

Memorandum



Date: December 15, 2014

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 Gratigny-Dixie Area by the City of North Miami

Background

On October 16, 2013, the City of North Miami (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Miami-Dade County Board of County Commissioners (Board) referred the application to the Planning Advisory Board (PAB) at the November 17, 2013 Board meeting. As required by the Code, the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration.

The proposed annexation is approximately 15.6 acres or 0.02 square miles of the Unincorporated Municipal Service Area (UMSA). The areas depicted in Attachment A are not deemed enclaves as defined in Chapter 20 of the Miami-Dade County Code (Code).

The proposed annexation consists of two areas:

Area 1: The Unincorporated area of northwest of West Dixie Highway, from NE 119 Street on the south-side and the Biscayne Canal on the north-side, and

Area 2: The Unincorporated area bordered on the north-side by NE 121 Street, on the east-side by NE 1 Avenue, on the south-side by 119 Street, and on the west-side by the city limits.

The Annexation Area is within County Commission District 2, represented by Commissioner Jean Monestime.

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

Summary of Issues for Consideration

1. The annexation area has fewer than 250 resident electors and less than 50 percent is developed as residential property. Should the Board approve the annexation; a vote of the electors in the annexation area will not be required.
2. The City does not state nor indicate the future land use designation that would be applied in the annexation areas. The City must address the future land use(s) for the annexation areas and its consistency with the CDMP.
3. If the annexation is approved and the annexation areas rezone temporarily to R-1 as indicated, the zoning would be in conflict with the existing non-residential zoning and retail uses on the proposed annexation area properties (a potential abrogation of property rights). This conflict could be addressed if the City appropriately rezones the properties.

4. There are two records of current contamination assessment/remediation issues within the subject area:
 - Dade County Public Schools Gratigny Elementary UT-3024 (Folio 30-2125-000-0220): Petroleum Contaminated site currently in a state administered cleanup program.
 - PJ Auto Service UT-784 (Folio 30-2125-000-0240): Petroleum contaminated site currently conducting site investigation.
5. Public Works and Waste Management (PWWM) will maintain North Miami Avenue from NE 119h Street to NE 121st Street and the City will take over the maintenance of the median on West Dixie Highway.
6. The area should remain within the Miami-Dade Fire Rescue (MDFR) District in perpetuity.
7. There are no zoning covenants in properties within the proposed annexation area.

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 areas do not divide a Census Designated Place.

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

Properties within the proposed annexation Area 1 are zoned BU-1 (Neighborhood Business District) and BU-1A (Limited Business District) and are developed with retail and office uses and a single-family residence. Properties within the proposed annexation Area 2 are zoned RU-1 (Single Family Residential District) and BU-1A and are developed with the Gratigny Elementary School (east of North Miami Avenue) and retail uses and a gas station (west of North Miami Avenue).

Properties adjacent to the north and west of the proposed annexation Area 1 are within the City. These properties are zoned R-2 (Single Family District) and R-6 (Multifamily Residential District) west of the Biscayne Canal, and developed with single and multifamily residences. Properties adjacent to the east, north and west of the proposed annexation Area 2 are within the City as well. These properties are zoned R-2 (Single Family Residential) and developed primarily with single family residences.

In its application, the City has included a map that shows the proposed annexation areas with a temporary R-1 (Residential Estate District) zoning designation. Uses permitted in R-1 include single-family dwellings, community residential (6 or less persons), accessory uses, daycare, docks, home occupations, and public facilities. Section 1-106(B)(3) of the City of North Miami Land Development Regulations requires that all lands annexed to the City be initially zoned R-1 and that within 30 days of the annexation, the annexed land be reviewed by the City for designation to an appropriate zoning.

If the proposed annexation is approved, the initial R-1 zoning designation on the properties within the proposed annexations areas would be generally compatible with the existing and planned land uses and zoning within the City. However, the R-1 zoning designation would be in conflict with the existing non-residential uses and zoning of

properties in the proposed annexation areas. This conflict could be addressed if the City appropriately rezones the properties as outlined in the annexation application and mentioned above.

3. Preserve, if currently qualified, eligibility for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state, and local government agencies?

The annexation will not impact the federal/state entitlement funding administered by the Miami-Dade Department of Public Housing and Community Development (PHCD).

4. Will the annexation impact public safety response times?

Fire and Rescue:

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

Police:

In the event the annexation application is successful, the total service area within UMSA will be reduced. Conversely, departmental resources may need to be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation endeavors, the full impact upon UMSA is yet to be determined.

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

The proposed annexation area has no related traffic impacts to the County. However, the area is adjacent to a state roadway system that may require input from the Florida Department of Transportation. Transfer of roadways to the City for maintenance does not transfer traffic engineering jurisdiction. PWWM retains authority over all County and Municipal streets with regards to: traffic geometric design; and installation, removal and maintenance of all traffic control devices.

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, the County no longer has the ability license new cable television companies and enforcement activities will be limited to rights-of-way issues only. Therefore, the proposed annexation won't 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 the unincorporated areas. 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. Has the area has been identified by the Federal Government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary needs that may arise?

The proposed annexation Area 1 is located within the federally designated, 100-year floodplain. This area will flood under sustained rains and property owners within it are required to obtain flood insurance.

Both proposed annexation areas are located within the County's designated Hurricane Evacuation Zones "C", "D", or "E", therefore residents of the areas are obligated to evacuate when hurricane warnings are issued.

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

The proposed annexation areas will be connected by public transportation to major educational facilities, parks, government offices, commercial centers, Metromover/Metrorail stations and tourist attractions.

The closest Miami-Dade Transit (MDT) service is adjacent to the annexation areas, along NE 119th Street and West Dixie Highway. Service is provided by Metrobus Routes 9, 10, and 19. Route 9 provides local service from Downtown Miami to Aventura Mall. Route 10 provides local service from the Omni Metromover Station/Bus Terminal to Miami Gardens Drive. Route 19 provides weekday service only from Miami Dade College (MDC) North Campus to 163rd Street Mall.

Route 9 provides a connection to the Government Center Metrorail Station and the Downtown Bus Terminal as well as convenient access to Aventura Mall, 163rd Street Mall, Skylake Mall, Shops at Midtown Miami, Miami Jewish Home & Hospital for the Aged, Barry University – Main Campus, Brown Mackie College, FIU Biscayne Bay Campus, International Fine Arts College, MDC – Wolfson Campus, New World School of the Arts, Adrienne Arsht Center, American Airlines Arena, and the Miami Art Museum.

Route 10 provides a connection to the Adrienne Arsht Center Metromover Station/Bus Terminal as well as convenient access to Skylake Mall, 163rd Street Mall, Shops at Midtown Miami, Adrienne Arsht Center, Miami Jewish Home & Hospital for the Aged, Barry University – Main Campus, Brown Mackie College, and the International Fine Arts College.

Route 19 provides a connection to the 163rd Street Mall Bus Terminal as well as convenient access to 163rd Street Mall, Barry University – Main Campus, and the MDC – North Campus.

These MDT routes also provide direct connections to the cities of Little Haiti, Miami Shores, North Miami, Village of El Portal, North Miami Beach, and the City of Aventura.

In addition to the county operated transit service described above, the City operates the NOMI express, a free community bus with four local bus routes. The closest NOMI transit service is the green route, which runs adjacent to the annexation areas, along NE 119th Street and West Dixie Highway. The NOMI green route provides service from the annexation area to the Griffing Adult Center/Park, Gratigny Elementary, Oleander Park, Sunkist Grove Community Center, Thomas Sasso Pool, Ben Franklin Elementary School, Joe Celestine Center, Claude Pepper Park, and to the 7th Avenue Flea Market. The alignment for the city-operate transit route is provided in the attached route maps.

9. To the degree possible, would the proposed annexation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining municipality?

The proposed annexation areas are within the same public school district boundaries as the adjoining unincorporated area and the City. The public schools serving the proposed annexation areas are: Gratigny Elementary, North Miami Middle, Thomas Jefferson Middle and North Miami Senior High.

The following analysis addresses the factors required for consideration by the Board of County Commissioners and the Planning Advisory Board pursuant to Chapter 20-7 of the 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 areas do 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 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 areas are not enclaves nor do they create an unincorporated enclave.

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

The boundaries of the proposed annexation areas are generally logical and follow City limits or rights-of-way.

Area 1: The City of North Miami to the north and west, NE 118th Terrace to the south and West Dixie Highway to the east.

Area 2: NE 121st Street to the north, North Miami Avenue to the west, NE 119th Street to the south and NE 1st Avenue to the east.

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 taxable value within the annexation area is \$4,605,615. At the current City millage rate (7.9336 mills), the ad valorem revenues attributable to the annexation area would be \$34,712. At the current UMMA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$8,437 as noted in the table below. The expected tax increase to the entire annexation area would be an additional 6.0053 mills and \$26,275. There are 10 folios in area, and the average property owner would pay an additional \$2,628 if this annexation is approved.

Existing and Projected Property Tax Cost		
City of North Miami FY 2014-15		
	Millage Rate	Millage x Taxable Value
City of North Miami		
Municipal Millage	7.9336	\$34,712
Unincorporated Area		
UMMA Millage	1.9283	\$8,437
Increase	6.0053	\$26,275

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

The proposed annexation areas are located inside the 2020 Urban Development Boundary of the Adopted 2020 and 2030 Land Use Plan (LUP) map of the County CDMP.

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

The total taxable value of the annexation area is \$4,605,615. The area generates an estimated \$10,189 in revenue. The County spends an estimated \$80,481 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$70,292 (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, franchise fees of an estimated \$1,124 and utility taxes of an estimated \$3,159 will be retained by the County.

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

There are two residents in the proposed annexation areas, therefore this metric is not applicable.

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

The CDMP Adopted 2020 and 2030 LUP map designates the properties in the proposed annexation Area 1 along West Dixie Highway to a depth of ± 100 feet as "Business and Office" and "Low Density Residential Communities" on the remaining area. Properties in proposed annexation Area 2 are designated "Low Density Residential".

The "Business and Office" CDMP land use category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, residences, and light industrial uses that are scaled and designed to be compatible with adjacent development.

The "Low Density Residential" CDMP land use category allows residential development at densities between 2.5 and 6 dwelling units per gross acre. It should be noted that, several parcels within the proposed annexation Area 2 have non-residential zoning and are developed with non-residential uses. The non-residential uses and zoning were lawfully established prior to the adoption of the CDMP and are thus deemed consistent with the CDMP.

Properties in the City, adjacent to the proposed annexation areas, are designated on the City's Future Land Use Map as "Low Density Residential" and "High Density Residential". The City does not indicate in its annexation application the future land use designation(s) that would be applied to the properties in the annexation areas should they be annexed. Therefore, the City must address the future land use(s) for the annexation areas and how the future land use(s) would be consistent with the CDMP.

Departmental Analysis

Police

According to the application, the Miami-Dade Police Department (MDPD) currently provides police services to the proposed annexation areas. However, if annexed, the City has a full service law enforcement agency that will be providing police protection to the proposed area.

The City currently has 123 Sworn Law Enforcement Officers and 36 Non-Sworn support personnel.

The following MDPD tables represent all calls for uniform and non-uniform police calls within the proposed areas for calendar years 2011, 2012, and 2013.

Calls For Service – City of North Miami – Biscayne Corridor East

Year	Criteria	All Calls
2013	Total Calls	310

Part I and Part II Crimes – City of North Miami – Biscayne Corridor East

Year	Part I Crimes	Part II Crimes	Total
2013	8	18	26

Definition of Code 2: Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

Definition of Code 3: Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

Definition of Part I Crimes: Uniform Crime Report (UCR) Part I Offenses are those crimes reported to MDPD in the following classifications; murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation (FBI) through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

Definition of Part II Crimes: All crimes not covered under Part I Crimes.

Fire and Rescue

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

Existing Stations:

Presently, Station 20 located at 13000 NE 16th Avenue in the City, serves the annexation area. The station is equipped with an Advanced Life Support Engine, a Rescue and Battalion Chief totaling eight (8) firefighters/paramedics, 24 hours a day, seven days a week. The station is located approximately one (1) mile from the annexation area.

Planned Stations:

In an effort to minimize impact to existing service and maintain adequate emergency response in the City and surrounding areas, the MDRFR Department is exploring the possibility of constructing a fire station in the vicinity of NE 5th Avenue and NE 138th Street,

Service Delivery – Last Three Calendar Years:

	2011	2012	2013
Life Threatening Emergencies			
Number of Alarms	58	80	68
Average Response Time	6:38	7:05	7:27
Structure Fires			
Number of Alarms	3	0	2
Average Response Time	4:08	N/A	3:14

As a condition of annexation, the City through an interlocal agreement with the County shall agree that the proposed annexation areas remain within the MDR District in perpetuity.

Water and Sewer

The proposed annexation areas are within the water and sewer service area of the City. As noted in the annexation application, the City's Water Treatment Plant (WTP) supplies approximately 65% of the City's service area and purchases approximately 35% of its total water needs from Miami-Dade Water and Sewer Department (MDWASD).

Both annexation areas are mostly on septic. In the future, if any properties connect to the City's sewer system, the wastewater within the annexation areas will be transmitted to the North District Wastewater Treatment Plant for treatment and disposal. The City is a Volume Sewer Customer of MDWASD.

Request for future sewer service within the annexation area shall be determined at the time the proposed development occurs based in the adequacy and capacity of the County's sewer systems at the time of the proposed development. At this time, there are no GOB projects under construction. There are no facilities of countywide significance in the area. The annexation will have no impact on MDWASD's ability to provide services to the remaining areas in the vicinity.

Public Works and Waste Management

The proposed annexation area contains 2 active waste service accounts (3 units), 1 mixed use residential (2 units) and 1 office building account for garbage service only. The application states that the Gratigny-Dixie area is mostly commercial. Businesses in the area are being serviced by private contractors. Should the proposed annexation be approved, businesses will continue to be serviced by private contractors. However, per the City's franchise agreement, all commercial businesses in North Miami are required to use Waste Pro of Florida, Inc. as their solid waste removal contractor.

Waste Collection, Disposal and Recycling

The City currently has a long-term disposal agreement with PWWM for use of the County Solid Waste Management System through October 1, 2015. According to the agreement, the City shall deliver any and all municipal solid waste (MSW) it collects for disposal, or cause delivery of the MSW which is collected for it by third parties for disposal; excluding source separated recyclable materials, to a County Solid Waste Management System facility at a prevailing disposal rate fee.

In the event land or property within the proposed annexation area is developed for residential units, PWWM will provide collection and disposal services to those units as described below.

Per County Code Sections 20-8.4, Retention of garbage and refuse collection and disposal; and Section 15-13, County collection of solid waste, the PWWM is permitted to delegate the authority to collect residential waste to the governing body of the municipality in those geographic areas comprising the Waste Collection Service Area (WCSA) as of February 1996. As such, if the City desires to collect waste in the newly annexed areas, the City may request an interlocal agreement with Miami-Dade County for delegation of solid waste collection authority. A separate delegation agreement is required for each annexation request. Any municipality that requests delegation of waste collection authority in a proposed annexation area must have an existing 20-year waste disposal agreement with the County. The City has an existing waste disposal agreement with the County which extends to the year 2015.

Effect on Ability to Provide Services to UMSA

The annexation request is not expected to have any impacts on the ability of the PWWM to provide services to the remaining unincorporated area in the vicinity. The City maintains an interlocal agreement for the disposal of waste.

PWWM has no objections to the proposed application with the exception of delegation waste collection authority as outlined in the section above, "Waste Collection, Disposal and Recycling".

Street Maintenance

According to the application, the primary roads in the area are state or county. West Dixie Highway and NE 119th Street are state roads and are maintained by the state. North Miami Avenue is a county maintained road. As part of an interlocal agreement with the state, the City will take over maintenance of a median on West Dixie Highway.

There is approximately 0.2 lane mile in the proposed Gratigny-Dixie Annexation Area. The County is proposing to keep the following road (approximately 0.2 lane miles).

North Miami Avenue from NE 119th Street to NE 121st Street.

Department of Regulatory and Economic Resources (RER)

A description of the services provided by the Division of Environmental Resource Management (DERM) within RER, information relating to Chapter 24 of the Code and assessment of environmental issues with the proposed annexation are listed below. Services provided by this department in the proposed annexation area include but are not limited to:

Review and approval or disapproval of development orders

This includes the following:

- Building Permits
- Zoning Actions
- Platting Actions (Land Subdivision)
- Building Occupancies (Residential and Nonresidential)
- Municipal Occupational Licenses

The department reviews applications for consistency with the requirements of the Code. The review includes but is not limited to the following:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection

- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

Operating Permits

Section 24-18 of the Code authorizes DERM to require and issue permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities and some ancillary operations to residential land uses.

Pollution Prevention and Educational Programs

The Office of Environmental Education and Communication (EECO) is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO₂ reduction and environmental education in general. The office can be contacted at 305-372-6784 for additional information regarding these services.

Enforcement Activities

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

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

The following information is based on the City's annexation request for the Gratigny-Dixie Area.

Water Supply and Distribution

The proposed annexation area is located within the North Miami Water and Sewer Department franchised service area. Portable water lines run through the area as follows:

- North Miami 2-inch water main along NW 120th Street
- North Miami 2-inch water main along NW 120th Terrace
- North Miami 2-inch water main along NW 121st Street
- North Miami 6-inch water main, along a segment of alleyway between North Miami Avenue & North Miami Court and North Miami Court & NE Miami Place
- North Miami 6-inch water at NE 1st Avenue
- North Miami 16-inch water main along NW/NE 119th street
- North Miami 8-inch water main along NW/NE 119th Street
- North Miami 2-inch water main along Biscayne Boulevard
- North Miami 2-inch water main along NE 121st Terrace
- North Miami 16-inch water main along W Dixie Highway

The source of water for this area is the Winston Water Treatment Plant, which is owned and operated by the City's Water and Sewer Department.

Facilities for the Collection and Treatment of Sewage

The proposed annexation area located within the North Miami Water and Sewer Department franchised service area. The proposed area is served by a combination of the gravity sewer

mains, force mains and septic tanks. The gravity sewer mains and force mains serving the area are:

- MDWASD 16-inches force main along N Miami Avenue
- North Miami 8-inches gravity main along N Miami Avenue
- North Miami 8-inches gravity main abutting the site on NE 1st Avenue
- The Goodwill Store (folio 30-2230-001-0020) is connected to a North Miami 8-inches gravity main running along NE 121st Terrace.
- North Miami 4-inches force main and 6-inches force main running along NE 2nd Avenue.

North Miami gravity and force mains direct the flow to pump stations 06-A, 06-C, and 06-Breezes and ultimately to the North District Wastewater Treatment Plant. MDWASD force main directs the flow to the North District Wastewater Treatment Plant. The pump stations and the mandated criteria set forth in the New Consent Decree Case No. 1:12-cv-24400-FAM, effective since December 6, 2013.

Drainage and Flood Protection

All new developments within the new limits of the City of North Miami will require storm water drainage systems to reduce potential flooding and to improve the water quality of the storm water runoff. DERM has the jurisdiction to require a Surface Water Management Standard Permit throughout the County. New development in this area will have to comply with the requirements of Chapter 11C of the Code for floor protection.

The eastern area proposed for annexation, next to West Dixie Highway, is located within the Flood Zone AE, elevation 7 which is a flood plain, as per FEMA's definition of the 100 year flood event. County Flood Criteria is at Elevation +5.00 feet National Geodetic Vertical Datum (NGVD). This area is bounded on the northeast by the C-8 Biscayne Canal. A DERM Class II permit is required for the installation, modification, or connection to a drainage outfall into the exiting C-8 Biscayne Canal, prior issuance of building permits.

The western area proposed for annexation, bounded on the east by NE 1st Avenue, is located within the Flood Zone X, or above the flood plain, as per FEMA's definition of the 100 year flood event. County Floor Criteria ranges between Elevation +5.00 feet and +5.50 feet NGVD. A Class VI permit might be required prior issuance of building permits if proposing drainage in a contaminated site.

Stormwater Utility (SWU) Program and Fees

Improved properties in the proposed annexation areas pay a stormwater utility fee to the County. This fee is used to administer stormwater management programs throughout UMSA. County and state laws mandate that the City include the annexed areas in its general budget for stormwater management programs. It is expected that these stormwater utility accounts would immediately become part of the City service area when the annexation is formally approved. Therefore, all fees collected in the proposed annexation area after approval of the annexation will become City fees.

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

The City of North Miami initially incorporated in May 1926, and was not part of the County's Stormwater Utility. At the time of annexation, three conditions will be required:

- 1) The City must execute a stormwater billing agreement with MDWASD to continue billing in the area.
- 2) The City must execute or modify a cost-share Interlocal Agreement with the County for canal maintenance activities.
- 3) The City must pay its pro-rata share of the debt service on the County's the Stormwater Utility Revenue Refunding Bonds, Series 2013, for the annexation areas. Payment to the County for the City debt service on these bonds and secondary canal maintenance will initiate immediately upon annexation. Actual costs for the above will be determined at the time of annexation and billed independently (annually, or as a one-time payment) via Interlocal Agreements with the County, or collected through a MDWASD Agreement if one exists.

Drainage Repair and Maintenance

A review of the County's Water Control Plan reveals Stormwater Control Structures that provide a drainage service to the proposed annexation areas. The NE 149th Street Area drains to the North Miami Pump Station, which discharges into the drainage system served by the Arch Creek Phase 2 pumps. The Biscayne Corridor East, on the western portion is served by the Little Arc Creek, which is maintained by private owners.

A cost-share for FEMA or other federally funded projects may also be necessary, if such projects have been constructed, are under construction, or are planned for the proposed annexation area.

Drainage Permitting

All new development requires that drainage systems be provided as part of the project. The objective of these systems is to reduce pollution in stormwater runoff, and reduce flooding impacts to area residents.

RER issues the Surface Water Management Standard General Permit (SWMSGP) on behalf of the South Florida Water Management District. Jurisdiction to require a SWMSGP is countywide, and is dependent upon the size of the development. In addition, RER has authority under Section 24.48.1 of the County Code, for the issuance of a number of drainage permits, which include: Class II (for drainage overflows), Class III (works within County canals), Class V (dewatering permits), and Class VI (drainage systems within industrial use). The above requirements and authority would exist in the annexed area as it currently does in the City.

National Flood Insurance Program (NFIP)

The NFIP is a Federal Emergency Management Agency (FEMA) subsidized flood insurance programs for residents, if the community agrees to enforce minimum flood protection standards.

In 1993 FEMA mandated that all incorporated areas in the County regulate their own floodplain management ordinance and conduct separate programs. When a municipality is incorporated, FEMA requires the municipality to apply and become a NFIP community within six months of incorporation. A later annexation would add the annexed area to the existing community. The City would need to report to FEMA, as part of its FEMA Biennial Report, that the new annexed area has changed the City's Municipal boundaries.

A voluntary program associated with the NFIP is called the Community Rating System (CRS). This program rewards communities that improve their flood protection activities with flood insurance discounts for its residents. Residents of the unincorporated area of the County currently enjoy a 25% discount on their flood insurance policies if they live in a flood zone, and a 10% discount if they are outside the flood zone.

When the City annexes the area in question, those residents would lose the current County CRS discount. If the City participates in the CRS, the residents will enjoy the City's current CRS rating and attendant discount.

Stormwater Management Master Plan

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

Although the County cannot map and propose drainage projects in incorporated areas, County roads lie within incorporated boundaries. In these areas, the County will model the basins where these roads exist, using the best available data provided by the municipalities. Therefore, the quality of the modeling for these County roads may be limited, depending on the information provided by the municipalities. County engineers will request from City staff any data that would assist in modeling these areas.

Cooperation between the City and the County to share this data is critical. The data and models created have other uses besides the County's master plan, such as the periodic updates of the Flood Insurance Rate Maps (FIRM) that benefit the City as well as County residents.

National Pollutant Discharge Elimination System (NPDES)

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program, and has now been delegated to the State of Florida. Municipalities must apply to and receive from the state a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping and drainage maintenance, and various other best management programs.

The County's NPDES permit is a joint permit with 32 co-permittees (including municipalities) with the 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. Co-permittees also cost share NPDES required modeling and results.

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

Transfer of Roads

Certain County roads located within the proposed annexation area may need to be transferred to the City. This is accomplished through an Interlocal Agreement. This Agreement would

outline the subject roads, various road-related services, and the responsibilities of the City and the County for these services. Because County Stormwater Utility funds are used to maintain drainage systems in the County rights-of-way and roads, during preparation of the Agreement, the Stormwater Utility Planning Division must be consulted for its comments and approval.

Pollution Control

There are two records of current contamination assessment/remediation issues within the subject area:

1. Dade County Public Schools Gratigny Elementary UT-3024 (Folio 30-2125-000-0220): Petroleum Contaminated site currently in a state administered cleanup program.
2. PJ Auto Service UT-784 (Folio 30-2125-000-0240): Petroleum contaminated site currently conducting site investigation.

Natural Resources

The City currently is implementing and enforcing its own tree program standards that must meet the minimum requirements of Chapter 24 of the Code within the City limits. Therefore, the City will be responsible for implementing and enforcing the minimum Code standards within the proposed annexation area. Pursuant to the minimum requirements of Chapter 24 of the Code, such would require preservation of all specimen-sized trees (trunk diameter equal to or greater than 18-inches) except for any specimen-size tree which the City has determined cannot be reasonable protected and where the City has issues a permit for its removal. Pursuant to Section 24-49.2(4)(II)(5) of the Code, the City shall require an equitable contribution to the County's Tree Trust fund for each specimen-sized tree the City authorizes for removal in accordance with the fee schedule approved by the Board unless the City is accepting an equivalent contribution and using it to plant trees on public lands. This contribution is separate from, and in addition to, the tree canopy mitigation that the City must require to be planted for trees authorized by a City issued permit for removal. The City is advised that it will be liable for this equitable contribution if it does not collect it since the County regulations in this regard are the minimum standard that the City must enforce.

Air Quality

The foregoing annexation application states that if approved, the proposed annexation would eliminate the current county enclave and create a more cohesive area. The annexation does not propose any change to the CDMP.

The application states that per Section 1-106(B) 3 of the City's land development regulations, any land annexed into the City will be temporary zoned as R-1. 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. Since the application does not specify what the final zoning will be designated as, be advised of the following:

1. Applications requesting to change current Land Use Designations may require a traffic study to determine level of impact on local traffic conditions like intersections and parking areas. According to the Florida Department of Environmental Protection (FDEP) all Level of Service (LOS) "E" or "F" intersections impacted by 5% or more projected traffic and all surface parking areas of 1,500 vehicle trips per hour, or parking garages of 750 vehicle trips per hour, are required to be considered for air quality modeling. After traffic is found sufficient, an air quality methodology meeting is to be held with DERM and the FDEP to determine which intersections and parking facilities need to be modeled, as well as the analysis parameters.

2. Any improvements that will effectively reduce congestion and travel time will facilitate a reduction in vehicular emissions and positively impact local air quality. Consequently, DERM requests to review any studies conducted on how the proposed changes could impact local roads, wetlands, historic sites, etc.
3. The Transportation Element of the Miami-Dade County CDMP states that Miami-Dade County shall:
 - a. Promote mass transit alternatives to the personal automobile, such as rapid transit, fixed route bus and paratransit (specially equipped vehicles for the transportation of persons with disabilities) services. (TA-1A.)
 - b. Seek to ensure that updated plans provide high quality intermodal connections at optimal transfer points. (TE-1C.)
 - c. Pursue and support transportation programs that will help to maintain or provide necessary improvement in air quality and which help conserve energy. (TC-6E.)

Parks, Recreation and Open Spaces

There are no County parks within the proposed North Miami annexation area. The annexation has no impact on the Parks, Recreation and Open Spaces Department.

Demographic Profile of the Areas

As shown on Table 1, the estimated 2010 Census population of the proposed annexation areas is 2 persons, while the City of North Miami’s population is 58,786 persons.

Table 1

**Gratigny-Dixie Proposed Annexation Areas
Demographic and Economic Characteristics
City of North Miami Area and Miami-Dade County, 2010**

	Annex Area Estimates	City of North Miami	Miami-Dade
<u>Population Characteristics, 2010</u>	2	58,786	2,496,435
Percent White, Not Hispanic	100.0%	12.4%	15.4%
Percent Black, Not Hispanic	0.0%	56.5%	17.1%
Percent Other, Not Hispanic	0.0%	3.9%	2.5%
Percent Hispanic	0.0%	27.1%	65.0%
<u>Income*</u>			
Median Household Income	--	\$ 37,792	\$ 43,605
Per-capita Income	--	\$ 17,908	\$ 22,957
<u>Housing</u>			
Total Housing Units	3	22,110	989,435

Source: U.S. Census Bureau, Census 2010 Summary File 1; U.S. Census Bureau, 2007-2011 American Community Survey, 5-Year Estimates; and Miami-Dade County, Regulatory and Economic Resources Department, Planning Research Section, January 2014.

* **Note:** Income specific data for an area as small as this proposed annexation area is not available through the U.S. Census.

Development Profile of the Areas

Table 2 shows the 2013 land use profile for the proposed annexation areas for the City and the County. Of the approximate 16 acres within the proposed annexation areas, roughly 57 percent of the land is in institutional use, 21 percent is in commercial and office and transient residential, and six percent is in residential use.

Table 2

**City of North Miami Gratigny-Dixie Proposed Annexation Areas
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
Total:	15.6	100.0	5,539.7	100.0	1,266,308.5	100.0

* Transient Residential includes Hotels and Motels

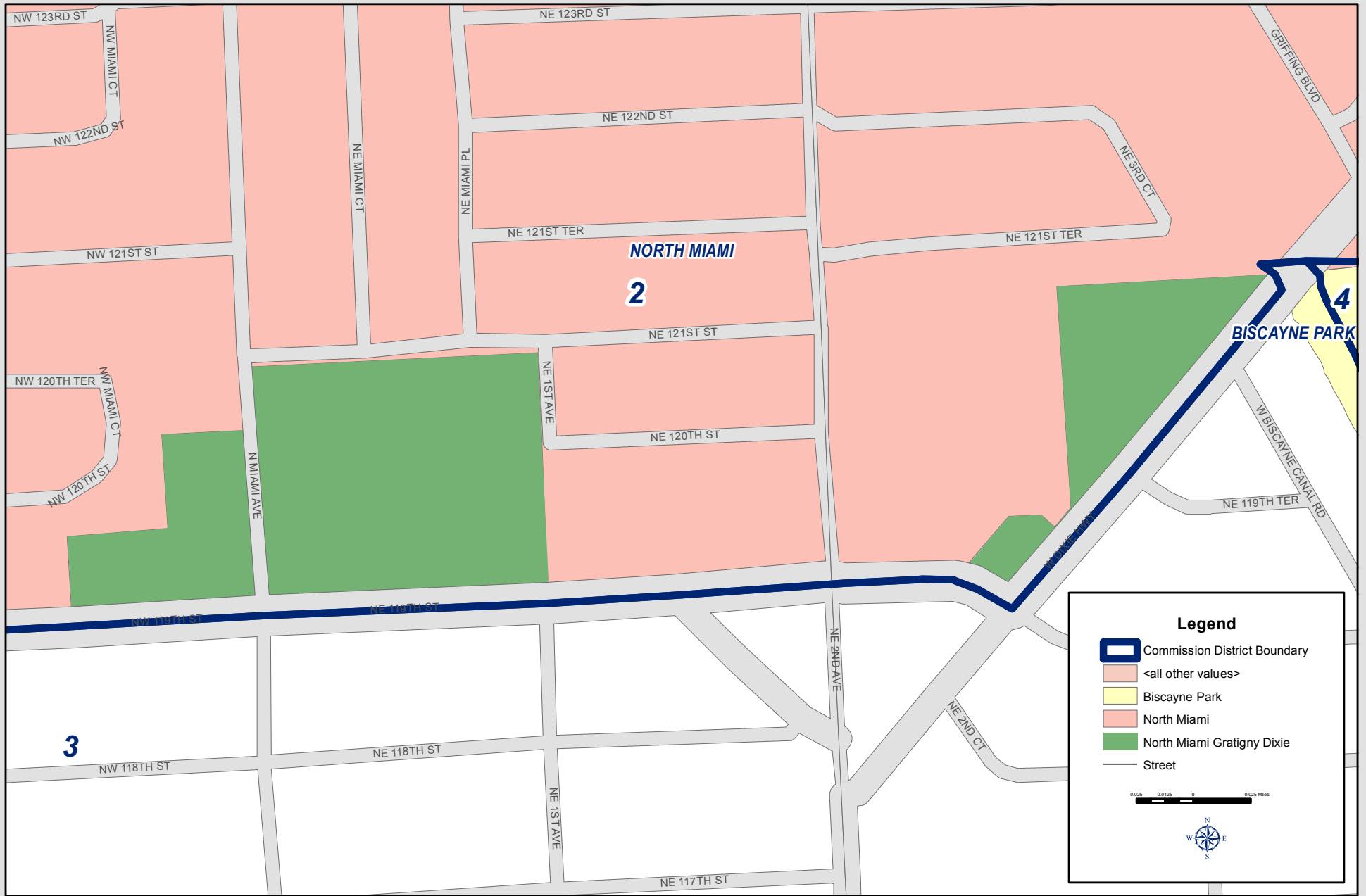
Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Section - August 2013

Attachments:







- A. Map of proposed annexation
- B. Map of all North Miami annexations
- C. Estimated Impact on UMSA Budget Statement
- D. City of North Miami Annexation Application – Gratigny-Dixie Areas


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


MIAMI-DADE COUNTY
North Miami Gratigny Dixie North



Legend

-  Commission District Boundary
-  <all other values>
-  Biscayne Park
-  North Miami
-  North Miami Gratigny Dixie
-  Street



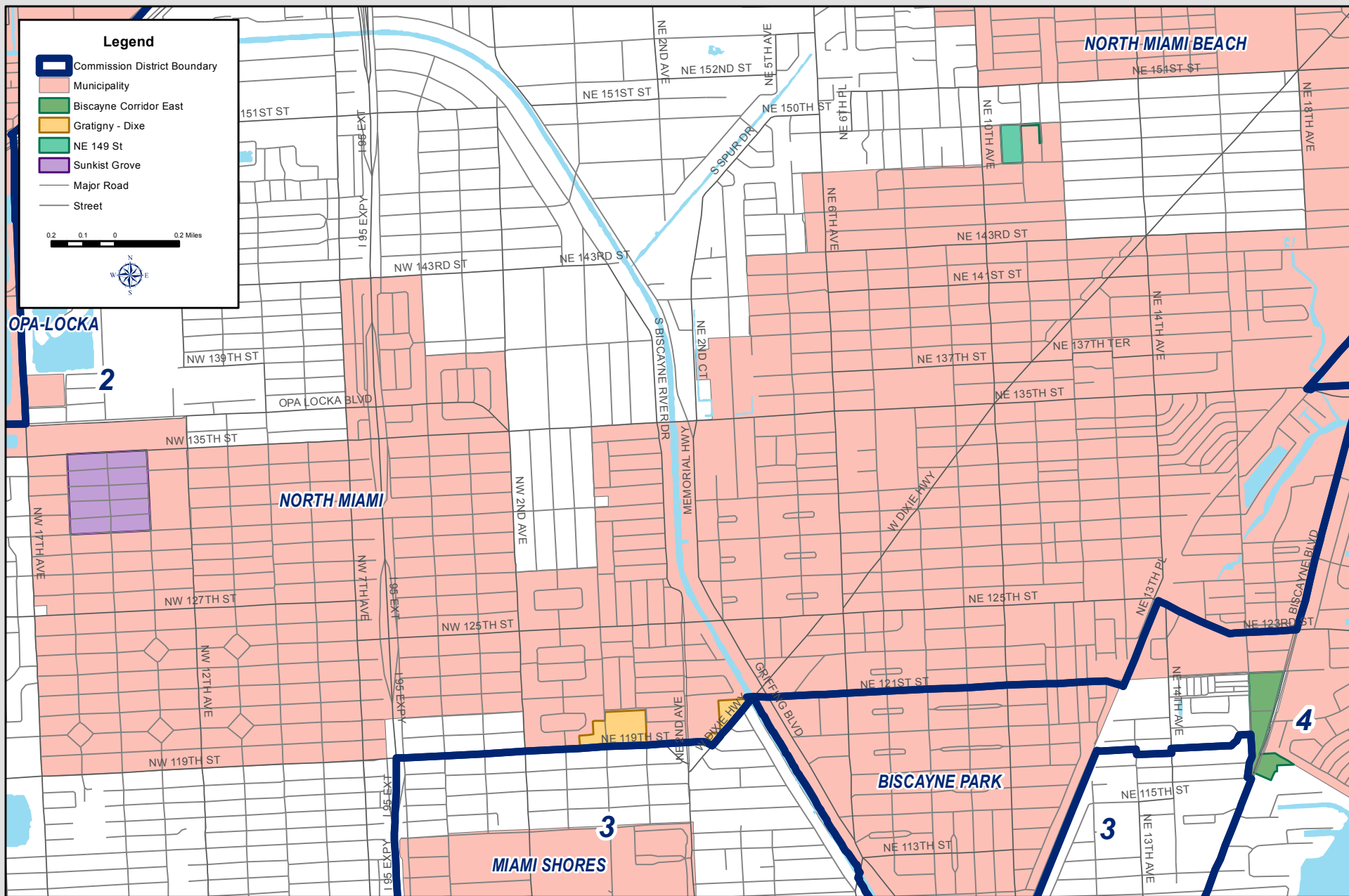


This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division. For the Office of Management and Budget
 April, 2014

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MIAMI-DADE COUNTY

North Miami Proposed Annexations



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division. For the Office of Management and Budget July, 2014

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North Miami
Gratign-Dixie Area
Annexation

ATTACHMENT C

<i>Based on FY 2014-15 Budget</i>	<i>Annexation Assumptions</i>	
Property Tax Revenue	Allocation based on tax roll & millage	\$8,437
Franchise Fees	N/A	
Sales Tax	Allocation based on \$66.94 per person	\$134
Utility Taxes	N/A	
Communications Tax	Allocated based on tax roll/population	\$1,601
Alcoholic Beverage License	Allocation based on \$0.23 per person	\$0
Occupational License	Allocation based on \$1.47 per person	\$3
Interest	Allocation based on .079% of total revenue	\$8
Miscellaneous Revenues	Allocation based on \$2.95 per person	\$6
Revenue to UMSA		\$10,189
Cost of Providing UMSA Services		
Police Department		\$71,712
UMSA Police Budget (without specialized)		
Park and Recreation Dept	Based on cost of parks	\$0
Public Works		
Centerline Miles	Centerline miles times cost per lane mile	\$17
Planning, Code Compliance and Non-Departmental	Direct cost times 7.0%	\$ 5,021
QNIP (pay-as you-go)	Utility Taxes as a % of debt service 14.1%	\$ -
Policy Formulation/Internal Support	Direct cost times 5.2%	\$ 3,730
Cost of Providing UMSA Services		\$ 80,481
Net to UMSA		(\$70,292)
<p>1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals</p> <p>Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.</p>		
2014 Taxable Property Rolls		\$4,605,615
2014 Area Population		2
2014 UMSA Population		1,130,543
2014-15 UMSA Millage		1.9283
Patrollable Sq. Miles - UMSA		207.90
Total Calls For Service - UMSA CY 2013		644,218
Part 1 Crimes - UMSA 2013		50,027
Part 2 Crimes - UMSA 2013		23,401
Patrollable Sq. Miles - Study Area		0.02
Total Calls for Service - Study Area		310
Part 1 Crimes - Study Area		8
Part 2 Crimes - Study Area		18
Cost per Centerline Mile		\$1,745
Number of Centerline Miles		0.01
Per Capita Taxable Value		\$2,302,807.50



MEMORANDUM
Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
Miami-Dade County, Florida
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

TO: Jennifer Moon, Director
Office of Management and Budget

DATE: October 17, 2013

FROM: Havey Ruvin, Clerk
Circuit and County Courts

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

Christopher Agrippa, Division Chief
Clerk of the Board Division

The Clerk of the Board's Division has received the attached application requesting the annexation of presently unincorporated area outlined in the attached request into the jurisdiction of the City of North Miami. This proposed municipal boundary change will be placed on the Tuesday, November 5, 2013, Miami-Dade County Board of County Commissioners' agenda, under the Clerk of the Board's reports.

If you have any questions or concerns, please do not hesitate to contact Keith Knowles at (305) 375-3841 or Daysha McBride at (305) 375-5133.

CA/dmcb
Attachment

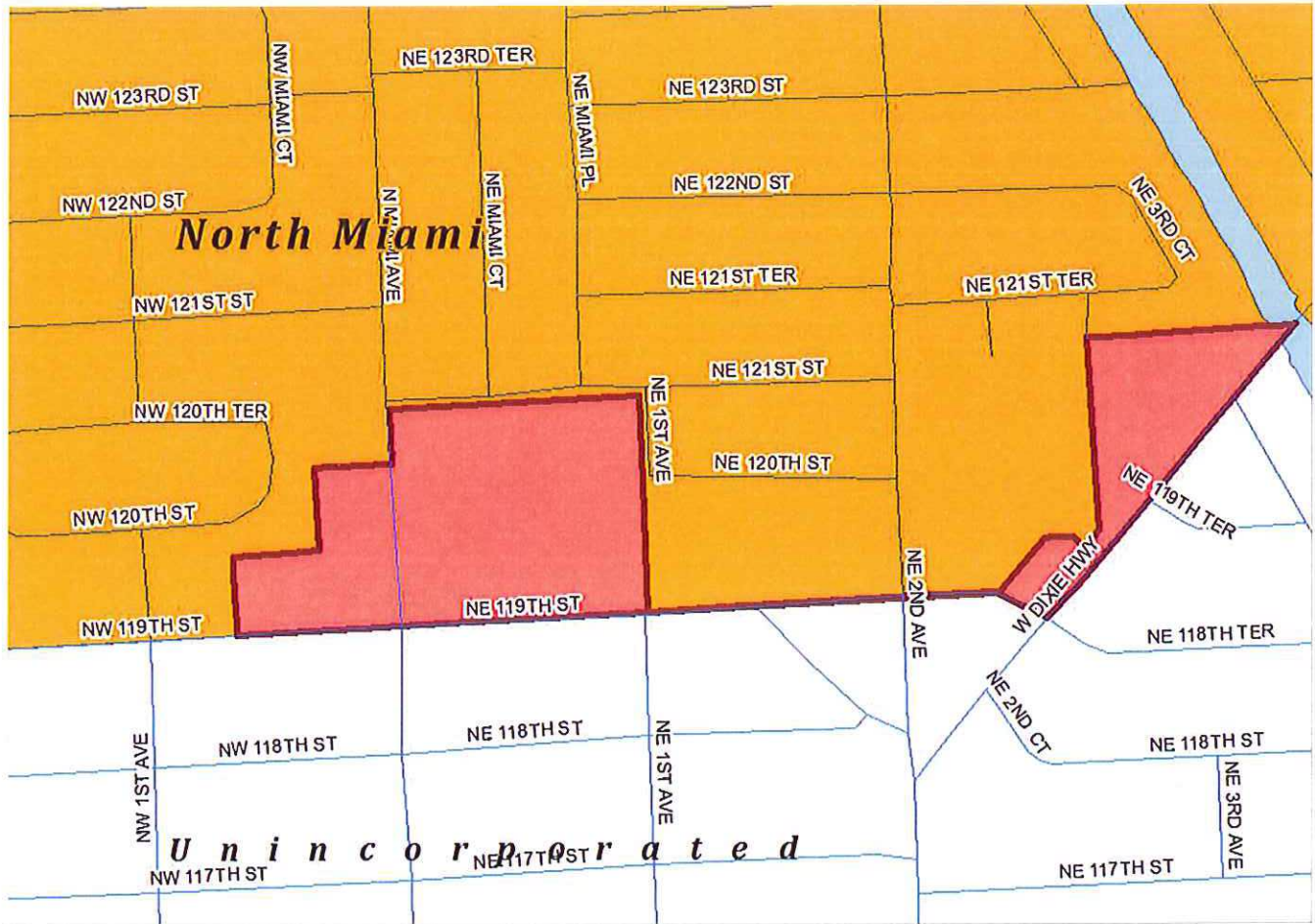
Cc: Jack Osterholt, Regulatory and Economic Resources Department
Permitting, Environment and Regulatory Affairs

Application for Annexation Gratigny-Dixie Area

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

2013 OCT 16 AM 8:08

CLERK OF THE BOARD



City of North Miami

776 NE 125th Street
North Miami, FL 33161
www.northmiamifl.gov

October 2013





**APPLICATION FOR PROPOSED
GRATIGNY-DIXIE ANNEXATION**

CITY COUNCIL

Lucie M. Tondreau, Mayor
Marie Erlande Steril, Vice-Mayor
Philippe 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. 1st 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.



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 or 305.895.9826.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen E. Johnson", written over a faint, larger version of the signature.

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 BISLAYNE 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 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 ("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

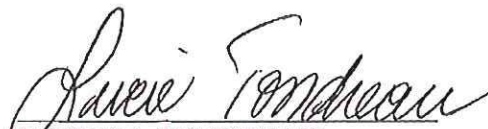
WHEREAS, the Mayor and City Council have reviewed the proposed annexation application and determined that it satisfies the goals, objectives and policies of the City's Comprehensive Plan and therefore, it is in the best interest of the City to proceed with the formal annexation application to Miami-Dade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

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

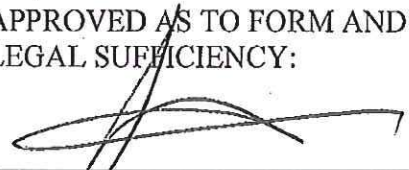
PASSED AND ADOPTED by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 27 day of August, 2013.


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	<input checked="" type="checkbox"/>	(Yes)	_____	(No)
Vice Mayor Marie Erlande Steril	<input checked="" type="checkbox"/>	(Yes)	_____	(No)
Councilperson Scott Galvin	<input checked="" type="checkbox"/>	(Yes)	_____	(No)
Councilperson Carol F. Keys, Esq.	<input checked="" type="checkbox"/>	(Yes)	_____	(No)
Councilperson Philippe Bien-Aime	<input checked="" type="checkbox"/>	(Yes)	_____	(No)

CERTIFICATION

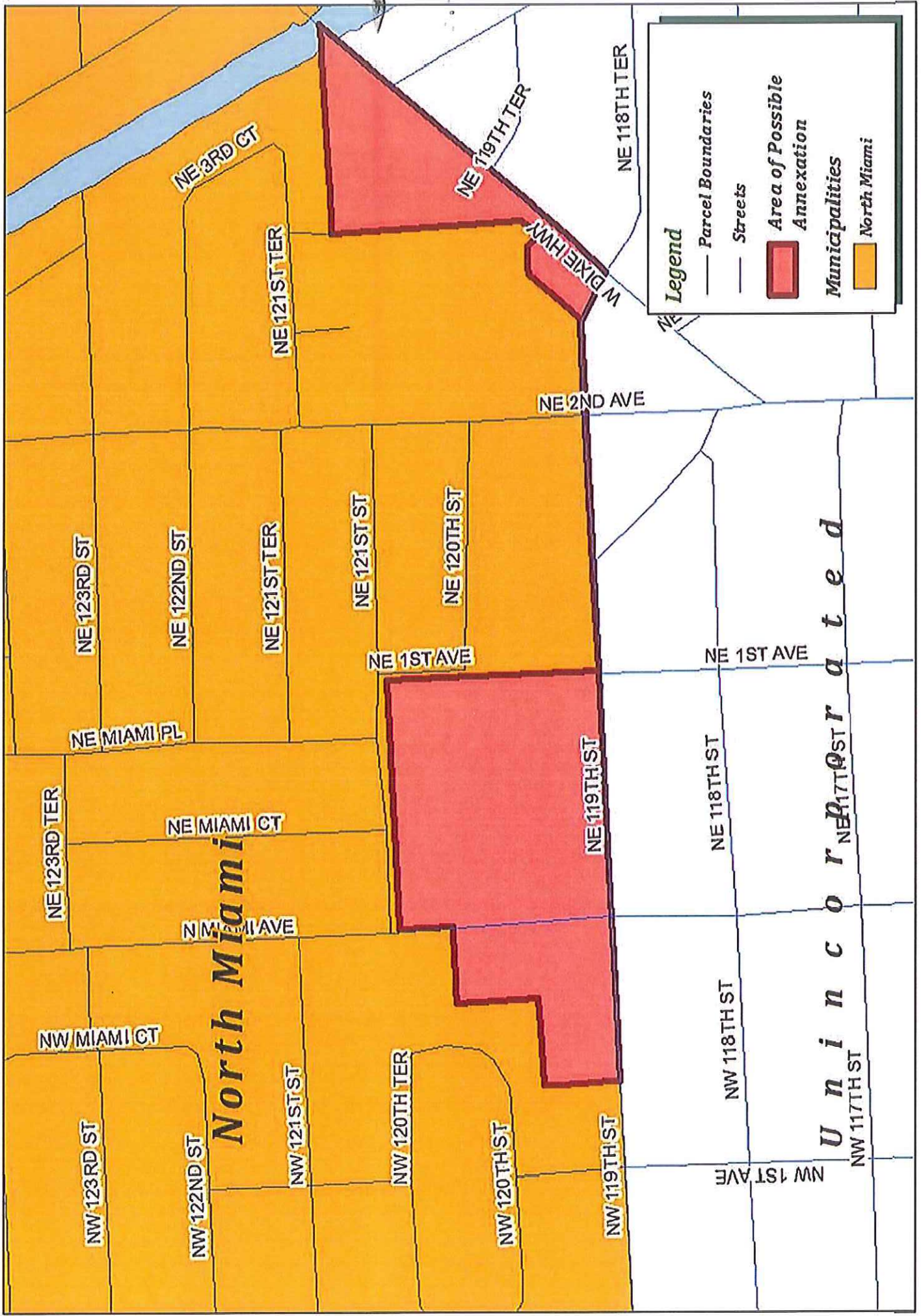
I certify this to be a true and correct copy
of the record in my office.

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

Florida, this the 25 day of

September 20 13
Jaquie Vieux, Deputy City Clerk

Possible Annexation: Gragny-Dixie Annexation Area



North Miami

U n i n c o r p o r a t e d

Legend

- Parcel Boundaries
- Streets
- Area of Possible Annexation
- Municipalities
- North Miami



MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

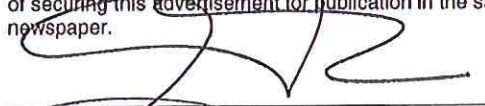
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that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



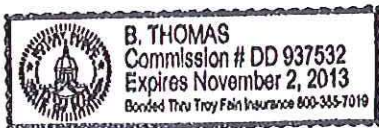
Sworn to and subscribed before me this

16 day of AUGUST A.D. 2013



(SEAL)

MARIA MESA personally known to me



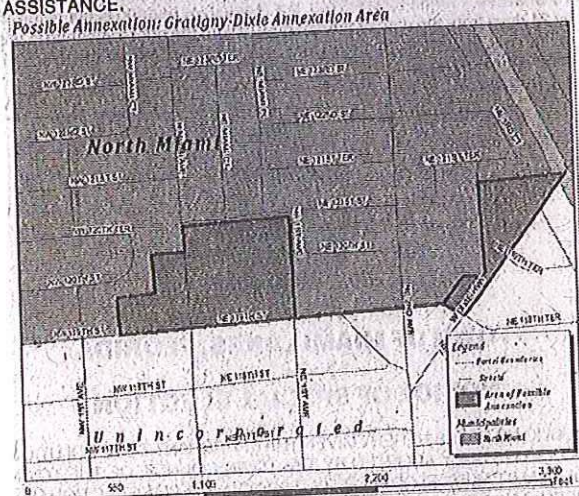
CITY OF NORTH MIAMI NOTICE OF PUBLIC HEARING ON PROPOSED ANNEXATION

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 NORTH-WEST 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 33161 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. Written comments may be submitted to: City of North Miami, 776 N.E. 125th Street, North Miami, Florida 33161, Attn: Community Planning and Development Department. For questions, please call (305) 893-6511, Ext. 12182.

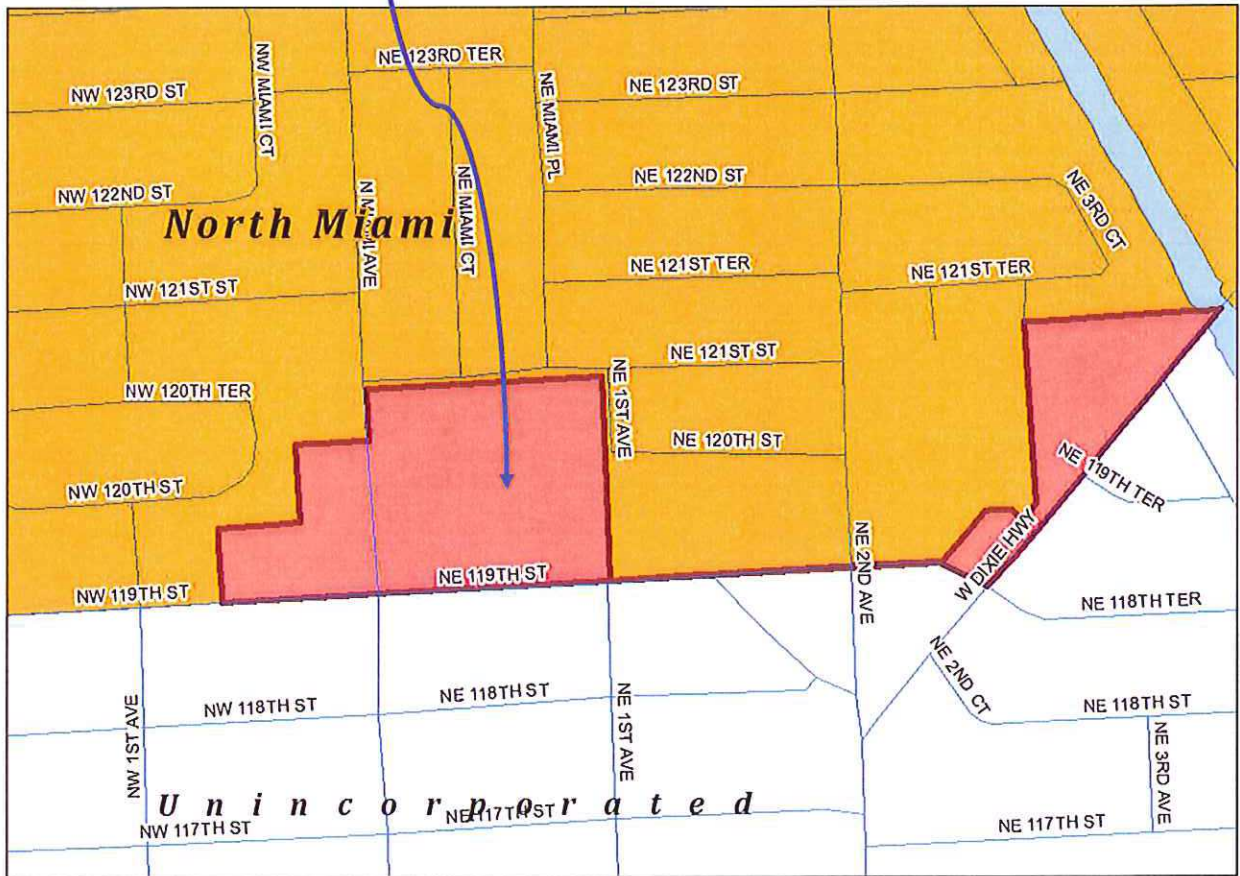
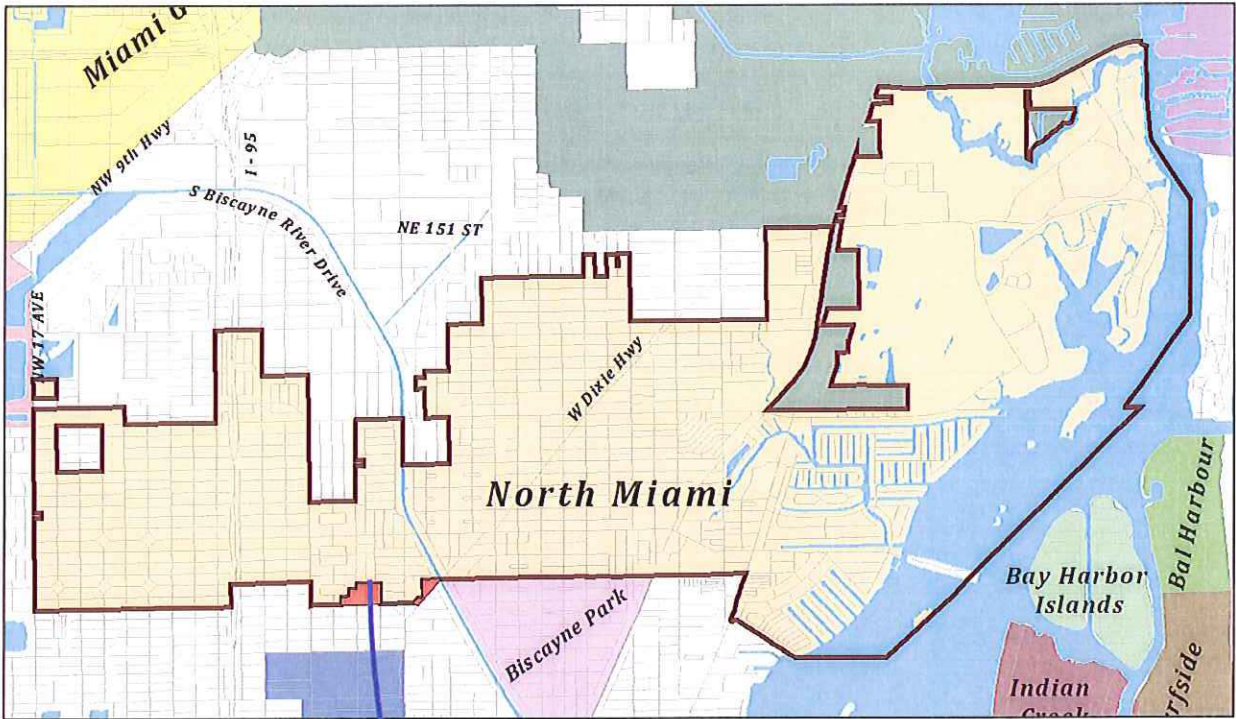
ANY PERSON WISHING TO APPEAL THE DECISION OF THE CITY COUNCIL WILL NEED A VERBATIM RECORD OF THE MEETING'S PROCEEDINGS, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SECTION 286.0105, F.S.) IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS 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. 2147, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 893-7936 FOR ASSISTANCE.



(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 Gratiigny-Dixie Area



(C) Certificate of the County Supervisor of Elections



miamidade.gov

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

CERTIFICATION


STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, 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 121ST STREET, TO THE EAST BY WEST DIXIE HIGHWAY, TO THE SOUTH BY NE 119TH STREET AND TO THE WEST BY NORTH MIAMI AVENUE."

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 6th 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 119th 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 119th 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.

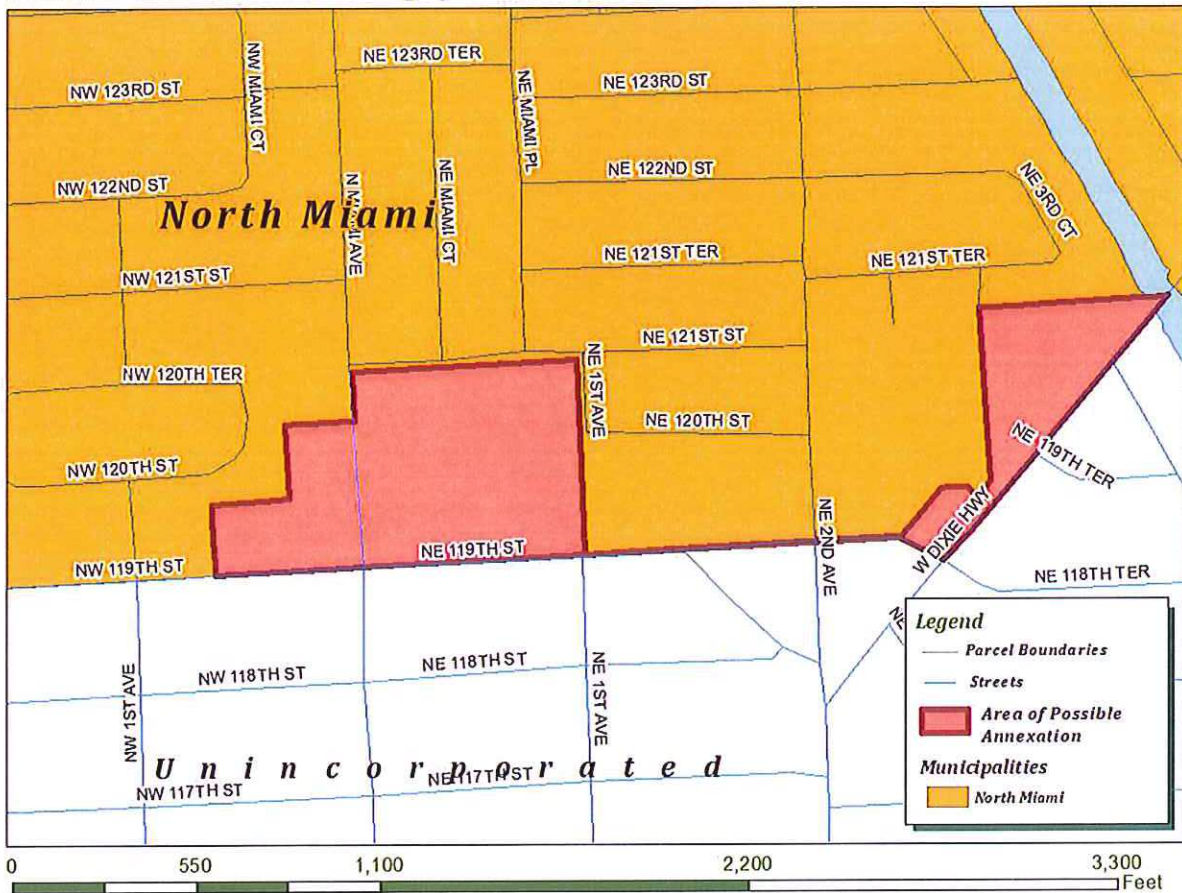
The City currently holds the coveted honor of being an All American City and a Certified Silver Green Local Government as a result of the many innovative green strategies that are environmentally friendly and also offer cost savings to residents. As a resident of North Miami, the subject area will have 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.

(E) 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 Gratigny-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: Gratigny-Dixie Annexation Area

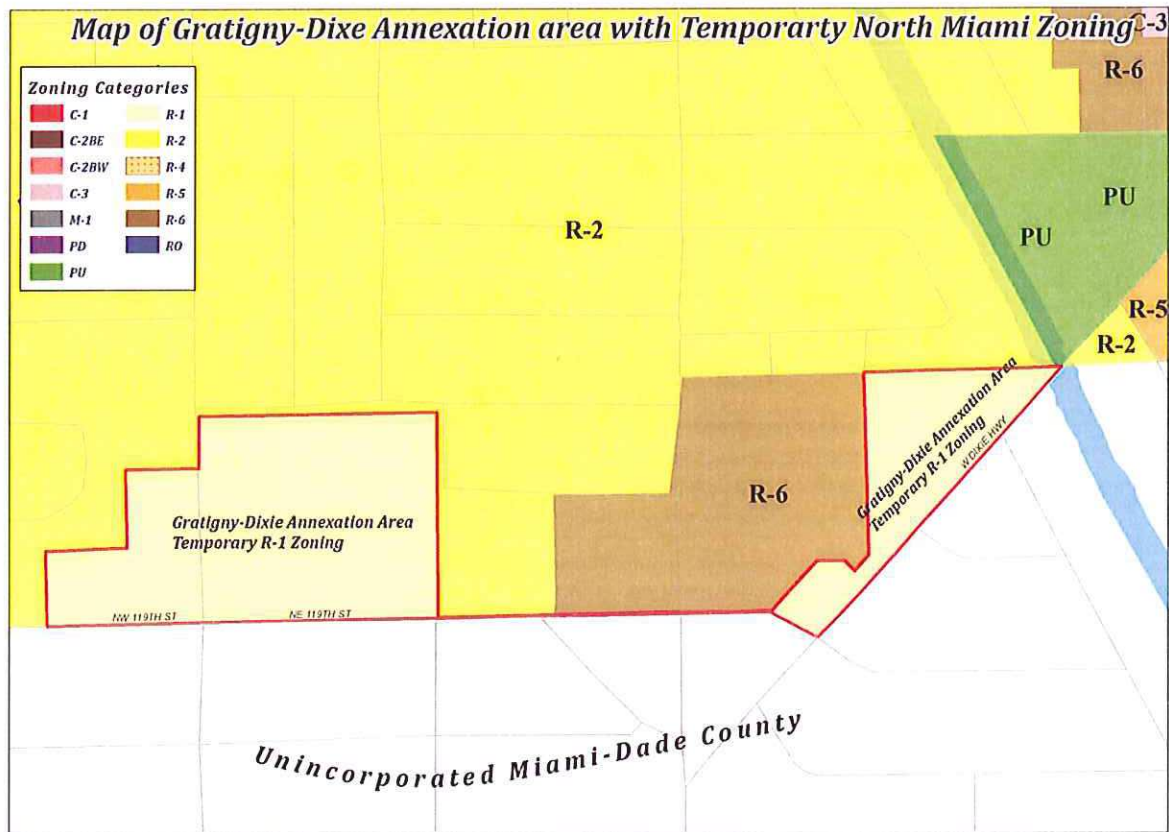


In addition to the foregoing, there shall be filed with the Clerk of the County Commission the following information

(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 then 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 servers 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 Gragny-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 119th 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 or 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

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 121st Street to the north, West Dixie Highway to the east, NE 119th Street to the south and N Miami Avenue to the west.

Attachments

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

**City of North Miami - Gragny-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
Total:	15.6	100.0	5,539.7	100.0	1,266,308.5	100.0

* 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

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 2013 Existing Land Use Single-Family Two-Family Duplicates Mobile Home Parks Townhouses Low-Density Multi-Family High-Density Multi-Family Residential-Government Owned Housing Transient-Residential (Hotels, Motels) Commercial, Shopping Centers, Stadiums Office Mixed Use-Business/Residential Institutional | <ul style="list-style-type: none"> Industrial Extraction Industrial Industrial Intensive, Office type of use Industrial Intensive, Commercial Condominium type of use Airports, Ports Communications, Utilities, Terminals Streets, Roads, Expressways, Ramps Streets, Expressway ROW Agriculture Parks, Preserves, Conservation Areas Water Conservation Areas Vacant, Protected, Privately Owned Vacant, Protected, Government Owned Vacant Privately Owned, Unprotected Canal rights-of-way Inland Waters Ocean, Bty Waters | <ul style="list-style-type: none"> Proposed Annexation Area Municipal Boundary Streets |
|---|---|---|




 Regulatory and Economic Resources Department
 Planning Research Section
Delivering Excellence Every Day
 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.