

# 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 the City of North Miami for the NE 149 Street Area

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## **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 5.2 acres or 0.008 square miles of the Unincorporated Municipal Service Area (UMSA). The area depicted in Attachment A is an unincorporated enclave as defined in Chapter 20 of the Miami-Dade County Code (Code). The annexation area is surrounded on eighty percent of its boundary by the City of North Miami.

The proposed annexation area is bounded on the north by NE 149 Street; on the east by NE 11 Avenue (including those unincorporated portions of NE 11 Court); bounded on the south by NE 147 Street, on the west by NE 10 Court.

It is important to note that this area is being considered by the Biscayne Gardens Municipal Advisory Committee for inclusion in a proposed municipality.

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 proposed annexation area is an unincorporated enclave, surrounded on 80 percent of its boundary by the City of North Miami.
2. The City does not state nor indicate the future land use designation that would be applied in the proposed annexation area. The City must address the future land use(s) for the proposed annexation area and how these future land use(s) would be consistent with the County's Comprehensive Development Master Plan (CDMP).
3. If the R-1 zoning is only applied temporarily to the proposed annexation area, it is unclear whether the annexation area would remain compatible with the existing and planned uses and zoning of the City.
4. All local public roads and sidewalks in the subject area will be transferred and maintained by the City.

5. Public Works and Waste Management (PWWM) plans to retain residential waste collection authority in the proposed annexation area.
6. The area should remain within the Miami-Dade Fire Rescue (MDFR) District in perpetuity.
7. There are no zoning covenants on properties within the proposed annexation area.
8. The area is developed more than 50 percent residentially, therefore a vote of the registered electors is required.

**Annexation Guidelines:**

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

1. Does the annexation divide a historically recognized community?

The proposed annexation area does not divide a 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?

The existing underlying zoning in the proposed annexation area is predominantly RU-1 (Single-Family Residential District). The “L” shaped strip of land east of NE 11<sup>th</sup> Avenue is zoned RU-3 (Four Unit Apartment House District), but only includes rights-of-way. The properties within the City adjacent to the proposed annexation area are zoned R-2 (Single Family Residential) and are mostly developed with single family residences, except for two properties to the east and southeast that include a park and an institutional use, respectively.

In its application, the City has included a map that shows the proposed annexation area 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’s Land Development Regulations require 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 and the area zoned R-1, the proposed annexation area would be compatible with the existing and planned land uses and zoning of the City. However, if the R-1 zoning is only applied temporarily to the proposed annexation area, it is unclear whether the annexation area would remain compatible with the existing and planned uses and zoning of the City.

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 MDRFR 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 and 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 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 to 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 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 is located within the federally designated, 100-year floodplain. This area will flood under sustained rains and property owners are required to obtain flood insurance.

The proposed annexation area is located within the County's designated Hurricane Evacuation Zone "E", therefore residents of the area 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 area will be connected by public transportation to major educational facilities, healthcare facilities, government offices, commercial centers, Metromover/Metrorail stations and tourist attractions.

The closest Miami-Dade Transit (MDT) service is located along NE 12<sup>th</sup> Avenue, approximately 320 feet east of the annexation area, and is provided by Metrobus Route 10. Route 10 provides local service from the Omni Metromover Station/Bus Terminal to Miami Gardens Drive. Route 10 provides a connection to the Adrienne Arsht Center Metromover Station/Bus Terminal as well as convenient access to Skylake Mall, 163<sup>rd</sup> Street Mall, Shops at Midtown Miami, Adrienne Arsht Center, Miami Jewish Home & Hospital for the Aged, Barry University – Main Campus, Brown Mackie College, International Fine Arts College, and direct connections to the cities of Miami Shores, North Miami, Village of El Portal, and North Miami Beach.

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 to the subject property is the orange route, which has the nearest bus stop approximately 340 feet from the subject property at the intersection of NE 145<sup>th</sup> Street and NE 10<sup>th</sup> Avenue. The NOMI orange route provides service to the Griffing Adult Center/Park, North Miami Elementary School, North Miami Middle/Arch Creek Elementary, North Miami Senior High School, Publix and President supermarkets and to the North Miami City Hall.

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

The proposed annexation area is within the same public school district boundaries as the adjoining unincorporated area and the City of North Miami. The public schools serving the proposed annexation area are: North Miami Elementary, North Miami 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 area does not divide a Census Designated Place.

- b) Have any adjacent unincorporated areas with a majority of ethnic minority or lower income residents petitioned to be in the annexation area?

No adjacent unincorporated areas having a majority of ethnic minority or lower income residents have petitioned to be in the annexation area.

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

The proposed annexation area is an unincorporated enclave surrounded on 80 percent of its boundary by the City of North Miami.

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

The boundaries of the proposed annexation area are logical and follow City limits and rights-of-ways.

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 \$1,096,250. At the current City millage rate (7.9336 mills), the ad valorem revenues attributable to the annexation area would be \$8,262. At the current UMMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$2,008 as noted in the table below. The expected tax increase to the entire annexation area would be an additional 6.0053 mills and \$6,254. There are 16 folios in area, and the average property owner would pay an additional \$391 if this annexation is approved.

<b>Existing and Projected Property Tax Cost</b>		
<b>City of North Miami</b>		
<b>FY 2014-15</b>		
	Millage Rate	Millage x Taxable Value
<b>City of North Miami</b>		
Municipal Millage	7.9336	\$8,262
<b>Unincorporated Area</b>		
UMSA Millage	1.9283	\$2,008
<b>Increase</b>	<b>6.0053</b>	<b>\$6,254</b>

- Relationship of the proposed annexation area to the Urban Development Boundary (UDB) of the County's CDMP.

The proposed annexation area is located inside the 2020 Urban Development Boundary of the Adopted 2020 and 2030 Land Use Plan map of the County's CDMP.

- 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 \$1,096,250. The area generates an estimated \$8,630 in revenue. The County spends an estimated \$17,046 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$8,416 (Attachment B).

Pursuant to Section 20-8.1 and 20-8.2 of the 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 \$1,125 and utility taxes of an estimated \$3,162 will be retained by the County.

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

There are seventy residents in the annexation area. The per capita taxable value is \$15,660.71.

- Is the annexation consistent with the Land Use Plan (LUP) of the County's CDMP?

Properties in the proposed annexation area are designated "Low Density Residential Communities" on the CDMP Adopted 2020 and 2030 LUP map, which allows residential development at densities between 2.5 and 6 dwelling units per gross acre. The proposed

annexation area is currently developed with single-family residences at a density of 4.0 units per gross acre, consistent with the LUP map designation.

The City’s Future Land Use Map designates the areas abutting the east, south and west of the proposed annexation area as “Low Density Residential (up to 5.1 units per acre)”. However, in its annexation application, the City does not state nor indicate the future land use designation that would be applied if the area is annexed. The City must address the future land use(s) for the proposed annexation area and how the future land use(s) would be consistent with the CDMP.

**Departmental Analysis**

**Police**

According to the application, 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 year 2013.

**Calls For Service – City of North Miami – NE 149<sup>th</sup> Street Area**

Year	Criteria	All Calls
2013	Total Calls	21

**Part I and Part II Crimes – City of North Miami – NE 149<sup>th</sup> Street Area**

Year	Part I Crimes	Part II Crimes	Total
2013	2	3	5

**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 MDFR service delivery and/or response time. Currently, the area is served as part of UMSA. If the annexation is approved, fire protection and emergency medical services will continue to be provided by 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 16<sup>th</sup> 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) firefighter/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 times in the City and surrounding areas, the MDFR Department is exploring the possibility of constructing a fire station in the vicinity of NE 5<sup>th</sup> Avenue and NE 138<sup>th</sup> Street.

**Service Delivery – Last Three Calendar Years:**

	2011	2012	2013
<b>Life Threatening Emergencies</b>			
Number of Alarms	31	32	37
Average Response Time	7:43	7:07	7:00
<b>Structure Fires</b>			
Number of Alarms	0	2	0
Average Response Time	N/A	5:19	N/A

As a condition of annexation, the City through an interlocal agreement with the County shall agree that the proposed annexation areas remain within the MDFR 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). The subject application is within the area supplied by the City's WTP.

As mentioned in the annexation application, the subject area is currently on septic. In the future, if any properties connect to the City's sewer system, the wastewater within the area 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 on 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 16 active waste service accounts for garbage, trash and recycling collection. The application states that the NE 149<sup>th</sup> Street area's land use is predominantly residential (95%) in nature. If annexed, the City proposes to hire Waste Pro, Inc. to provide garbage, recycling and solid waste removal for the NE 149<sup>th</sup> Street area. Waste Pro, Inc. will provide service for the subject area six days a week (Monday-Saturday). Recycling will be picked up on a weekly basis. However, PWWM plans to retain residential waste collection authority in the proposed annexation area.

**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 fee rate.

Per County Code Sections 20-8.4, Retention of garbage and refuse collection and disposal; and 15-13, County collection of solid waste, 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 PWWM to provide services to the remaining unincorporated area in the vicinity. PWWM has no objections to the proposed application with the exception of delegation of waste collection authority as outlined in the section above, "Waste Collection, Disposal and Recycling".

**Street Maintenance**

North Miami maintains all the local roads within its jurisdiction except certain arterials, collector streets and expressways such as State Road 7, I-95 and U.S Highway 1. All local public roads and sidewalks in the proposed annexation area will be maintained by the City.

There is approximately 1.0 lane mile in this proposed annexation area and the County is not proposing to keep any roads in the area.

**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 CO<sub>2</sub> 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 NE 149th Street Area.

Water Supply and Distribution

The proposed annexation area is located within the North Miami Water and Sewer Department franchised service area. A network of 2-inch water mains owned and operated by the City provides public water to the proposed annexation area as follows:

- At NE 149<sup>th</sup> Street (north side)
- At NE 10<sup>th</sup> Court (west side)

- At NE 147<sup>th</sup> Street (south side)
- At NE 11<sup>th</sup> Avenue (east side)
- At NE 11<sup>th</sup> Court (east side)

The source of water for this area is the Winston Water Treatment Plant, which is owned and operated by the City of North Miami Water and Sewer Department. Currently, this plant is working within the National Recommended Water Quality Criteria.

#### Facilities for the Collection and Treatment of Sewage

The proposed annexation area is located within the North Miami Water and Sewer Department franchised service area. The proposed area is surrounded by a combination of gravity sewers and force mains owned by the City's Water and Sewer Department; and the force main owned and operated by MDWASD; and septic tanks:

- MDWASD 48-inch force main, abuts the area NE 149<sup>th</sup> Street
- North Miami 8-inch gravity main, along a segment of NE 10<sup>th</sup> Court, and NE 11<sup>th</sup> Court

The gravity sewers direct the flow to pump station 06-E, then to pump station 30-0346, and then to the North District Wastewater Treatment Plant. The MDWASD 48-inch force main directs the flow to pump stations 30-0346 and then to the North District Wastewater Treatment Plant. Pump station 06-E is owned and operated by the City, and the pump station 30-0346 is owned and operated by MDWASD. These pump stations and the North District Wastewater Treatment Plant are currently operating within 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

Storm water drainage systems may be required for new developments within the proposed annexation area in order to reduce potential flooding and to improve the water quality of the storm water runoff. DERM has the jurisdiction to require Surface Water Management Standard Permits throughout the County.

The entire annexation area 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 +6.00 feet National Geodetic Vertical Datum (NGVD). Any new development in the annexation area will have to comply with the requirements of Chapter 11C of the Code, or the Florida Building Code for flood protection.

#### 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 the County's Water and Sewer Department (WASD), it will be the responsibility of the City to communicate with WASD to continue or modify their billing Agreement.

The City 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 or modify a stormwater billing agreement with the County's WASD to continue billing in the WASD service 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 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 WASD 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 149<sup>th</sup> 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 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 the industrial land 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 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 no records of current contamination assessment/remediation or historical records of contamination assessment/remediation issues regarding non-permitted sites within the proposed annexation areas.

#### 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 issued 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.

There are no wetlands or Natural Forest Communities located in the proposed annexation area.

#### Air Quality

The foregoing application does not propose any changes to zoning, CDMP land use designation areas, or to the level of service (LOS) for the subject annexation area. Therefore, no inconsistency with applicable federal, state and local air quality regulatory criteria is foreseen in this annexation request at this time.

#### 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 area is 70 persons, while the City's population is 58,786 persons.

**Table 1**

**NE 149th Street Proposed Annexation Area  
Demographic and Economic Characteristics  
City of North Miami Area and Miami-Dade County, 2010**

	<b>Annex Area Estimates</b>	<b>City of North Miami</b>	<b>Miami-Dade</b>
<u>Population Characteristics, 2010</u>	70	58,786	2,496,435
Percent White, Not Hispanic	7.1%	12.4%	15.4%
Percent Black, Not Hispanic	80.0%	56.5%	17.1%
Percent Other, Not Hispanic	2.9%	3.9%	2.5%
Percent Hispanic	10.0%	27.1%	65.0%
<u>Income*</u>			
Median Household Income	\$ 40,139	\$ 37,792	\$ 43,605
Per-capita Income	\$ 14,887	\$ 17,908	\$ 22,957
<u>Housing</u>			
Total Housing Units	16	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.

\* Estimates for median household income and per-capita income are based on the U.S. Census Block Group that the proposed annexation area is contained within.

**Development Profile of the Areas**

Table 2 shows the 2013 land use profile for the proposed annexation area for the City and the County. Of the approximate five acres within the proposed annexation area, roughly 72 percent of the land is in residential use and 28 percent is in transportation, communication, utilities use.

**Table 2**  
**City of North Miami 149th Street 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 Commercial & Office & Transient	3.7	71.7	2,098.7	37.9	111,257.1	8.8
Residential*	0.0	0.0	255.2	4.6	14,465.4	1.1
Industrial	0.0	0.0	102.5	1.9	17,743.2	1.4
Institutional	0.0	0.0	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	1.5	28.3	1,284.9	23.2	87,462.7	6.9
Agriculture	0.0	0.0	0.0	0.0	63,563.3	5.0
Undeveloped	0.0	0.0	225.4	4.1	87,027.1	6.9
Inland Waters	0.0	0.0	37.6	0.7	36,936.0	2.9
<b>Total:</b>	<b>5.2</b>	<b>100.0</b>	<b>5,539.6</b>	<b>100.0</b>	<b>1,266,308.5</b>	<b>100.0</b>

\* Transient Residential includes Hotels and Motels

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

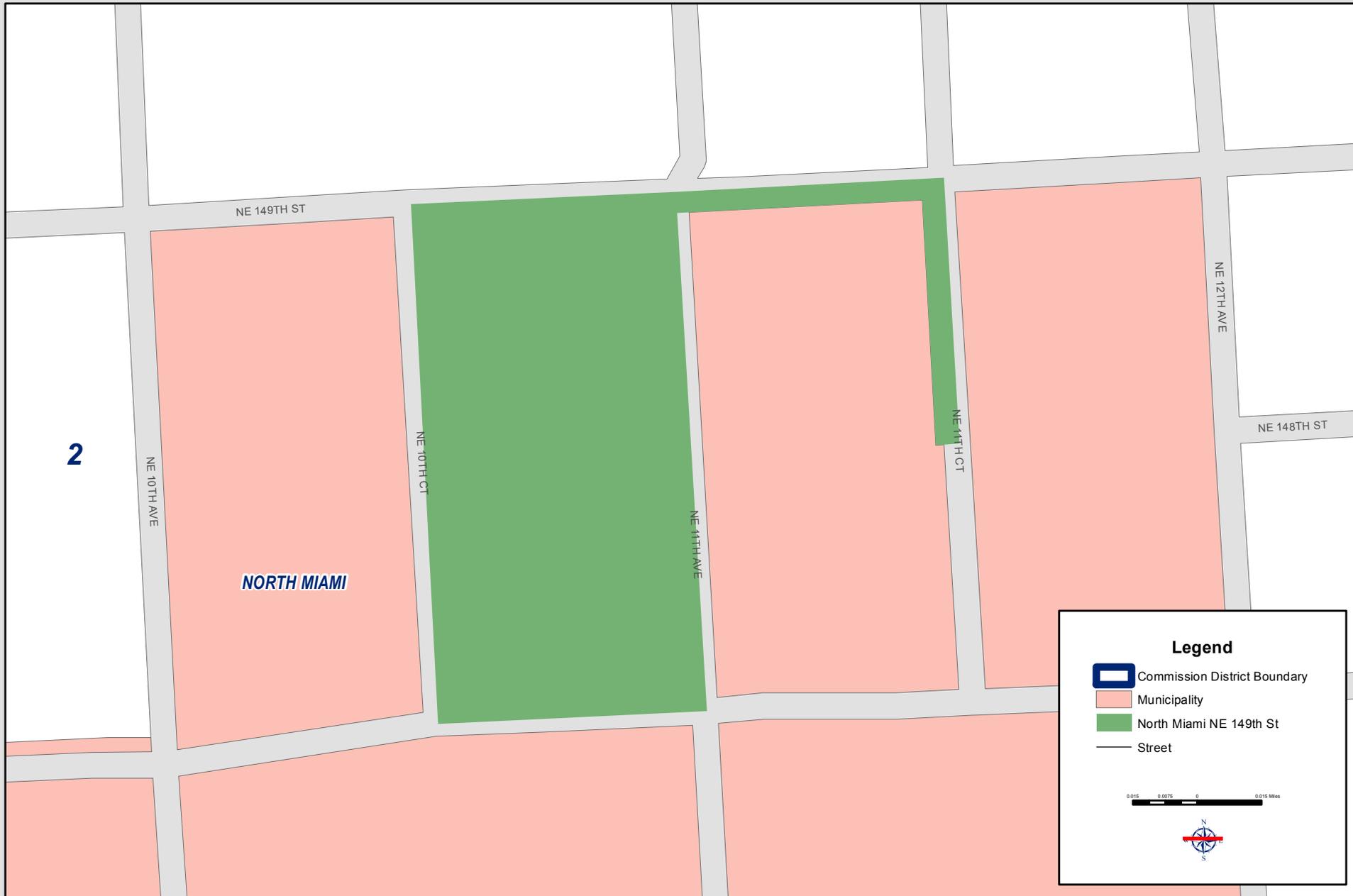
Attachments:

- A. Map of proposed annexation
- B. Map of North Miami annexations
- C. Map of Biscayne Gardens Municipal Advisory Committee
- D. Estimated Impact on UMSA Budget Statement
- E. City of North Miami Annexation Application – NE 149<sup>th</sup> Street Area

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

# MIAMI-DADE COUNTY

## North Miami NE 149th Street



**Legend**

- Commission District Boundary
- Municipality
- North Miami NE 149th St
- Street

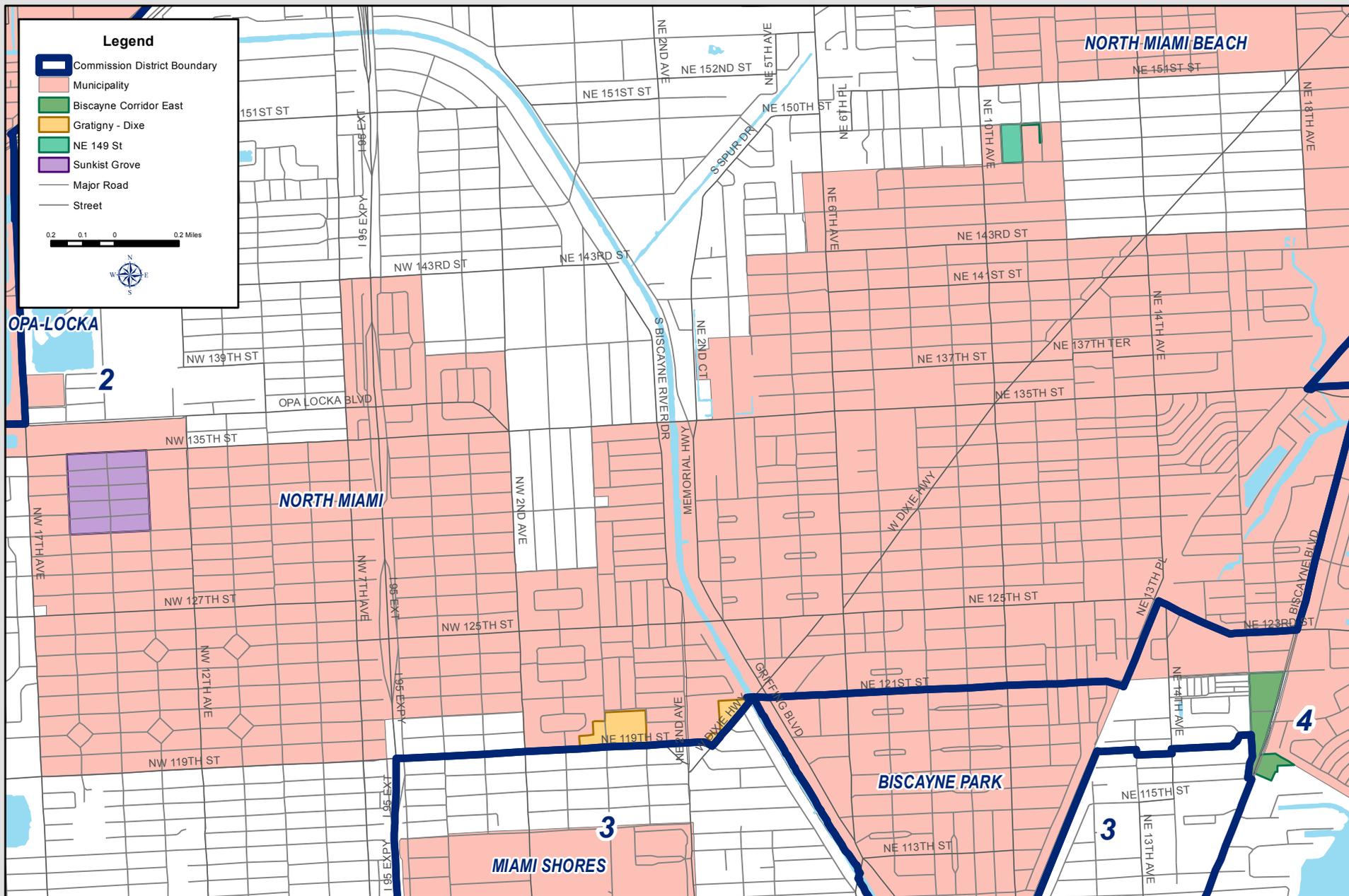
0.015 0.0075 0 0.015 Miles

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

This map and associated information is to be used only for public business as may be authorized by law and no reproduction for commercial use or sale is permitted.  
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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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No expressed or implied warranties including but not limited to the implied warranties of merchantability or fitness for a particular purpose is made. User is warned the materials contained herein are provided "as is".

ATTACHMENT B



<b>Based on FY 2014-15 Budget</b>	<b>Annexation Assumptions</b>	
<b>Property Tax Revenue</b>	<b>Allocation based on tax roll &amp; millage</b>	\$2,008
<b>Franchise Fees</b>	<b>N/A</b>	
<b>Sales Tax</b>	<b>Allocation based on \$66.94 per person</b>	\$4,686
<b>Utility Taxes</b>	<b>N/A</b>	
<b>Communications Tax</b>	<b>Allocated based on tax roll/population</b>	\$1,602.71
<b>Alcoholic Beverage License</b>	<b>Allocation based on \$0.23 per person</b>	\$16
<b>Occupational License</b>	<b>Allocation based on \$1.47 per person</b>	\$103
<b>Interest</b>	<b>Allocation based on .079% of total revenue</b>	\$7
<b>Miscellaneous Revenues</b>	<b>Allocation based on \$2.95 per person</b>	\$207
<b>Revenue to UMSA</b>		\$8,630
<b>Cost of Providing UMSA Services</b>		
<b>Police Department</b>		\$14,319
<b>UMSA Police Budget (without specialized)</b>		
<b>Park and Recreation Dept</b>	<b>Based on cost of parks</b>	\$0
<b>Public Works</b>		
<b>Centerline Miles</b>	<b>Centerline miles times cost per lane mile</b>	\$873
<b>Planning, Code Compliance and Non-Departmental</b>	<b>Direct cost times 7.0%</b>	\$ 1,063
<b>QNIP (pay-as you-go)</b>	<b>Utility Taxes as a % of debt service 14.1%</b>	\$ -
<b>Policy Formulation/Internal Support</b>	<b>Direct cost times 5.2%</b>	\$ 790
<b>Cost of Providing UMSA Services</b>		\$ 17,046
<b>Net to UMSA</b>		<b>(\$8,416)</b>
<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                  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>		
<b>2014 Taxable Property Rolls</b>		\$1,096,250
<b>2014 Area Population</b>		70
<b>2014 UMSA Population</b>		1,130,543
<b>2014-15 UMSA Millage</b>		1.9283
<b>Patrollable Sq. Miles - UMSA</b>		207.90
<b>Total Calls For Service - UMSA CY 2013</b>		644,218
<b>Part 1 Crimes - UMSA 2013</b>		50,027
<b>Part 2 Crimes - UMSA 2013</b>		23,401
<b>Patrollable Sq. Miles - Study Area</b>		0.008
<b>Total Calls for Service - Study Area</b>		21
<b>Part 1 Crimes - Study Area</b>		2
<b>Part 2 Crimes - Study Area</b>		3
<b>Cost per Centerline Mile</b>		\$1,745
<b>Number of Centerline Miles</b>		0.5
<b>Per Capita Taxable Value</b>		\$15,660.71



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: Harvey Ruvin, Clerk  
Circuit and County Courts

SUBJECT: Proposed Boundary Change  
to NE 149<sup>th</sup> Street 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

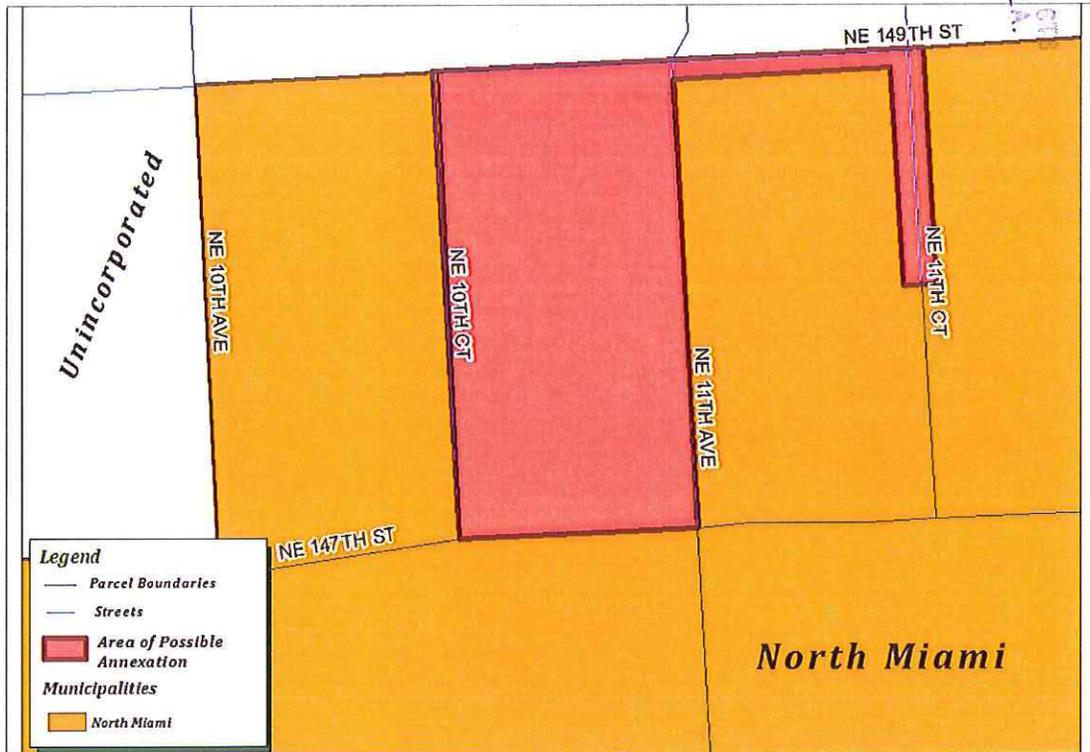
Cc: Jennifer Moon, Office of Management and Budget

# Application for Annexation NE 149 St 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 125<sup>th</sup> Street  
North Miami, FL 33161

[www.northmiamifl.gov](http://www.northmiamifl.gov)

October 2013



**APPLICATION FOR PROPOSED  
NE 149 ST ANNEXATION**

**CITY COUNCIL**

**Lucie Tondreau, Mayor  
Marie Erland Steril, Vice Mayor  
Phillippe Ben-Aime, Councilman  
Scott Galvin, Councilman  
Carol Keys, Esq. Councilwoman**

**CITY CLERK**

**Michael 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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Location Map of Subject NE 149 Street Annexation ..... B

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Grounds for Proposed Annexation Boundary Changes ..... D

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    Fire Protection..... (b)

    Water Supply and Distribution..... (c)

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    Street Lighting ..... (f)

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    Park and Recreation Facilities and Services ..... (h)

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    Local Planning Service ..... (j)

    Code Enforcement..... (k)

    General Government..... (l)

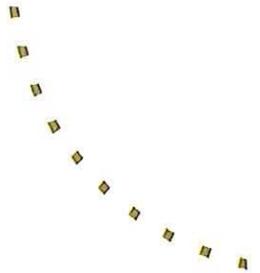
Timetable for supplying the services listed above. .... G

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Tax Load on Annexed Area ..... I

Certificate of the Director of the Department of Planning and Zoning..... J

Consent of Petition for Annexation from Property Owners .....K



October 7, 2013

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

**Re: Annexation Application for the Proposed NE 149 Street 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 bordered on the north-side by Northeast 149<sup>th</sup> Street, on the east-side by Northeast 11<sup>th</sup> Avenue (including those unincorporated portions of Northeast 11<sup>th</sup> Court), on the south-side by Northeast 147<sup>th</sup> Street, and on the west-side by Northeast 10<sup>th</sup> Court, known as the Northeast 149<sup>th</sup> Street 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 last 2010 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. Further decline in the City's population could put the City at a disadvantage over time since a smaller population could limit North Miami from qualifying for allocation of certain Federal, State and County funding, as well as diminish the City's political standing in the region. **Given the foregoing, future opportunities for continued economic growth and expansion in North Miami 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.

The subject area is 29.55 acres in size, contains 16 single family units and its land use is predominantly residential (95%) in nature. According to the Miami-Dade Supervisor of Elections Office, **the area currently has 46 registered voters**, is currently on septic and is located within the city of North Miami's Water Service Area. Staff has concluded that due to its current isolated location and small size, the subject area would be more efficiently served by the city of North Miami rather than Miami-Dade County.

Additionally, the City believes the proposed annexation area will help strengthen North Miami's fiscal base and eliminate multi jurisdiction overlaps and inefficiencies that exist in the provision of municipal services. **With the Miami-Dade Government Center being located 20 miles away and the city of North Miami's City Hall being located only 3 miles away, the City believes it is more practical to annex the subject area within its boundary** so residents can have readily available access to North Miami's quality neighborhood services and staff.



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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen E. Johnson", written over a horizontal line.

Stephen E. Johnson,  
City Manager

SEJ:am

- 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

**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 -2013-99**

**Proof of compliance with the notice requirements**

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

**RESOLUTION NO. R-2013-99**

**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 'NORTHEAST 149TH STREET ANNEXATION AREA', AND BORDERED ON THE NORTH-SIDE BY NORTHEAST 149TH STREET, ON THE EAST-SIDE BY NORTHEAST 11TH AVENUE (INCLUDING THOSE UNINCORPORATED PORTIONS OF NORTHEAST 11TH COURT), ON THE SOUTH-SIDE BY NORTHEAST 147TH STREET, AND ON THE WEST-SIDE BY NORTHEAST 10TH COURT; 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 '*Northeast 149<sup>th</sup> Street Annexation Area*', and bordered on the north-side by Northeast 149<sup>th</sup> Street, on the east-side by Northeast 11<sup>th</sup> Avenue (including those unincorporated portions of Northeast 11<sup>th</sup> Court), on the south-side by Northeast 147<sup>th</sup> Street, and on the west-side by Northeast 10<sup>th</sup> Court ("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-2013-85, 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) due its current isolated location, the Subject Area is essentially an unincorporated enclave engulfed by the City by more than eighty (80) percent and would be more efficiently served by the City rather than Miami-Dade County, and 2) with the area located less than one (1) mile away, the residents would benefit from its close proximity to City Hall and

most City services, as opposed to Miami-Dade County which is located twenty (20) 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 'Northeast 149<sup>th</sup> Street Annexation Area', and bordered on the north-side by Northeast 149<sup>th</sup> Street, on the east-side by Northeast 11<sup>th</sup> Avenue (including those unincorporated portions of Northeast 11<sup>th</sup> Court), on the south-side by Northeast 147<sup>th</sup> Street, and on the west-side by Northeast 10<sup>th</sup> Court, as depicted in the attached map.

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

**PASSED AND ADOPTED** by a 4-1 vote of the Mayor and City Council of the City of North Miami, Florida, this 27 day of August, 2013.

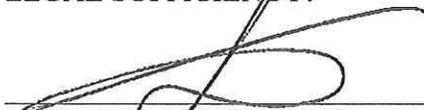
  
LUCIE M. TONDREAU  
MAYOR

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 Galvin

**Vote:**

Mayor Lucie M. Tondreau	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Vice Mayor Marie Erlande Steril	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Councilperson Scott Galvin	<u>      </u>	(Yes)	<u>  x  </u>	(No)
Councilperson Carol F. Keys, Esq.	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Councilperson Philippe Bien-Aime	<u>  x  </u>	(Yes)	<u>      </u>	(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 \_\_\_\_\_ day of

September 25  
20 13  
Jacqui Verrill, Deputy City Clerk

# Possible Annexation: 17th Street Annexation Area



North Miami

NE 149TH ST

NE 11TH CT

NE 11TH AVE

NE 10TH CT

NE 10TH AVE

NE 147TH ST

Legend

Parcel Boundaries

Streets

Area of Possible Annexation

Municipalities

North Miami

0 125 250 500 750 1,000

Uncorporated

# MIAMI DAILY BUSINESS REVIEW

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

## STATE OF FLORIDA COUNTY OF MIAMI-DADE:

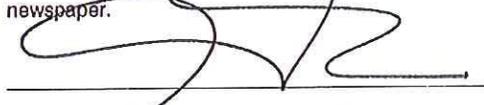
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that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

CITY OF NORTH MIAMI - PUBLIC HEARING - AUG. 27, 2013  
NORTHEAST 149TH STREET ANNEXATION AREA

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

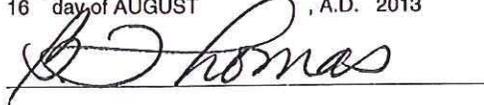
08/16/2013

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.



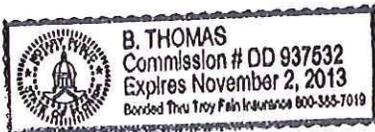
Sworn to and subscribed before me this

16 day of AUGUST, A.D. 2013



(SEAL)

MARIA MESA personally known to me



## NOTICE OF PUBLIC HEARING ON PROPOSED ANNEXATION

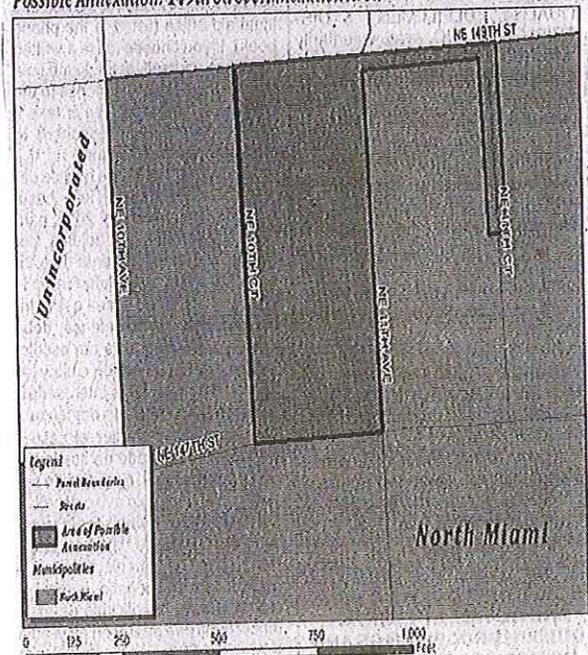
RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE 'NORTHEAST 149TH STREET ANNEXATION AREA', AND BORDERED ON THE NORTH-SIDE BY NORTH-EAST 149TH STREET, ON THE EAST-SIDE BY NORTHEAST 11TH AVENUE (INCLUDING THOSE UNINCORPORATED PORTIONS OF NORTHEAST 11TH COURT), ON THE SOUTH-SIDE BY NORTHEAST 147TH STREET, AND ON THE WEST-SIDE BY NORTHEAST 10TH COURT; 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 **NE 149th Street**; bounded on the North by NE 149 Street; on the East by NE 11 Avenue (including those unincorporated portions of NE 11 Court); bounded on the South by NE 147 Street, on the west by NE 10th Court as depicted in the map below.

Members of the public are invited to attend the Public Hearings and provide oral or written comments on the matter. A copy of the annexation application and report will be available for public review between the hours of 8:15 a.m. and 5:00 p.m. in the City Clerk's Office, City Hall, 125th Street, North Miami, Florida 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.

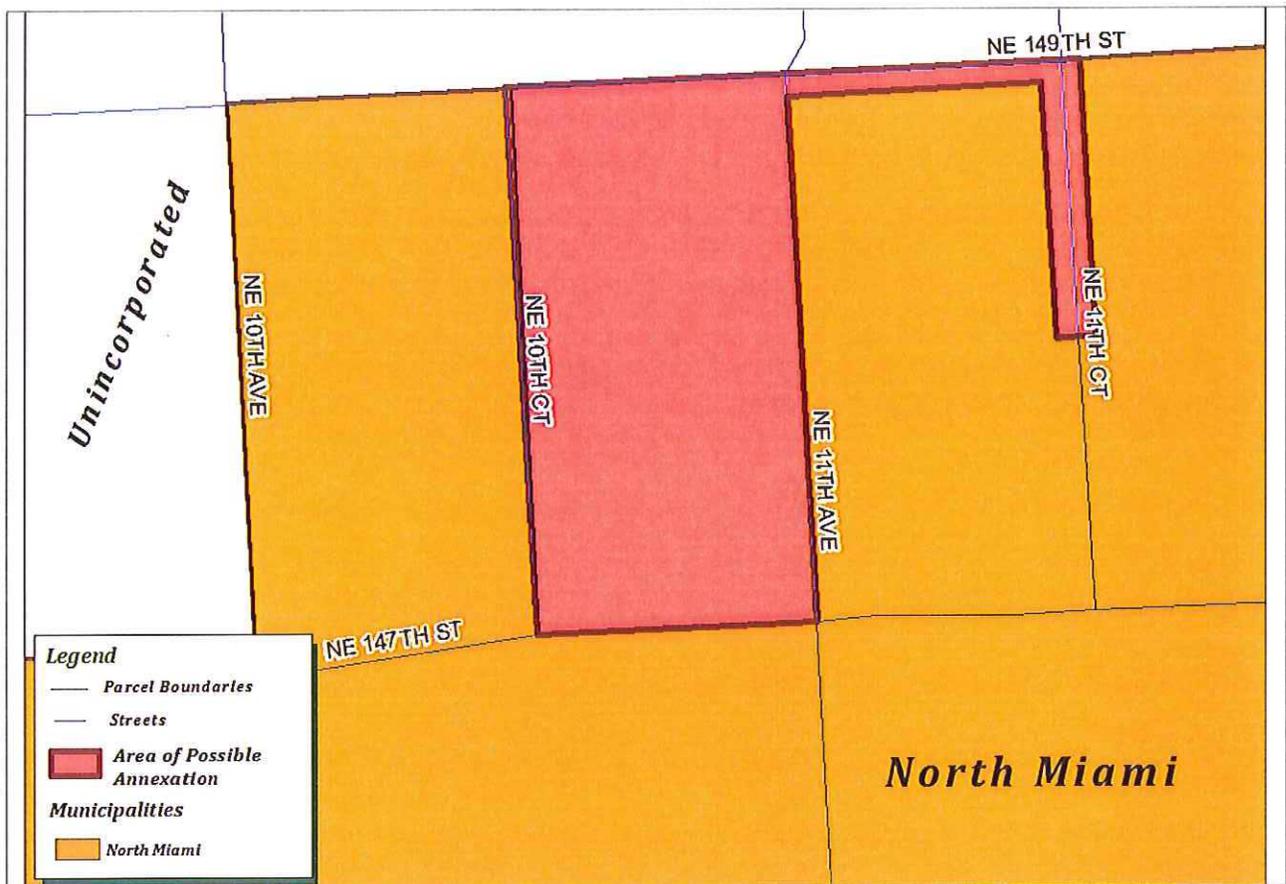
Possible Annexation: 149th Street Annexation Area



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

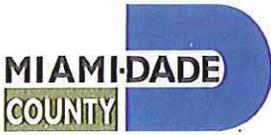
Bounded on the North by NE 149 Street; on the East by NE 11 Avenue (including those unincorporated portions of NE 11 Court); bounded on the South by NE 147 Street, on the west by NE 10<sup>th</sup> Court.

**B. Location Map of NE 149 ST ANNEXATION**



**C. Certificate of the County Supervisor of Elections**

See attached document from County Supervisor of Elections certifying 46 registered voters.



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 – NE 149<sup>th</sup> Street, as described below, has 46 voters.

The annexation area is described as: "BOUNDED ON THE NORTH BY NE 149 STREET; ON THE EAST BY NE 11 COURT (INCLUDING THOSE UNINCORPORATED PORTIONS OF NE 11 COURT); BOUNDED ON THE SOUTH BY NE 147 STREET, ON THE WEST BY NE 10<sup>TH</sup> COURT."

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 19<sup>th</sup> DAY OF  
APRIL, 2013

Penelope Townsley  
Supervisor of Elections

Please submit a check for \$70.00 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 last 2010 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. Further decline in the City's population could put the City at a disadvantage overtime since a smaller population could limit North Miami from qualifying for allocation of certain Federal, State and County funding as well as diminish the City's political standing in the region. For instance allocation of funds for certain housing programs are dependent on a City's population size. Furthermore the City's seat on critical regional boards such as the MPO and the South Florida Regional Planning Council are dependent on the City's population size. **Given the foregoing, future opportunities for continued economic growth and expansion in North Miami 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 subject *NE 149 Street* Annexation Area which is bordered by the City of North Miami on three (3) of its four (4) sides and abuts the City at its Northern limit. The subject area is bounded on the North by NE 149 Street; on the East by NE 11 Court (including those unincorporated portions of NE 11 Court); bounded on the South by NE 147 Street, on the west by NE 10<sup>th</sup> Court.

The subject area is 29.55 acres in size, contains 16 single family units and its land use is predominantly residential (95%) in nature. According to the Miami Dade Supervisor of Elections office **the area currently has 46 registered voters**, is currently on septic and is located within the City of North Miami's Water Service Area. Staff has concluded that due to its current isolated location and small size, the subject area would be more efficiently served by the City of North Miami rather than Miami Dade County. **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 throughout the County.**

### ANNEXATION BENEFITS TO THE SUBJECT AREA:

#### Elimination of Enclaves

If approved, the subject annexation would eliminate the current unincorporated enclave and create a seamless residential neighborhood.

### Localized Government

Although the subject annexation area is under the jurisdiction of Miami-Dade County, it is currently located within the City of North Miami's water service area. **As such, North Miami currently provides water service to the subject area.** However, since the area's residents are not within the geographic boundaries of the City, they are subjected to a non resident average annual surcharge of \$137. If the annexation is approved the surcharges would be eliminated. Although the area currently obtains water service from North Miami, as non residents the subject area is excluded from the City's electoral process and in turn those non residents have little or no influence over the political and fiscal affairs of North Miami. If annexed, the property 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 residents would gain a legitimate voice in the City's fiscal and political decision making process. As residents they would also have readily available access to City Hall, 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 20 miles away from the subject area and the City of North Miami's City Hall located only 3 miles away, the City believes it is more practical and efficient to annex these areas within its boundary so these residents can have readily available access to its quality neighborhood services with quicker service response. Under the current circumstances residents in the subject annexation area interested in filing a police report have to travel to the *Miami Dade County Intercostal Station* (located 6 miles way) or *Headquarters* (located 19 miles away) which is much further away than the *North Miami Police Station* (located only 3 miles away). North Miami Police Department often receives calls from residents 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.**

### Infrastructure Improvements

The City has projected to set aside \$2320 in funding for annual roadway maintenance and public landscaping improvements needed in the subject area.

Additionally no sewer service is provided in the proposed annexation areas and all the homes are currently on a septic system. However North Miami residents currently obtain sewer service and the City manages over 3.8 billion gallons of sewage through its Public Works Department.

#### Additional Services

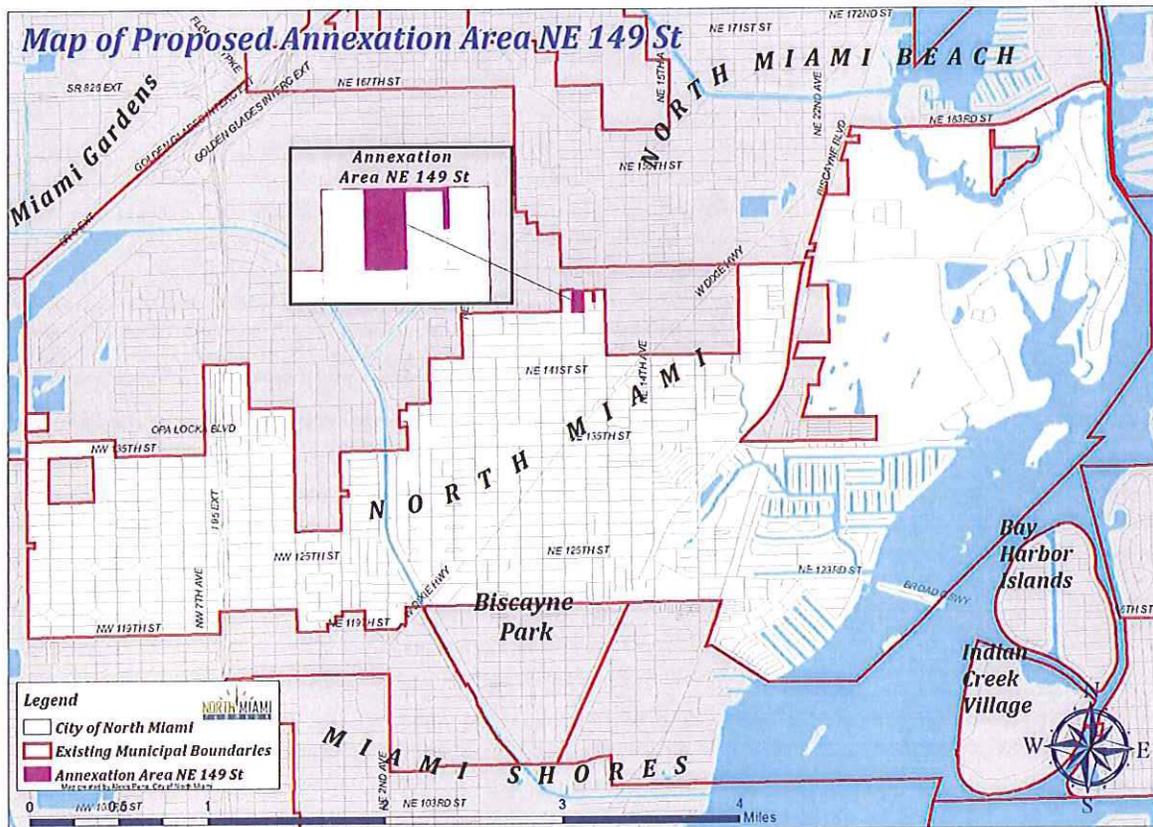
The proposed annexation areas will have access to the City's housing programs which offer first time home buyer funds in addition to roof and paint repair grants to qualified residents. The majority of the homes in the subject area are over 40 years old and may require repainting or other façade improvements. These future residents can take advantage of the City's housing repair grants and determine if they meet the eligibility requirements.

**North Miami currently holds the prestigious 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.** Additionally, if annexed, the subject areas would also enjoy programs like the recycle bank which provides curbside recycling pick up for all residential households. In turn North Miami residents can earn reward points for recycling. By participating in the *Recycle Bank rewards program*, residents can earn hundreds of dollars in reward value each year just by recycling as much as possible. Rewards include discounts at local supermarkets as well as local entertainment, including Zoo Miami and Miami Seaquarium.

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

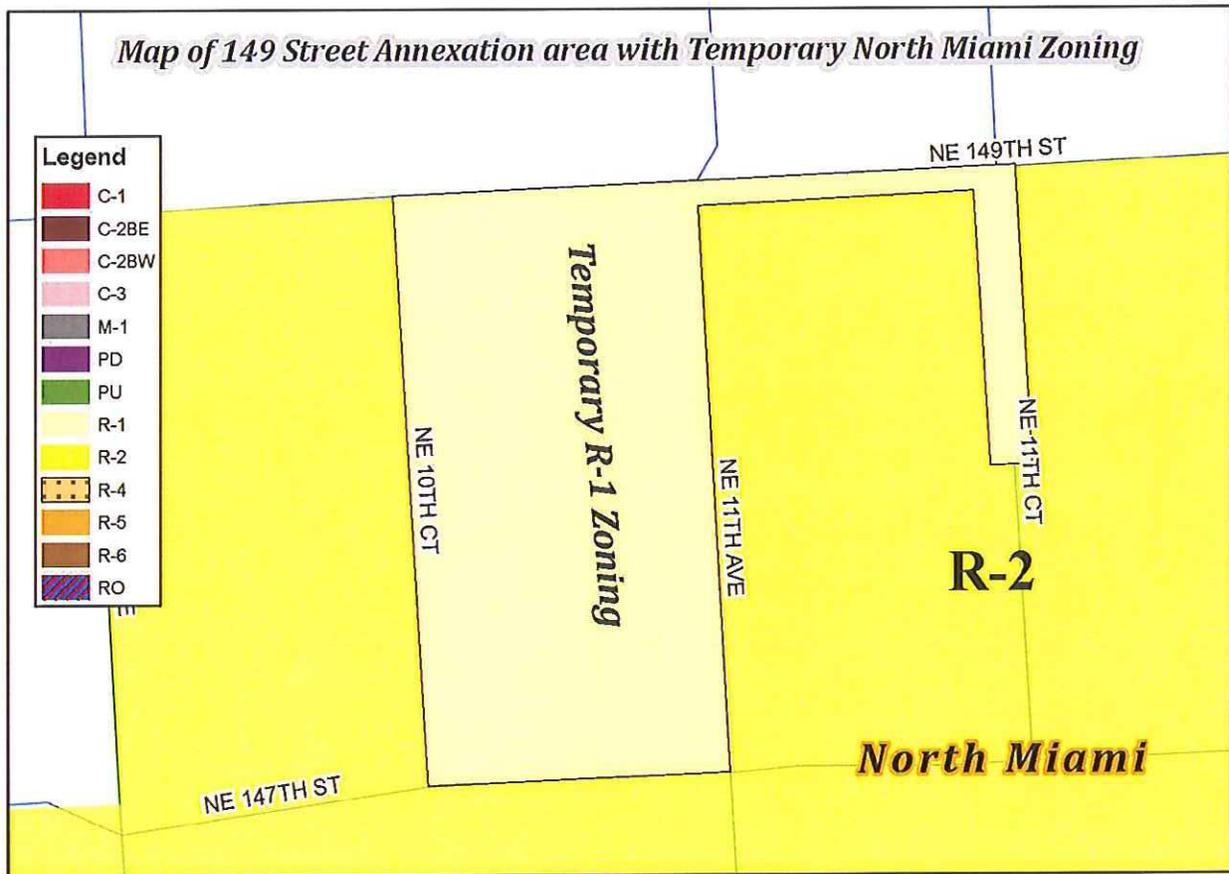
**E. A statement declaring whether an enclave, as defined in Section 20-7(A)(1)(c), borders the municipality and whether the proposed boundary change includes such enclave.**

The City confirms that (as shown in the map below) the proposed NE 149 ST 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 the area is surrounded by the City of North Miami by more than 80%. Therefore if approved, the proposed annexation eliminates the current county enclave and would create a more cohesive neighborhood.



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

- (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.



(2) *List of Services to be provided.*

**A. POLICE PROTECTION.**

The NE 149 Street 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 travel to the Miami-Dade County Inter Coastal Station or Head Quarters which is located much further away than the North Miami Police Department or North Miami City Hall.

North Miami Police Officers currently respond to the area to look for subjects that have committed crimes in North Miami and to back-up county officers. Occasionally, North Miami Officers are closer than county officers for emergency calls and will be the first responders. Many of the people that live in this area associate themselves as living with in North Miami and frequently 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 NE 149 Street Annexation Area, the North Miami Police Department and City Hall is located **3 miles away**. The Miami-Dade County Inter Coastal Station is 5.5 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: Intelligence based policing, community policing, and traditional policing, to best deploy its resources.

**Intelligence based policing** requires the department to monitor crime statistics on a daily, weekly and monthly basis. Through monitoring, crime trends are detected and police resources are deployed to combat the crime. The department has a full time Crime Analyst that prepares reports daily. The Crime Analyst works directly with the Crime Suppress Team (CST), Investigative Section (IS) and the Patrol Section on a daily basis to discuss crime trends and the

Modus Operandi (MO). This strategy has been effective in **reducing crime by 5% in 2010, 9% in 2011 and 3% in 2012**. In addition, 2012, had the **lowest number of part one crimes reported since 1979**.

**Community policing** is a concept that the department has embraced for several years at all levels. The department has a community policing section and stresses community policing at every level from the patrol officer to the chief. The community policing section serves as the liaison between the community and the police department. The department has given credit to the community for being a strong partner and assisting the department in lowering crime to the lowest level since 1983. Each area of the city has its own community policing officer. The community policing officer attends community functions such as homeowners meetings, crime watch groups or other functions in the community. The officer serves in a bi-direction capacity. The officer provides the community 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 20 is centrally located at 13000 NE 16 Avenue North Miami, FL 33168 and is only 2 miles from the proposed 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 Winson 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 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. The subject area is currently on septic; however should the residents of 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 subject area if needed.

## **E. GARBAGE AND REFUSE COLLECTION AND DISPOSAL**

On February 14, 2012, the Mayor and City Council of North Miami passed and adopted Resolution Number R-2012-18, allowing the City to enter into agreement with Waste Pro of Florida, Inc., for the provision of waste management services. As of March 5, 2012, Waste Pro of Florida, Inc. began providing sanitation services for the City of North Miami. As such, if

annexed Waste Pro Inc would provide garbage and solid waste removal for the subject area six (6) days a week from Monday to Saturday. Recycling will be picked up on a weekly basis. 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. With the current level of service the transition to bring the new areas on line would be seamless.

#### **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 NE 149 ST ANNEXATION 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**

North Miami maintains all the local roads within its jurisdiction except certain arterials, collector streets and expressways such as State Road 7, I-95 and U.S Highway 1. Many minor and arterial streets are constructed and improved by the private sector as development occurs. However the City assumes responsibility over the maintenance of local streets once development is completed. The subject annexation area contains over 2598 linear feet of roadway and over 2080 linear feet of sidewalk area. All public roads and sidewalks in the subject area will be maintained by the City of North Miami's Public Works Department.

#### **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. One of the outstanding programs offered by the City through its Parks & Recreation Department is the paid YOB (Youth Opportunity Board) Summer Internship Program for High School and College students who are residents of North Miami. If annexed, the future residents of subject annexation area would be able to enjoy the fully operational and well maintained system of parks, facilities and programs offered through the City's Parks & Recreational Department. If approved residents within the subject area can enjoy discounted facility rental rates at any City owned park facility.

#### **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. Staff 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 residents 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 only 3 miles away from the subject area.

## J. LOCAL COMMUNITY PLANNING SERVICES

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

The Department is also responsible for providing economic development and housing services to the City's businesses and residents. The City of North Miami offers several programs to promote affordable housing opportunities. Deferred loans and grants are available for very low to moderate-income families who are in need of home repairs or are interested in purchasing their first home. Federal and State funding sources for the City's Housing Programs are the State Housing Initiative Partnership (SHIP) program, the Community Development Block Grant (CDBG) program and the HOME Investment Partnership (HOME) program. The City also offers a façade grant to area business to assist in the cleaning and revitalization of commercial store fronts. If annexed the future residents of the subject area will have convenient access to these City services and programs that are located only 3 miles away from the subject area.

## 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.

## L. 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 to more efficiently serve this abutting enclave and allow its future residents to fully maximize the benefits available to local residents.**

**G. Timetable for supplying the services listed above.**

<b>Service</b>	<b>Timetable</b>
Police Protection	Immediate
Water	Immediate
Fire	Immediate
Sewer	Based on resident request and future funding
Garbage & Refuse	Within 1 month of executing inter local agreement
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 \$3,600. The annual cost to provide services to the subject area is \$2,320.*

**North Miami NE 149 St Annexation Area**

Service to be Provided	Annual Cost to Provide Service	1st year cost	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	Sanitation
Street Maintenance	2000	2,000	General
Parks (Contractual Tree Trimming and Landscape Maintenance )	320	1,600	General
<b>Totals</b>	<b>2,320</b>	<b>3,600</b>	

**I. Tax Load on Annexed Area NE 149 St**

- 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 NE 149 St Annexation Area was: **\$1,092,982**

- **Property tax revenue is determined by the following formula:**

Revenue = Taxable Property Value x millage

At the current County mileage rate of **1.9283**, total taxable revenues to the County are approximately **\$2107.59**; However 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 **\$8671.28**.

- **Projected Cost vs. Benefit to the City of North Miami – NE 149 St Annexation Area**

<b>Annual Property Tax Revenue From Annexation Area</b>	<b>Annual Cost of Providing Service</b>	<b>Net Gain</b>
\$8671.28	\$2320	\$6351.28

- 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.

*See attached letter from Director of Planning*

# 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 - NE 149<sup>th</sup> Street

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

- The proposed annexation area, described below, is more than 50 percent developed residential. According to the 2013 land use records, as shown in the attached table and figure, there are 3.7 acres of land in residential use (71.7 percent) within the proposed annexation area. The land area of the proposed annexation is approximately 5.2 acres.
- The proposed annexation area, which is shown in the attached figure, is bounded by NE 149<sup>th</sup> Street to the north, NE 11<sup>th</sup> Court to the east, NE 147<sup>th</sup> Street to the south and NE 10<sup>th</sup> Court to the west.

## Attachments

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

**City of North Miami - NE 149th Street 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	3.7	71.7	2,098.7	37.9	111,257.1	8.8
Commercial & Office & Transient Residential	0.0	0.0	255.2	4.6	14,465.4	1.1
Industrial	0.0	0.0	102.5	1.9	17,743.2	1.4
Institutional	0.0	0.0	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	1.5	28.3	1,284.9	23.2	87,462.7	6.9
Agriculture	0.0	0.0	0.0	0.0	63,563.3	5.0
Undeveloped	0.0	0.0	225.4	4.1	87,027.1	6.9
Inland Waters	0.0	0.0	37.6	0.7	36,936.0	2.9
<b>Total:</b>	<b>5.2</b>	<b>100.0</b>	<b>5,539.6</b>	<b>100.0</b>	<b>1,266,308.5</b>	<b>100.0</b>

\* Transient Residential includes Hotels and Motels

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

**CITY OF NORTH MIAMI NE 149 STREET PROPOSED ANNEXATION AREA**  
**2013 EXISTING LAND USE**  
 Miami-Dade County, Florida



**Legend**

**2013 Existing Land Use**

- |  |  |                                     |
|--|--|-------------------------------------|
| Single Family                          | Industrial Extraction                                    | Vacant, Protected, Privately Owned  |
| Two-Family Duplexes                    | Industrial   | Vacant, Protected, Government Owned |
| Mobile Home Parks                      | Industrial Intensive, Office type of use                 | Vacant Privately Owned, Unprotected |
| Townhouses                             | Industrial Intensive, Commercial Condominium type of use | Canal Right-of-way                  |
| Low-Density Multi-Family               | Airports, Ports  | Inland Waters                       |
| High-Density Multi-Family              | Communications, Utilities, Terminals                     | Ocean, Bay Waters                   |
| Residential Government Owned Housing   | Streets, Roads, Expressways, Ramps                       | Proposed Annexation Area            |
| Transient Residential (Hotels, Motels) | Streets, Expressway RW                                   | Municipal Boundary                  |
| Commercial, Shopping Centers, Stadiums | Agriculture  | Streets                             |
| Office                                 | Parks, Preserves, Conservation Areas                     | 0 0.5 1 Mile                        |
| Mixed Use-Business/Residential         | Water Conservation Areas                                 |                                     |
| Institutional                          | Vacant Government Owned, Unprotected                     |                                     |



  
**MIAMI-DADE COUNTY**  
 Regulatory and Economic Resources Department  
 Planning Research Section  
*Delivering Excellence Every Day*  
 August 2013

- K. 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 46 registered voters. As such no petitions are required for this area.*