK OF THE BOARD  
MIAMI-DADE COUNTY FLA.  
#1



City of North Miami

776 NE 125<sup>th</sup> Street  
North Miami, FL 33161  
[www.northmiamifl.gov](http://www.northmiamifl.gov)

October 2013





**APPLICATION FOR PROPOSED  
GRATIGNY-DIXIE ANNEXATION**

**CITY COUNCIL**

Lucie M. Tondreau, Mayor  
Marie Erlande Steril, Vice-Mayor  
Phillippe Bien-Aime, Councilman  
Scott Galvin, Councilman  
Carol Keys, Esq. Councilwoman

**CITY CLERK**

Michael A. Etienne, Esq.

**City Manager**  
Stephen E. Johnson

**City Attorney**  
Regine Monestime, Esq.

**Planning Staff**

Prepared by Tanya Wilson Sejour, AICP, Interim Planning & Zoning Manager

John O'Brien, Transportation Planner

Arceli Redila, LEED AP, Planning Technician

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October 7, 2013

Miami-Dade County - Board of County Commissioners  
c/o Mr. Keith Knowles  
Clerk of the Board Division  
111 N.W. 1<sup>st</sup> Street, Suite 17-202  
Miami FL 33128

**Re: Annexation Application for the Proposed Gratigny-Dixie Annexation Area  
City of North Miami**

Dear Sir/Madam:

The city of North Miami is pleased to file an application for annexation of an unincorporated area comprised of the area northwest of West Dixie Highway, from Northeast 119th Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121st Street, on the east-side by Northeast 1st Avenue, on the south-side by 119th Street, and on the west-side by the City limits. This area is known as the Gratigny-Dixie Annexation Area. Pursuant to Section 20-3 of the Miami-Dade County Code, the City has completed its due diligence and obtained the pertinent documents needed to satisfy the submittal requirements as outlined in Section 20-3 (A) of the Miami-Dade County Code. As such, attached please find three (3) certified copies of the City's resolution requesting the proposed boundary change along with proof of compliance of noticing requirements along with the aforementioned supporting documents.

The most recent data and analysis done on the City's Comprehensive Plan revealed that the City of North Miami has only 1.5% vacant developable lands remaining and is approaching build out. As such, Policies 8.1.7 (5) and 1.1.10 of the city of North Miami's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to pursuing annexations where feasible.

To that end, the City believes the proposed annexation area will help to strengthen its fiscal position and eliminate multi jurisdiction overlaps and inefficiencies that exist in the provision of services such as police and water. With the Miami-Dade Government Center being located 10 miles away and the city of North Miami's City Hall being less than a mile away, the City believes it is more practical to annex the subject area within its boundary so residents and businesses can have readily available access to North Miami's staff. Additionally, North Miami has a number of programs that may be of great benefit to many of the businesses and property owners in the Gratigny-Dixie annexation area.

776 NE 125 Street | North Miami | Florida | 33161 305.895.9888 Fax: 305.893.1367



RECEIVED

Miami-Dade Board of County Commissioners  
c/o Mr. Keith Knowles  
October 7, 2013  
Page 2

It gives me great pleasure to submit this application for consideration by the Board of County Commissioners. If you have any questions regarding the application, please contact Tanya Wilson-Sejour, Interim Planning & Zoning Manager, at [tsejour@northmiamifl.gov](mailto:tsejour@northmiamifl.gov) or 305.895.9826.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen E. Johnson", written over a circular stamp or seal.

Stephen E. Johnson,  
City Manager

SEJ:am  
Attachments

- c Mayor & Council
- Regine Monestime, City Attorney
- Roland Galdos, Deputy City Attorney
- Lumane Pluviose-Claude, Deputy City Manager
- Tanya Wilson-Sejour, Interim P&Z Manager

ii Certified Copies Council Resolution & Copy of Public Notice

Three (3) duly certified copies of such resolution requesting the proposed boundary changes.

- See attached three certified copies of resolution R -2013-100

Proof of compliance with the notice requirements:

- See attached copy of notice of public hearing held on August 27, 2013

RESOLUTION NO. R-2013-100

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE 'GRATIGNY-DIXIE ANNEXATION AREA', COMPRISED OF: 1) THE UNINCORPORATED AREA NORTHWEST OF WEST DIXIE HIGHWAY, FROM NORTHEAST 119TH STREET ON THE SOUTH-SIDE AND THE BISCAYNE CANAL ON THE NORTH-SIDE; AND 2) THE UNINCORPORATED AREA BORDERED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY NORTHEAST 1ST AVENUE, ON THE SOUTH-SIDE BY 119TH STREET, AND ON THE WEST-SIDE BY THE CITY LIMITS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, policy 8.1.7 of the City of North Miami ("City") Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to the potential of annexations where necessary; and

WHEREAS, the Mayor and City Council desire to annex the subject area known as the '*Gratigny-Dixie Annexation Area*', comprised of: 1) the unincorporated area northwest of West Dixie Highway, from Northeast 119<sup>th</sup> Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121<sup>st</sup> Street, on the east-side by Northeast 1<sup>st</sup> Avenue, on the south-side by 119<sup>th</sup> Street, and on the west-side by the City limits ("Subject Area"), as depicted in the attached map; and

WHEREAS, Policy 1.1.10 of the City's Comprehensive Plan requires that the City conduct a study to determine the feasibility of annexing areas situated within unincorporated Miami-Dade County and which are contiguous to the City's boundaries; and

WHEREAS, on July 9, 2013, the Mayor and City Council adopted Resolution R-2013-83, authorizing the City administration to conduct an analysis and collect data to determine the feasibility of annexing the Subject Area; and

WHEREAS, City administration completed its analysis of the proposed annexation and

determined that: 1) the annexation would benefit the City due to the Subject Area's commercial composition and strategic location on a major business corridor; and 2) located less than one (1) mile away, the Subject Area would benefit by its close proximity to City Hall and most City services, as opposed to Miami-Dade County which is located eight (8) miles away; and

**WHEREAS**, consistent with Miami-Dade County Code of Ordinances, formal notice of the City's intent to annex the Subject Area was published in a newspaper of general circulation, and provided to all property owners situated within the Subject Area, as well as six hundred (600) feet from the boundaries of the Subject Area; and

**WHEREAS**, City administration seeks authorization from the Mayor and City Council to file a formal annexation application with the Miami-Dade County Clerk, in accordance with the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances; and

**WHEREAS**, the Mayor and City Council have reviewed the proposed annexation application and determined that it satisfies the goals, objectives and policies of the City's Comprehensive Plan and therefore, it is in the best interest of the City to proceed with the formal annexation application to Miami-Dade County.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.** **Authorization to Submit Annexation Application.** The Mayor and City Council of the City of North Miami, hereby approve the submittal of an application to Miami-Dade County to annex into the City of North Miami an area known as the 'Gratigny-Dixie Annexation Area', comprised of: 1) the unincorporated area northwest of West Dixie Highway, from Northeast 119<sup>th</sup> Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121<sup>st</sup> Street, on the east-side by Northeast 1<sup>st</sup> Avenue, on the south-side by 119<sup>th</sup> Street, and on the west-side by the City limits, as depicted in the attached map.

**Section 2.** **Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 27 day of August, 2013.

  
LUCIE M. TONDREAU  
MAYOR

ATTEST:



MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



REGINE M. MONESTIME  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Vice Mayor Steril

Seconded by: Councilman Bien-Aime

**Vote:**

Mayor Lucie M. Tondreau  
Vice Mayor Marie Erlande Steril  
Councilperson Scott Galvin  
Councilperson Carol F. Keys, Esq.  
Councilperson Philippe Bien-Aime

<input checked="" type="checkbox"/>	(Yes)	_____	(No)
<input checked="" type="checkbox"/>	(Yes)	_____	(No)
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<input checked="" type="checkbox"/>	(Yes)	_____	(No)
<input checked="" type="checkbox"/>	(Yes)	_____	(No)

**CERTIFICATION**

I certify this to be a true and correct copy  
of the record in my office.

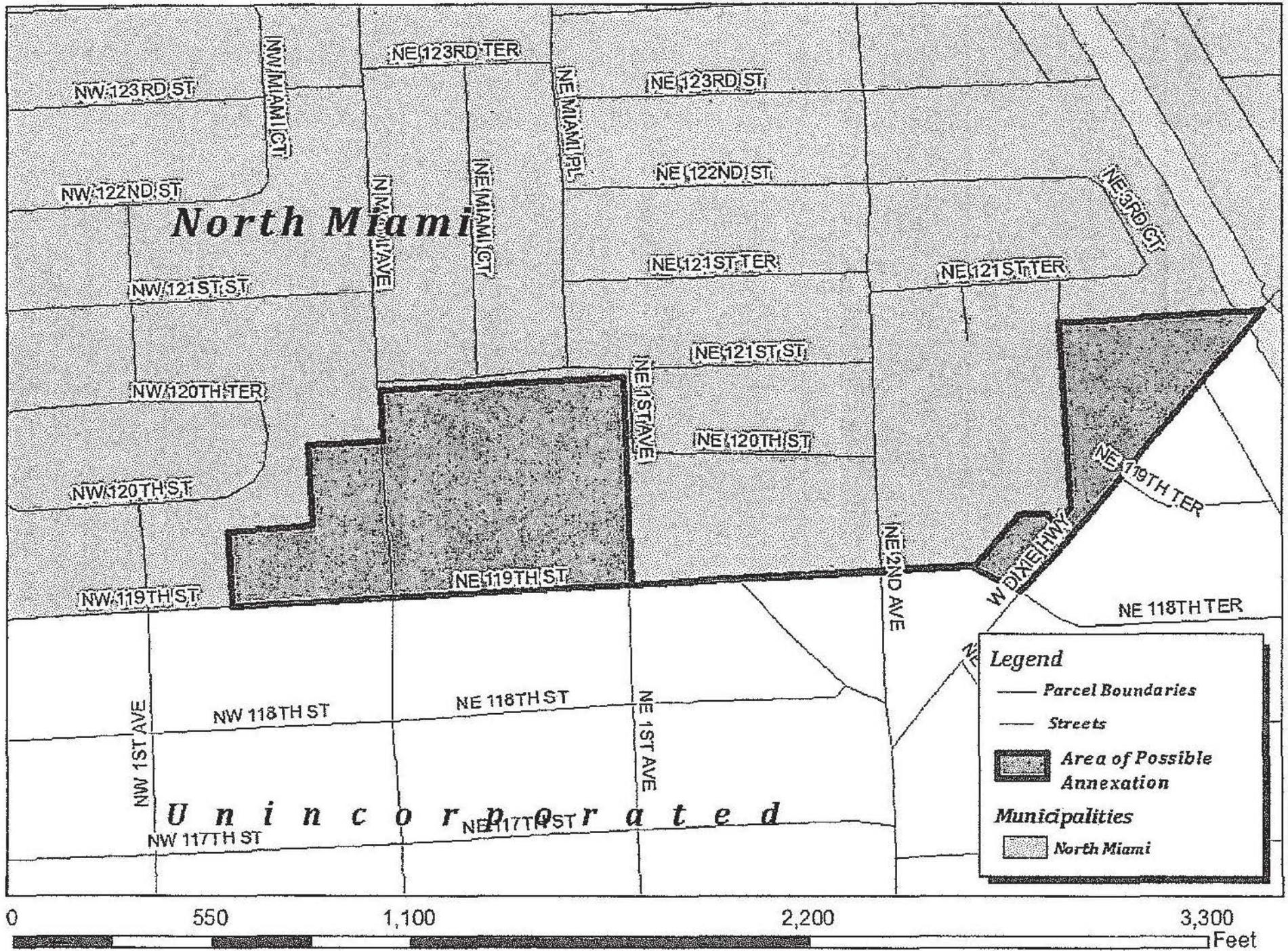
WITNESSETH my hand and official seal  
of the City of NORTH MIAMI

Florida, this the 25 day of

September 2013

Jacqui Klein Deputy City Clerk

# Possible Annexation: Gratigny-Dixie Annexation Area



# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

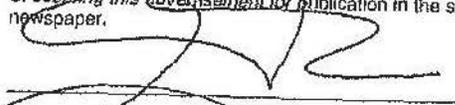
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review t/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF NORTH MIAMI - PUBLIC HEARING - AUG. 27, 2013  
GRATIGNY-DIXIE ANNEXATION AREA

In the XXXX Court,  
was published in said newspaper in the issues of

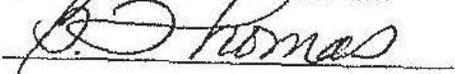
08/16/2013

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



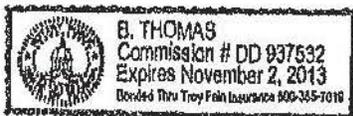
Sworn to and subscribed before me this

16 day of AUGUST A.D. 2013



(SEAL)

MARIA MESA personally known to me



## CITY OF NORTH MIAMI NOTICE OF PUBLIC HEARING ON PROPOSED ANNEXATION

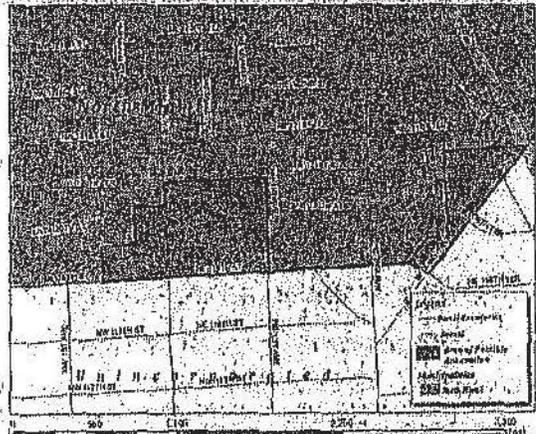
RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA; APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE GRATIGNY-DIXIE ANNEXATION AREA, COMPRISED OF: 1) THE UNINCORPORATED AREA NORTHWEST OF WEST DIXIE HIGHWAY, FROM NORTHEAST 119TH STREET ON THE SOUTH SIDE AND THE BISCAYNE CANAL ON THE NORTH SIDE; AND 2) THE UNINCORPORATED AREA BORDERED ON THE NORTH SIDE BY NORTHEAST 121ST STREET, ON THE EAST SIDE BY NORTHEAST 1ST AVENUE, ON THE SOUTH SIDE BY 119TH STREET, AND ON THE WEST SIDE BY THE CITY LIMITS, PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

NOTICE IS HEREBY GIVEN that the City of North Miami City Council will hold a public hearing on August 27, 2013 at 7:00pm in the Council Chambers of North Miami City Hall, Second Floor, 776 NE 125 Street, North Miami, Florida 33181 on a proposed annexation area known as the Gratigny-Dixie Area is bounded roughly on the north by NE 121st street, to the east by West Dixie Hwy, to the south by NE 119th ST, and to the west by N Miami Avenue as depicted in the map below.

Members of the public are invited to attend the Public Hearings and provide oral or written comments on the matter. A copy of the annexation application and report will be available for public review between the hours of 8:15 a.m. and 5:00 p.m. in the City Clerk's Office, City Hall, 125th Street, North Miami, Florida 33181, Attn: Community Planning and Development Department. For questions, please call (305) 893-6511, Ext. 12182.

ANY PERSON WISHING TO APPEAL THE DECISION OF THE CITY COUNCIL WILL NEED A VERBATIM RECORD OF THE MEETING'S PROCEEDINGS, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SECTION 286.0105, F.S.) IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING, TELEPHONE (305) 893-6511, EXT. 12182, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 893-7936 FOR ASSISTANCE.

Possible Annexation Gratigny-Dixie Annexation Area



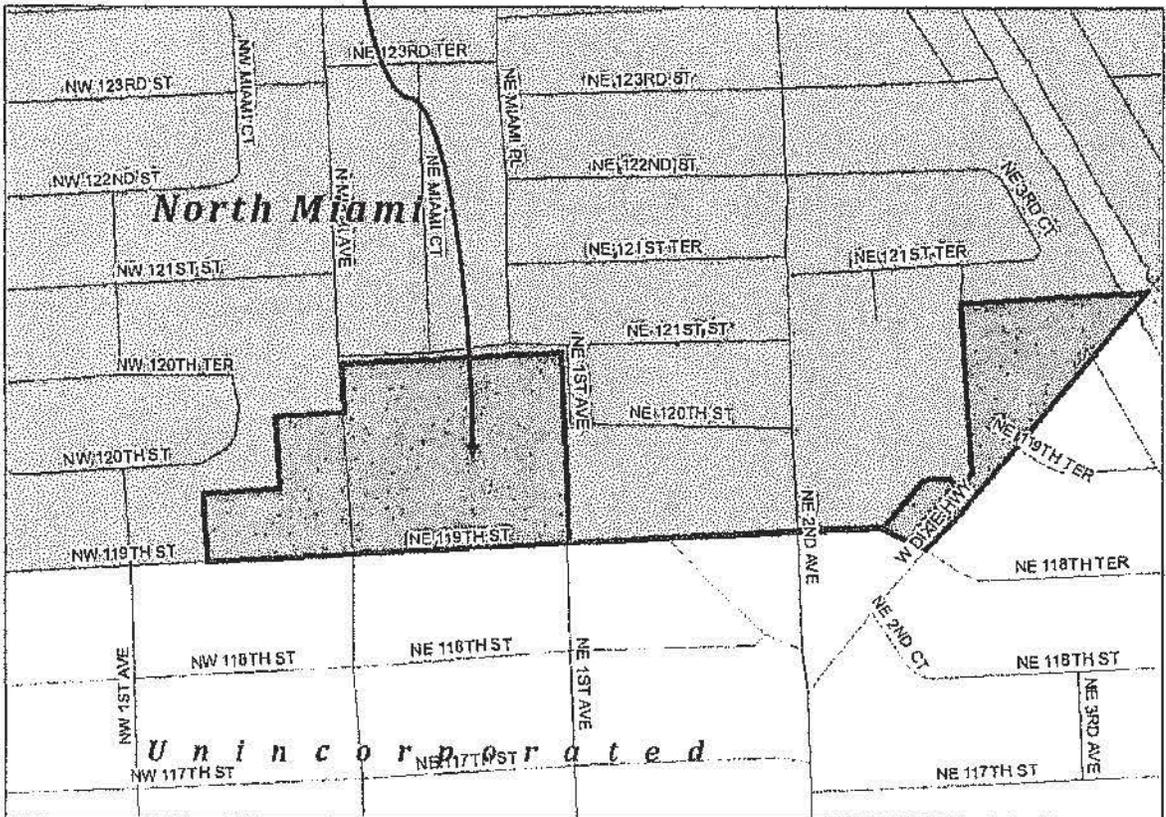
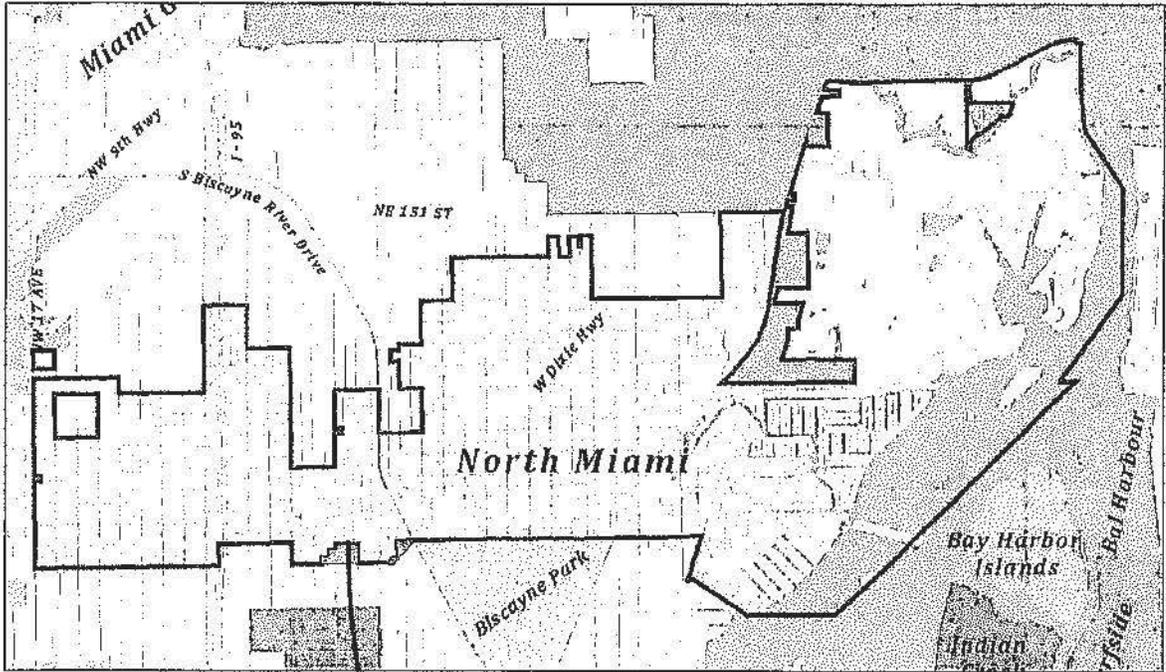
8/16

13-3-276/2138704M

**(A) Legal description of the lands or land area involved in proposed boundary change**

**Area comprised of:** 1) the unincorporated area northwest of West Dixie Highway, from Northeast 119th Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121st Street, on the east-side by Northeast 1st Avenue, on the south-side by 119th Street, and on the west-side by the City limits.

(B) Location Map of Gragny-Dixie Area



(C) Certificate of the County Supervisor of Elections



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

**CERTIFICATION**

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Penelope Townsley, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the City of North Miami Annexation Area – Gratigny-Dixie, as described below, has 0 voters.

The annexation area is described as: "BOUNDED ROUGHLY ON THE NORTH BY NE 121<sup>ST</sup> STREET, TO THE EAST BY WEST DIXIE HIGHWAY, TO THE SOUTH BY NE 119<sup>TH</sup> STREET AND TO THE WEST BY NORTH MIAMI AVENUE."

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 6<sup>th</sup> DAY OF  
AUGUST, 2013

  
\_\_\_\_\_  
Penelope Townsley  
Supervisor of Elections

*Please submit a check for \$50.00 to our office payable to the "Board of County Commissioners" for the cost of research and labor.*

## (D) Grounds for Proposed Annexation Boundary Changes

The most recent census data revealed that the City of North Miami is approaching build out with only 1.5% vacant developable land remaining and a decline in overall population size by 1,094 persons, within the last decade. As such, future opportunities for continued economic growth and expansion primarily exist in strategically pursuing infill redevelopment and annexations. Furthermore, Policies 8.1.7 (5) and 1.1.10 of the City of North Miami's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to pursuing annexations where feasible.

To that end, City Administration completed an analysis of the Gratigny-Dixie Area which removes gaps on the City's southern limits along West Dixie Highway and NE 119<sup>th</sup> Street. The area is comprised of: 1) the unincorporated area northwest of West Dixie Highway, from Northeast 119th Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121st Street, on the east-side by Northeast 1st Avenue, on the south-side by 119th Street, and on the west-side by the City limits. The area is comprised mostly by small businesses and the Gratigny Elementary school. The 16.5 acres contain no residential units.

The area is surrounded by the City on three sides and creates a logical City limit. Staff is of the opinion that the proposed annexation application is in keeping with the intent of Section 20-7 A(1)(c) of the Miami Dade County Code which seeks to eliminate such enclaves and **create more cohesive, inclusive neighborhoods and commercial areas throughout the County.**

In addition to filling gaps in the City boundary, **this area will fill the gap within Census Tracts: 3.08 near Gratigny Elementary and Census Tract 3.06 for the West Dixie Hwy section.**

Furthermore, Policies 8.1.7 (5) and 1.1.10 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms, including annexations. That is because opportunities for economic growth and expansion in North Miami primarily exist in strategically pursuing infill redevelopment and annexations.

### ANNEXATION BENEFITS TO THE SUBJECT AREA

#### Elimination of Enclaves

If approved, the subject annexation would eliminate the current unincorporated enclave and create a seamless commercial and educational area. This continues the establishment of NE 119<sup>th</sup> Street as the southern boundary of the City.

#### Localized Government

If annexed, the property and business owners within the proposed annexation area will benefit from more localized government and have an opportunity to actively participate in the political

affairs of the City. To that end, the prospective owners would gain a legitimate voice in the City's fiscal and political decision making process. As business and property owners they would also have readily available access to Council meetings, responsive administrative personnel, as well as permitting and zoning services all in closer proximity.

#### Quicker Emergency Response

With the Miami-Dade Government Center being located 8 miles away from the subject area and the City of North Miami's City Hall located less than 1 mile away, the City believes it is more practical to annex these areas within its boundary so these residents can have readily available access to its quality neighborhood services with quicker essential service response. Under the current circumstances businesses in the subject annexation area interested in filing a police report have to travel to the *Miami Dade County Intracoastal Station* (located 6 miles way) or *Headquarters* (located 8 miles away) which is much further away than the *North Miami Police Station* (located less than 1 mile away). North Miami Police Department often receives calls from owners from the subject area but have to refer these individuals to the County. However since North Miami police officers are closer than the County Police officers, they would be first responders on the scene and save critical response time in emergency cases.

For all calls the average response time for North Miami Police Department from the time the call is received until an officer arrives is 9 minutes and 20 seconds. On average the call is held at dispatch for 5 minutes and 4 seconds and the officer's response time is 4 minutes and 16 seconds. The average response time for the Miami-Dade Police Department is 15 minutes and 54 seconds. On average the call is held at dispatch for 7 minutes and 24 seconds and the officer's response time is 8 minutes and 30 seconds. North Miami Officers are assigned to smaller geographic areas to patrol then Miami Dade County Officers. **This allows North Miami Officers to have more interaction with the community and a quicker response time to calls; both routine and emergency calls.**

#### Additional Business Services

The proposed annexation areas will have access to the City's commercial/business grants, which offer business façade improvements and repairs to certain qualified businesses utilizing funds from the City's Community Redevelopment Agency.

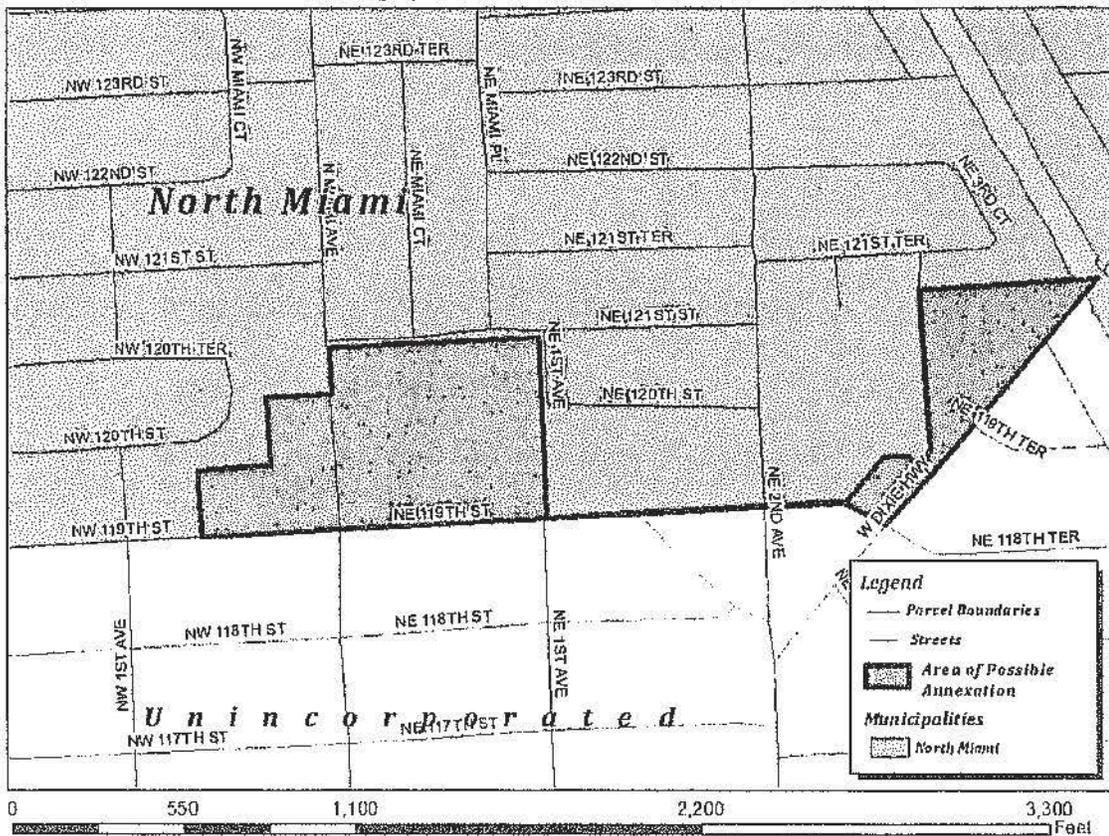
The City currently holds the coveted honor of being an All American City and a Certified Silver Green Local Government as a result of the many innovative green strategies that are environmentally friendly and also offer cost savings to residents. As a resident of North Miami, the subject area will have access to the City's free commuter Nomi bus service that runs for the entire business week from Monday to Friday, 7 am to 8 pm.

**For the aforementioned reasons, the City of North Miami formally requests that Miami-Dade County Board of County Commissioners approved the proposed annexation request.**

(F) Statement declaring whether an enclave, as defined in Section 20-7(A)(1)(c), borders the municipality and whether the proposed boundary change includes such enclave.

The City confirms that (as shown in the map below) the proposed Gragny-Dixie Annexation Area is contiguous to its boundaries and does not create a separate enclave as defined by Section 20-7.A.1.c. In fact if approved the proposed annexation eliminates the current county enclave and would create a more cohesive area.

*Possible Annexation: Gragny-Dixie Annexation Area*

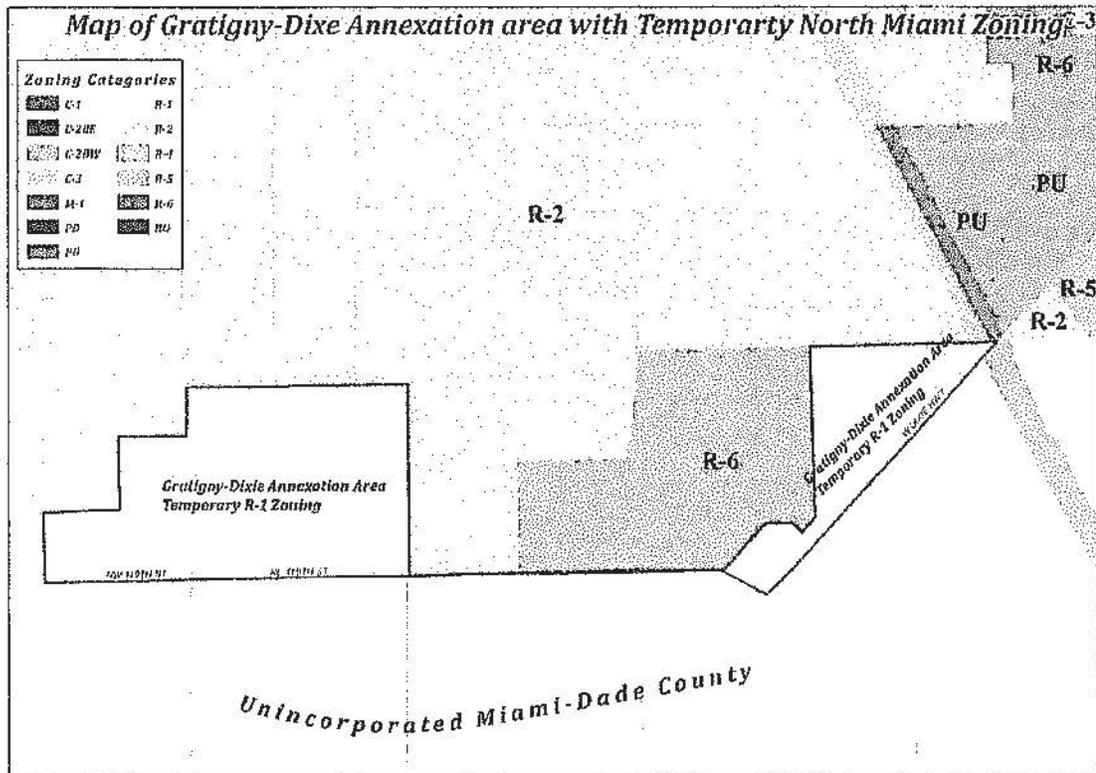


In addition to the foregoing, there shall be filed with the Clerk of the County Commission the following information

(F-1) Land use plan and zoning

The municipality shall present a general land use plan and a map showing proposed zoning for the subject area which, if annexed, will be enacted by the municipality. This information shall be submitted regardless of size of area or state of existing development.

Per Section 1-106 (B) 3 of the City of North Miami's land development regulations, any land annexed into the City will be temporarily zoned as R-1, as shown in the map below. Within 30 days of annexation the area will be reviewed by the city for designation of an appropriate zoning district in accordance with the provisions of article 3, division 10.



## (F2) List of Services to be provided

### (a) POLICE PROTECTION

The Gratigny-Dixie Annexation Area is currently served by the Miami Dade County Police Department. However if annexed the City of North Miami has a full service law enforcement agency that will be providing police protection to the proposed area. The City of North Miami currently has 123 Sworn Law Enforcement Officers and 36 Non-Sworn support personnel. The local policing offered by North Miami will provide area property owners closer access to their local government and police services. In their current situation, residents must travel to the Miami-Dade County Inter Coastal Station or Head Quarters which is located much further away than the North Miami Police Department or North Miami City Hall.

North Miami Police Officers currently respond to the area to look for subjects that have committed crimes in North Miami and to back-up county officers. Occasionally, North Miami Officers are closer than county officers for emergency calls and will be the first responders. Many of the people that live in this area associate themselves as living with in North Miami and call the North Miami Police Department for assistance. North Miami then has to refer them to Miami-Dade County. The annexation of this area will not have an effect on the staffing levels of the North Miami Police Department since the area will not require the hiring of any additional officers.

**From the proposed Gratigny-Dixie Annexation Area, the North Miami Police Department and City Hall is located less than 1 mile away. The Miami-Dade County Inter Coastal Station is 5 miles away and their Head Quarters is 19 miles away.** For emergency and priority calls, the average response time for the North Miami Police Department, from the time the call was received in dispatch until an officer arrives at the scene is 4 minutes and 54 seconds. The average time for emergency and priority calls to be processed at dispatch is just over 1 minute and the officer's response time is just over 3 minutes. Miami-Dade Police Department's average response time including dispatch for emergency and priority calls is approximately 8 minutes, with just over 1 minute at dispatch and approximately 7 minutes for the officer to respond.

The City would be able to provide superior law enforcement services to the areas which would include patrol services, investigative services (the North Miami Police Department investigates all crimes that occur within the City including homicides), special response (SWAT), Tactical Units and specialized services such as community policing and traffic enforcement. The City of North Miami would be able to provide all law enforcement services to the annexed area in an exceptional manner.

The City would offer **outstanding law enforcement services, shorter response times** and an **in-depth community policing program**. Currently the city is divided into 6 patrol zones and 22 grids. By assigning an area to a grid and zone it allows the department to track and monitor crimes in a specific area. The police department then uses a three prong approach: Intelligent based policing, community policing, and traditional policing, to best deploy its resources.

**Intelligence based policing** requires the department to monitor crime statistics on a daily, weekly and monthly basis. Through monitoring, crime trends are detected and police resources are deployed to combat the crime. The department has a full time Crime Analyst that prepares reports daily. The Crime Analyst works directly with the Crime Suppress Team (CST), Investigative Section (IS) and the Patrol Section on a daily basis to discuss crime trends and the Modus Operandi (MO). This strategy has been effective in **reducing crime by 5% in 2010, 9% in 2011 and 3% in 2012**. In addition, 2012, had the **lowest number of part one crimes reported since 1979**.

**Community policing** is a concept that the department has embraced for several years at all levels. The department has a community policing section and stresses community policing at every level from the patrol officer to the chief. The community policing section serves as the liaison between the community and the police department. The department has given credit to the community for being a strong partner and assisting the department in lowering crime to the lowest level since 1983. Each area of the city has its own community policing officer. The community policing officer attends community functions such as homeowners meetings, crime watch groups or other functions in the community. The officer serves in a bi-direction capacity. The officer provides the community and businesses with information and crime prevention tips but also brings back information and feedback from the community to the department.

#### **(b) FIRE PROTECTION**

Fire and emergency medical services will continue to be provided by Miami Dade County. Fire Station 19 is centrally located at 650 NW 131 ST and is less than 1 mile from the proposed Gratigny-Dixie Annexation Area. There is no cost to the City for this service.

#### **(c) WATER SUPPLY AND DISTRIBUTION**

The City's existing water facility at the Winston Water Treatment Plant provides a reliable source of lime softening water with a permitted capacity of 9.3 MGD (million gallons per day). This plant provides approximately 65% of the City's finished water but it also supplies water to customers in a few of the neighboring cities as well as areas of unincorporated Miami Dade County (including the area of the proposed annexation). However, the existing facility cannot satisfy all the City's water demands so the City purchases supplemental finished water from Miami-Dade Water & Sewer Department to supply approximately 35% of its total water need. If the subject area is annexed the transition would be seamless since the City already provides water to the proposed area and there is not anticipated to be any additional service cost to the City.

#### **(d) SANITARY SEWER**

The City of North Miami owns and maintains its sanitary sewer facility and provides sewer service to the businesses and residents of the City, a few neighboring cities as well as areas of unincorporated Miami Dade County. Most of the subject area is currently on septic; with two private lift stations. However should the area desire to be hooked up to the City's sewer

connection in the future, each applicant shall be responsible for charges associated with sewer service hook up and said request is subject to final Council approval. The City's total service demand based on existing needs is *approximately 3 billion gallons of sewage annually*. However the facility has a maximum annual system capacity of *over 5 billion*. Therefore the City is currently meeting its level of service standards for sanitary sewer facilities and maintains excess capacity to accommodate additional demands of the annexed area if needed.

**(e) GARBAGE AND REFUSE COLLECTION AND DISPOSAL**

On average the City generates over 15,000 tons of garbage and 9,000 tons of trash annually. Solid waste collection is maintained at a level of service standard of 0.8 tons of solid waste per capita per year. The City is currently meeting its level of service standard for solid waste. If the subject annexation area is approved no additional City staff would be needed in order to service the area. As the Gratigny-Dixie area is mostly commercial, businesses will continue to be served by their private contractors after annexation. However, per a franchise agreement, all commercial businesses in North Miami are required to use Waste Pro of Florida, Inc., as their solid waste removal contractor. The City will follow Section 403.70605, Florida Statutes, relative to the displacement of the current contractors and expect a transition from the business' current contractor in no more than 3 years.

**(f) STREET LIGHTING**

Florida Power & Light (FPL) currently provides the electrical service and the street lighting system for North Miami. FPL has adequate capacity to serve the future electrical needs of the subject area. It is also expected that FPL would provide these services to the proposed Area so the transition would be seamless. The standard for street lighting in the proposed area would be fully consistent with the South Florida Building Code and State Energy Code.

**(g) STREET CONSTRUCTION AND MAINTENANCE**

The primary roads in the Gratigny-Dixie Area are state or county roads. West Dixie Highway and NE 119<sup>th</sup> Street are state roads, maintained by the state. North Miami Avenue is a county maintained road. However, the City will take over the maintenance of the median on West Dixie Highway as part of our interlocal maintenance agreement with the state.

**(h) PARK AND RECREATION FACILITIES AND SERVICES**

The City of North Miami has an exceptional system of parks with onsite facilities and recreational programs for youth and adults. The City maintains 22 parks and recreational facilities (which include Community and Neighborhood Parks, Tot Lots, Passive Green Spaces, Sports Fields and Special Use Parks). North Miami's current park level of service (LOS) is 2.75 acres of park space per 1,000 residents. Currently, the City is surpassing this with a level of

service of 18.9 acres per 1,000 people. As an All American City and a Certified Silver Green Local Government, North Miami strives to achieve the sustainable goals and objectives outlined in the adopted Parks Master Plan.

**(i) BUILDING & ZONING**

The City of North Miami City of North Miami's Community Planning Department maintains a full service Building & Zoning Division that processes variances, special exceptions, site plans, building permits and conducts building inspections. Staffs of the Building & Zoning Division also work closely with the members of the Board of Adjustment at their monthly public hearings where the Board reviews and makes decisions on zoning related matters. The businesses of the subject annexation area currently commute over 20 miles away to the County's Planning & Development Department in order to receive these services. If annexed, the City's Building and Zoning Division is conveniently located less than 1 mile away from the subject area.

**(j) LOCAL COMMUNITY PLANNING SERVICES**

The City of North Miami's Community Planning Department, Planning section provides long and short range planning services including, annexation, transportation planning, traffic calming, comprehensive plan amendments, conditional use permits, rezoning, master planning and platting. Planning Staff work closely with the Planning Commission (the City's Planning Advisory Board) to review and discuss proposed projects at a monthly public hearing before they are forwarded to City Council for final approval.

The Department is also responsible for providing economic development and housing services to the City's businesses and residents. The City of North Miami offers several programs to promote affordable housing opportunities. Deferred loans and grants are available for very low to moderate-income families who are in need of home repairs or are interested in purchasing their first home. Federal and State funding sources for the City's Housing Programs are the State Housing Initiative Partnership (SHIP) program, the Community Development Block Grant (CDBG) program and the HOME Investment Partnership (HOME) program. The City also offers a façade grant to area business to assist in the cleaning and revitalization of commercial store fronts. If annexed the future residents of the subject area will have convenient access to these City services and programs.

**(k) SPECIAL SERVICES NOT LISTED ABOVE**

**Code Compliance Division**

The Code Compliance Division is responsible for investigating complaints and enforcing violations of Municipal, County, and State codes, rules, regulations, and laws relating to residential, commercial and industrial properties. As part of the process Code staff collaborates with area residents, businesses, neighborhood associations, public services agencies and other City departments to address blight, nuisances, and to maintain a clean environment for all residents and businesses in North Miami. If annexed the subject areas will have close access to

the City's Code enforcement staff in order to address code violation and improve the aesthetics of the area in an effort to enhance property values.

**(I) GENERAL GOVERNMENT**

The City of North Miami was established in 1926 under the laws of the State of Florida and the Miami Dade County Charter and governed by an elected Mayor and four (4) elected City Council members. The proposed annexation will provide property owners closer access to their local government staff and political leaders at City Hall. **With the Miami-Dade government center being located 20 miles away and the City of North Miami's City Hall located only 3 miles away, the City believes it is more practical to annex these areas within its boundary so the residents and businesses in the subject area can fully maximize the benefits available to local residents.**

(G) Timetable for supplying the services listed above.

Service	Timetable
Police Protection	Immediate
Water	Immediate
Fire	Immediate
Sewer	Based on business request and future funding
Garbage & Refuse	Immediate
Street Lighting	Immediate
Parks	Immediate
Building & Zoning	Immediate
Planning	Immediate
Code Enforcement	Immediate
General Government	Immediate

**(H) Financing of the services listed above.**

Table 1 below contains estimates for those services that will be impacted by the annexation. Several services will require capital expenditure at the onset in order to appropriately service the newly annexed areas. Otherwise there are services like Police that will not require additional capital costs or staffing in order to serve the annexed area. Total initial first year cost to the City to bring the subject area online is projected to be \$3,000. The annual cost to provide services to the subject area is \$3,000.

North Miami Gratigny-Dixie Annexation Area

Service to be Provided	1st year cost	Annual Cost to Provide Service	Source of Funds
Police	0	0	General
Water supply & distribution	0	0	W&S
Collection and treatment of sewage	0	0	W&S
Garbage, refuse collection and disposal	0	0	Private
Street Maintenance	0	0	General
Parks (right-of-way maintenance)	3,000	3,000	General
Totals	3,000	3,000	

**(I) Tax Load on Annexed Area**

The City of North Miami currently maintains a millage rate of 7.9336 (FY 13-14). The current Miami Dade millage rate is 1.9283

According to the Miami Dade County Property Appraiser's Office, the 2012 total taxable property value in the Gratigny-Dixie Area was: \$4,529,274

At the current County mileage rate of **1.9283**, total taxable revenues to the County are approximately **\$8,734**; if the area is annexed into the City of North Miami the potential tax revenue based on the City's mileage rate of 7.9336 would be **\$35,933**.

Projected Cost vs. Benefit to the City of North Miami  
Gratigny-Dixie Annexation Area

Annual Property Tax Revenue From Annexation Area	Annual Cost of Providing Service	Net Gain
\$35,933	\$3,000	\$32,933

**(j) Certificate of the Director of the Department of Planning and Zoning** certifying that in the Director's sole determination an area proposed for annexation or separation having two hundred and fifty (250) or fewer registered electors is more than fifty (50) percent developed residential. This certification will determine whether an election of registered electors will be required as provided in Section 20-9.

The subject area contains 0 registered voters and is less than 50% residential. Therefore no election is required. See attached letter from Miami Dade Director of Planning & Zoning.

# Memorandum



**Date:** August 26, 2013

**To:** Christopher Agrippa, Division Chief  
Clerk of the Board

**From:** Eric Silva, Assistant Director  
Regulatory and Economic Resources 

**Subject:** Certification of the City of North Miami's Proposed Annexation - Gratigny-Dixie

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

- o The proposed annexation area, described below, is less than 50 percent developed residential. According to the 2013 land use records, as shown in the attached table and figure, there is approximately one acre of land in residential use (6.1 percent) within the proposed annexation area. The land area of the proposed annexation is approximately 15.6 acres.
- o The proposed annexation area, which is shown in the attached figure, is generally bounded by NE 121<sup>st</sup> Street to the north, West Dixie Highway to the east, NE 119<sup>th</sup> Street to the south and N Miami Avenue to the west.

## Attachments

**cc:** Jorge Fernandez, Office of Strategic Business Management  
Craig Collier, County Attorney's Office  
Maxine Calloway, City of North Miami

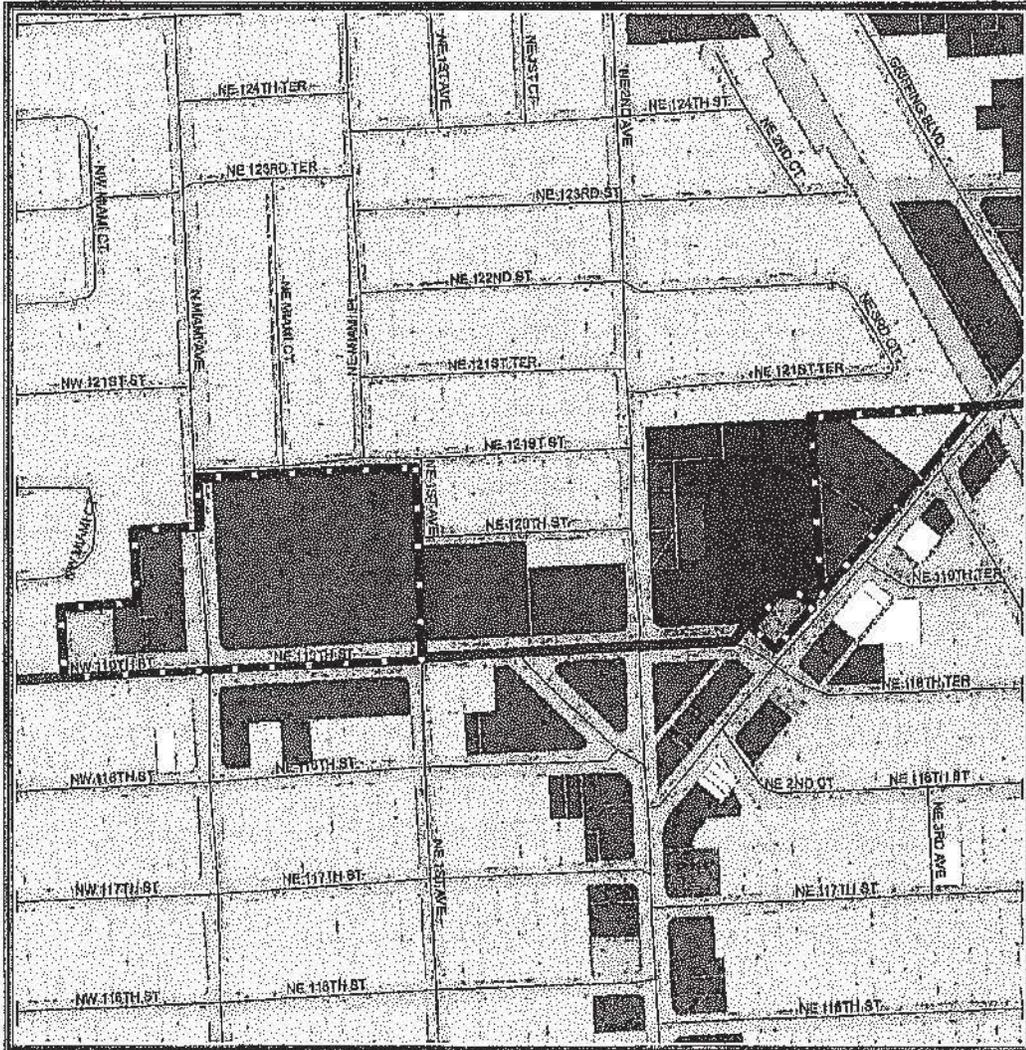
**City of North Miami - Gratigny-Dixie Proposed Annexation Area  
2013 Existing Land Use**

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	North Miami (Area Acres)	North Miami (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.9	6.1	2,098.7	37.9	111,257.1	8.8
Commercial & Office & Transient Residential	3.3	21.2	255.2	4.6	14,465.4	1.1
Industrial	0.0	0.0	102.5	1.9	17,743.2	1.4
Institutional	8.9	57.1	362.6	6.5	14,569.4	1.2
Parks/Recreation	0.0	0.0	1,172.7	21.2	833,284.2	65.8
Transportation, Communication, Utilities	2.5	15.7	1,284.9	23.2	87,462.7	6.9
Agriculture	0.0	0.0	0.0	0.0	63,563.3	5.0
Undeveloped	0.0	0.0	225.4	4.1	87,027.1	6.9
Inland Waters	0.0	0.0	37.6	0.7	36,936.0	2.9
<b>Total:</b>	<b>15.6</b>	<b>100.0</b>	<b>5,539.7</b>	<b>100.0</b>	<b>1,266,308.5</b>	<b>100.0</b>

\* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Section - August 2013

**CITY OF NORTH MIAMI GRATIGNY-DIXIE PROPOSED ANNEXATION AREA**  
**2013 EXISTING LAND USE**  
 Miami-Dade County, Florida



**Legend**

<b>2013 Existing Land Use</b>		
Single-Family	Industrial Extraction	Vacant, Protected, Privately Owned
Two-Family Duplexes	Industrial	Vacant, Protected, Government Owned
Mobile Home Parks	Industrial (Innovative, Office type of use)	Vacant Privately Owned, Unprotected
Townhouses	Industrial (Innovative, Commercial Condominium type of use)	Canal right-of-way
Low Density Multi-Family	Airports, Ports	Inland Waters
High Density Multi-Family	Communications, Utilities, Terminals	Ocean, Bay Waters
Residential Government Owned Housing	Streets, Roads, Expressways, Ramps	Proposed Annexation Area
Transient Residential (Hotels, Motels)	Staircase, Expressway R/W	Municipal Boundary
Commercial, Shopping Centers, Stadiums	Agriculture	Streets
Office	Parks, Preserves, Conservation Areas	Scale
Mixed Use-Business/Residential	Water Conservation Areas	
Industrial	Vacant Government Owned, Unprotected	

  
 Regulatory and Economic Resources Department  
 Planning Research Section  
 Planning Information Unit  
 August 2013

**(K) Petition Requirement**

A petition filed with the Clerk of the County Commission indicating the consent of twenty-five (25) percent plus one (1) of the electors in the area proposed for annexation provided however, no petition shall be required where the property proposed for annexation is vacant or where there are two hundred fifty (250) or less resident electors.

The subject area contains 0 registered voters, therefore no petition is required.

**Diaz, Fara (COC)**

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**From:** McBride, Daysha (COC)  
**Sent:** Monday, October 21, 2013 9:24 AM  
**To:** Diaz, Fara (COC)  
**Cc:** Knowles, Keith (COC)  
**Subject:** Gratigny- Dixie Area-Annexation Application for Novemeber 5, 2013 BCC  
**Attachments:** memo- BCC Nov. 5. 2013.doc; N Miami Grtny Dixie Area Appl.pdf

Mrs. Diaz,

Please place the attached item on the November 5, 2013 BCC meeting. The cover memo is also attached.

Thank you

*Daysha McBride*  
**Commission Clerk II**  
*Clerk of the Board Division*  
*111 N.W. First Street, Suite 17-202*  
*Miami, Florida 33128*  
*(305) 375-5133 (Office)*  
*(305) 375-2484 (Fax)*  
[dmcbriid@miamidade.gov](mailto:dmcbriid@miamidade.gov)



**Diaz, Fara (COC)**

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**From:** Agenda Docs (ITD)  
**To:** Diaz, Fara (COC)  
**Sent:** Thursday, October 24, 2013 12:39 PM  
**Subject:** Read: 15(B)3 - PROPOSED BOUNDARY CHANGE TO GRATIGNY-DIXIE AREA BY CITY OF NORTH MIAMI - BCC MEETING OF 11/05/13

Your message

To: Agenda Docs (ITD)  
Subject: 15(B)3 - PROPOSED BOUNDARY CHANGE TO GRATIGNY-DIXIE AREA BY CITY OF NORTH MIAMI - BCC MEETING OF 11/05/13  
Sent: Thursday, October 24, 2013 12:36:18 PM (UTC-05:00) Eastern Time (US & Canada)  
was read on Thursday, October 24, 2013 12:39:05 PM (UTC-05:00) Eastern Time (US & Canada).