

# Application for Annexation

Sunkist Grove Area – AKA Area 2

City of North Miami

776 NE 125<sup>th</sup> Street  
North Miami, FL 33161

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

July 2013





**APPLICATION FOR PROPOSED  
SUNKIST GROVE ANNEXATION  
(aka AREA 2)**

**CITY COUNCIL**

**Lucie Tondreau, Mayor  
Carol Keys, Esq. Councilwoman  
Scott Galvin, Councilman  
Philippe Bien-Aime, Councilman  
Marie Erland Steril, Councilwoman**

**CITY CLERK**

**Michael Etienne, Esq.**

**City Manager  
Stephen E. Johnson**

**City Attorney  
Regine Monestime, Esq.**

**Planning Director  
Maxine Calloway, Esq. AICP**

**Planning Staff**

Prepared by Tanya Wilson Sejour, AICP, City Planner/Project Manager

Arceli Redila, Planning Technician, LEED AP

Gareth Mann, AICP, GIS Analyst



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May 13, 2013

Harvey Ruvin  
Miami Dade County Clerk  
Circuit County Courts  
73 W Flagler Street  
Miami, FL 33130

**Re: Annexation Application for the Proposed Sunkist Grove Area (AKA Area 2) - City of North Miami**

Dear Mr Ruvin:

The City of North Miami is pleased to file an application for annexation of an unincorporated area bordered on the west side by NW 16<sup>th</sup> Avenue, on the east side by NW 13<sup>th</sup> Avenue, on the south side by NW 131<sup>st</sup> Street and on the north side by NW 135<sup>th</sup> Street (also known as the **Sunkist Grove 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.

City Administration completed its analysis of the proposed annexation area and determined that due its current isolated location, the subject area is essentially an unincorporated enclave engulfed by North Miami on all four sides. 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 the creation of such enclaves and create more cohesive, inclusive neighborhoods throughout the County. If approved the subject annexation would eliminate the current unincorporated enclave and create a seamless City transition throughout the Sunkist Grove neighborhood.

The most recent data and analysis done on the City's Comprehensive Plan revealed that the City of North Miami has only 1.5% vacant developable lands remaining and is approaching build out. As such, Policy 1.1.7 of North Miami's Comprehensive Plan requires that the City actively pursue development and growth management opportunities through several mechanisms including, but not limited, to exploring possible annexations.

To that end, the City believes the proposed annexation area will help to strengthen its fiscal position and eliminate multi jurisdiction overlaps and inefficiencies that exist in the provision of services such as police and water. **With the Miami-Dade government center being located 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 staff and quality neighborhood services. Additionally, North Miami has a number of City amenities, housing and neighborhood revitalization programs that may be of great benefit to many of the residents in the subject Sunkist Grove annexation area.



May 13, 2013  
Page Two

Harvey Ruvin  
Miami Dade County Clerk  
Circuit County Courts

It gives me great pleasure to submit this application for consideration by the Board of County Commission. If you have any questions regarding this application, please contact Community Planning & Development Director Maxine Calloway Esq., at [mcalloway@northmiamifl.gov](mailto:mcalloway@northmiamifl.gov) or (305)895-9821, or contact City Planner Tanya Wilson-Sejour 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", is written over a circular stamp.

Stephen E. Johnson  
City Manager

SEJ:mp

c: Maxine Calloway AICP, Esq., Director, Community Planning & Development  
Tanya Wilson-Sejour AICP, City Planner  
Mayor & Council members

**ii. Certified Copies Council Resolution & Copy of Public Notice**

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

See attached three certified copies of resolution R -2013-43

**Proof of compliance with the notice requirements**

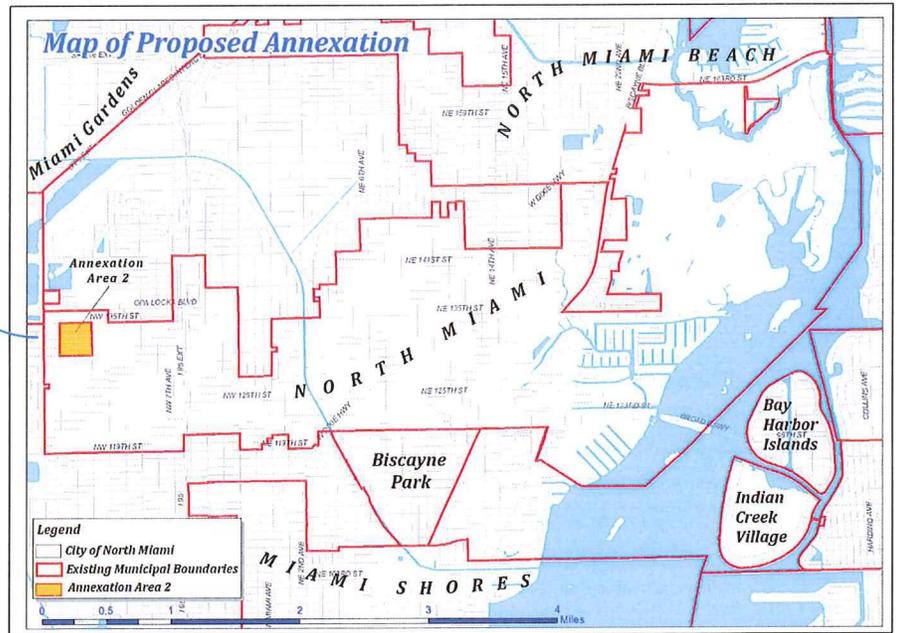
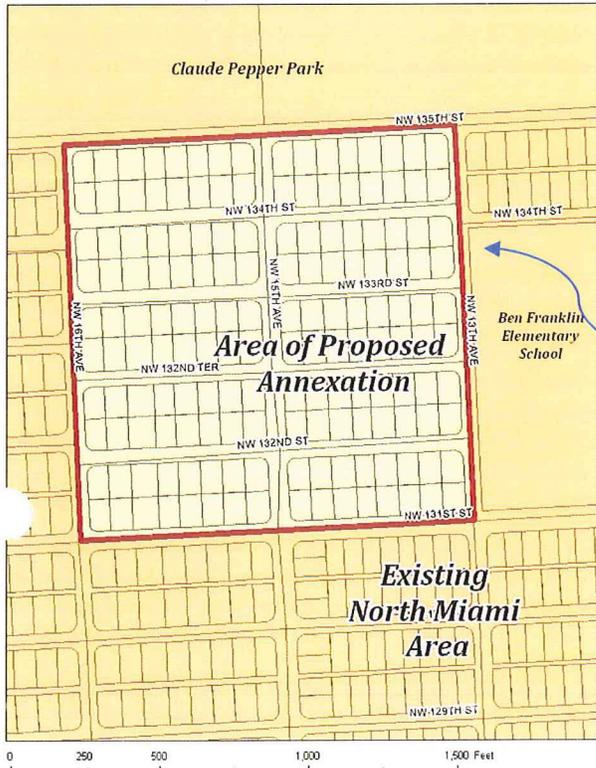
See attached copy of notice of public hearing held on April 23, 2013

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

BEGINNING ON THE WEST SIDE OF NW 13<sup>th</sup> AVENUE, THEN NORTH TO N.W. 135<sup>th</sup> STREET THEN WEST TO NW 16<sup>th</sup> AVENUE, THEN SOUTH TO NW 131 STREET TO THE POINT OF BEGINNING.

## B. Location Map of Sunkist Grove Annexation

Proposed Annexation



**RESOLUTION NO. R-2013-43**

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY AN AREA BORDERED ON THE WEST SIDE BY NORTHWEST 16TH AVENUE, ON THE EAST SIDE BY NORTHWEST 13TH AVENUE, ON THE SOUTH SIDE BY NORTHWEST 131ST STREET AND ON THE NORTH SIDE BY NORTHWEST 135TH STREET, IDENTIFIED AS THE SUNKIST GROVE ANNEXATION AREA (OTHERWISE KNOWN AS "AREA 2"); 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 properties bordered on the west side by Northwest 16<sup>th</sup> Avenue, on the east side by Northwest 13<sup>th</sup> Avenue, on the south side by Northwest 131<sup>st</sup> Street and on the north side by Northwest 135<sup>th</sup> Street, identified as the Sunkist Grove Annexation Area (otherwise known as "Area 2"); 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 February 22, 2011, the Mayor and City Council adopted Resolution R-2011-23, 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 on the proposed annexation and determined that the existing unincorporated enclave would be of benefit to the City, and due to its unique location (which engulfs the subject area on all four sides), it could be more efficiently served by the City as opposed to Miami-Dade County; and

**WHEREAS**, the proposed annexation application is keeping with the intent of Section 20-7(A)(1)(c) of the Miami-Dade County Code of Ordinances, which seeks to eliminate the

creation of such enclaves and create more cohesive, inclusive neighborhoods throughout the county; and

**WHEREAS**, pursuant to the requirements of Section 20-3(G) of the Miami-Dade County Code of Ordinances, the City obtained petitions representing the consent of twenty five (25) percent plus one (1) of the electors residing in 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 have 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 with Miami-Dade County.

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

**Section 1. Approval of Submittal Annexation Application.** The Mayor and City Council of the City of North Miami, Florida, hereby approve submittal of an application to Miami-Dade County to annex into the City an area bordered on the west side by Northwest 16<sup>th</sup> Avenue, on the east side by Northwest 13<sup>th</sup> Avenue, on the south side by Northwest 131<sup>st</sup> Street and on the north side by Northwest 135<sup>th</sup> Street, identified as the Sunkist Grove Annexation Area (otherwise known as "Area 2").

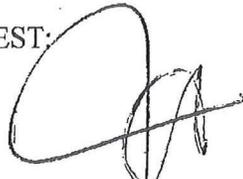
**Section 2. Authorization to City Administration.** The Mayor and City Council of the City of North Miami, hereby authorize City administration to take all necessary steps to file a formal annexation application with the Miami-Dade County Clerk to annex into the City, the stated Sunkist Grove Annexation Area, otherwise known as Area 2, in accordance with Miami-Dade County Code of Ordinances.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon adoption.

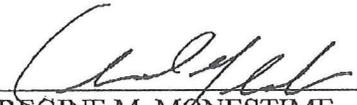
**PASSED AND ADOPTED** by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 23 day of April, 2013.

  
ANDRE D. PIERRE, ESQ.  
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: Councilman Galvin

Seconded by: Vice Mayor Steril

**Vote:**

Mayor Andre D. Pierre, Esq.	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Vice Mayor Marie Erlande Steril	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Councilperson Michael R. Blynn, Esq.	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Councilperson Scott Galvin	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Councilperson Jean R. Marcellus	<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   6   day of

  May   20   13    
  Jaqueline Torres, Deputy   City Clerk

# Proposed Annexation

Claude Pepper Park

NW 135TH ST

NW 134TH ST

NW 134TH ST

NW 133RD ST

Ben Franklin  
Elementary  
School

**Area of Proposed  
Annexation**

NW 132ND TER

NW 132ND ST

NW 131ST ST

**Existing  
North Miami  
Area**

NW 129TH ST



RESOLUTION NO. R-2013-43

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**WHEREAS**, the proposed annexation application is keeping with the intent of Section 20-7(A)(1)(c) of the Miami-Dade County Code of Ordinances, which seeks to eliminate the

creation of such enclaves and create more cohesive, inclusive neighborhoods throughout the county; and

**WHEREAS**, pursuant to the requirements of Section 20-3(G) of the Miami-Dade County Code of Ordinances, the City obtained petitions representing the consent of twenty five (25) percent plus one (1) of the electors residing in the subject area; and

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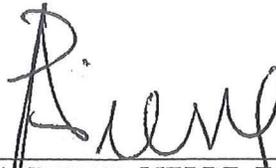
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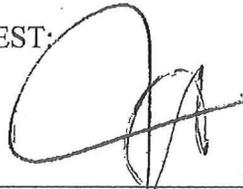
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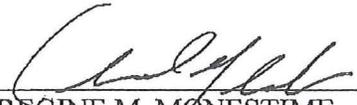
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**Section 3. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 23 day of April, 2013.

  
ANDRE D. PIERRE, ESQ.  
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: Councilman Galvin

Seconded by: Vice Mayor Steril

**Vote:**

Mayor Andre D. Pierre, Esq.	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Vice Mayor Marie Erlande Steril	<u>  x  </u>	(Yes)	<u>      </u>	(No)
Councilperson Michael R. Blynn, Esq.	<u>  x  </u>	(Yes)	<u>      </u>	(No)
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**CERTIFICATION**

I certify this to be a true and correct copy  
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WITNESSETH my hand and official seal  
of the City of NORTH MIAMI  
Florida, this the   6   day of  
  May   20   13    
  Peggy Pierre, Deputy   City Clerk

# Proposed Annexation

Claude Pepper Park

NW 135TH ST

NW 134TH ST

NW 134TH ST

NW 133RD ST

NW 16TH AVE

NW 15TH AVE

NW 13TH AVE

Ben Franklin  
Elementary  
School

**Area of Proposed  
Annexation**

NW 132ND TER

NW 132ND ST

NW 131ST ST

**Existing  
North Miami  
Area**

NW 129TH ST

0 250 500 1,000 1,500 Feet



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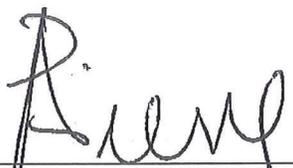
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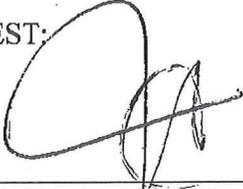
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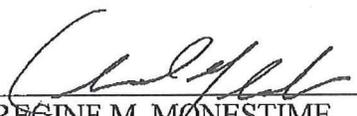
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MAYOR

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: Councilman Galvin

Seconded by: Vice Mayor Steril

**Vote:**

Mayor Andre D. Pierre, Esq.	<u>  x  </u>	(Yes)	<u>      </u>	(No)
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**CERTIFICATION**

I certify this to be a true and correct copy  
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WITNESSETH my hand and official seal  
of the City of NORTH MIAMI  
Florida, this the   6   day of  
  May  , 20  13    
  Jacqueline   City Clerk

# Proposed Annexation

Claude Pepper Park

NW 135TH ST

NW 134TH ST

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NW 16TH AVE

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NW 13TH AVE

Ben Franklin  
Elementary  
School

NW 132ND TER

**Area of Proposed  
Annexation**

NW 132ND ST

NW 131ST ST

**Existing  
North Miami  
Area**

NW 129TH ST





**NOTICE OF PUBLIC HEARING**  
**Consideration of Annexation**

NOTICE IS HEREBY GIVEN that the City Council of the City of North Miami, proposes to hold a public hearing on **Tuesday April 9, 2013 at 7pm** in the Council Chambers at City Hall, 2<sup>nd</sup> Floor, 776 NE 125 Street, to consider the proposed annexation of an area (ALSO KNOWN AS AREA 2): bordered on the west side by NW 16<sup>th</sup> Avenue, on the east side by NW 13<sup>th</sup> Avenue, on the south side by NW 131<sup>st</sup> Street and on the north side by NW 135<sup>th</sup> Street (also known as Sunkist Grove Annexation Area):

*Proposed Annexation*



The City of North Miami proposes to adopt the following resolution: **RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY AN AREA BORDERED ON THE WEST SIDE BY NORTHWEST 16TH AVENUE, ON THE EAST SIDE BY NORTHWEST 13TH AVENUE, ON THE SOUTH SIDE BY NORTHWEST 131ST STREET AND ON THE NORTH SIDE BY NORTHWEST 135TH STREET, IDENTIFIED AS THE SUNKIST GROVE ANNEXATION AREA (OTHERWISE KNOWN AS "AREA 2"); PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**PLEASE BE ADVISED** that Members of the public are invited to attend the Public Hearing and provide oral or written comments on the matter. A copy of the staff report or application materials will be available for public review online by accessing the following [http://www.northmiamifl.gov/government/minutes\\_agendas/index.asp](http://www.northmiamifl.gov/government/minutes_agendas/index.asp) Written comments may be faxed prior to the meeting to (305) 895-4074 or emailed to: [mcalloway@northmiamifl.gov](mailto:mcalloway@northmiamifl.gov)

## BECOME A PART OF OUR NEIGHBORHOOD!

### What Does Annexation Mean For You?

If approved the proposed annexation will provide the following benefits...

**Express Yourself!** As North Miami residents you will have direct access to City Council Meetings, your local elected officials and administrative personnel such as code enforcement, permitting and planning and zoning services to name a few.

**Neighbors helping Neighbors!** When you become a resident of North Miami, you are automatically invited to qualify for a wide array of services including...First time Home buyer funds, Rental assistance, Foreclosure Prevention Programs as well as Roof and Paint Repair Grants...and many more.

**Better neighborhood policing! The North Miami Police...around the clock protection just around the corner...** You can count on quicker response time to your calls for help. The North Miami Police Force is dedicated, skilled and located only 1 mile away.

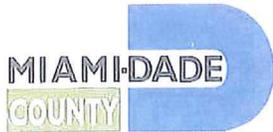
**Reduction in utility cost!** As a North Miami resident you will no longer be assessed a non resident water surcharge fee on your bill and will also experience a savings in your trash and recycling expense. You can expect an overall annual savings of approximately **\$203**.

**Enhanced Quality of Life!** In addition to the water service you already receive from North Miami you would also enjoy the following savings:

- **Rewards Program** – *As a resident you would also enjoy the **recycle bank program** which provides curbside recycling pick up for all residential households and North Miami residents 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.*
- **Paid youth summer internship** – *Your family would benefit from North Miami's **exceptional system of parks with onsite facilities and recreational programs for youth and adults.** The City maintains over 22 parks and recreational facilities (which include Community and Neighborhood Parks, Tot Lots, Passive Green Spaces, Sports Fields and Special Use Parks). One of the many outstanding programs offered by the City through its Parks 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 Area 3 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.***
- **Transportation Savings** - *As a resident of North Miami, you will also save in transportation costs by having access to the **City's free commuter Nomi bus service** that runs for the entire business week from Monday to Friday, 7am to 8pm. The City offers the Miami Dade County Easy Pass which provides a discount of 25 dollars off of \$100 pass to North Miami residents to be used on any MDT bus route.*

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

See attached document dated April 11, 2013 certifying 417 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, Tara C. Smith, Chief Deputy Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the **City of North Miami Annexation Area - Sunkist Grove Enclave**, as described below, has **417** voters.

The annexation area is described as: "BOUNDED ON THE NORTH BY NW 135<sup>TH</sup> STREET, ON THE EAST BY NW 13<sup>TH</sup> AVENUE, ON THE SOUTH BY NW 131<sup>ST</sup> STREET, ON THE WEST BY NW 16<sup>TH</sup> AVENUE."

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 11<sup>TH</sup> DAY OF  
APRIL, 2013

A handwritten signature in blue ink that reads "Tara C. Smith". The signature is written over a horizontal line.

Tara C. Smith  
Chief Deputy Supervisor of Elections

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



miamidade.gov

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

April 11, 2013

Maxine Calloway Esq. AICP  
Director, Community Planning & Development  
City of North Miami  
776 NE 125<sup>th</sup> Street  
North Miami, FL 33161

Dear Ms. Calloway:

The Miami-Dade County Elections Department has completed a review of the City of North Miami annexation area described as Sunkist Grove Enclave. A certification of the number of registered voters is enclosed for your reference.

A one hour research and labor fee of \$ 50.00 has been assessed in determining the number of registered voters in the proposed annexation area.

Should you have any questions or concerns, please feel free to contact Rosy Pastrana, Deputy Supervisor of Elections for Voter Services at 305-499-8548.

Sincerely,

A handwritten signature in blue ink that reads "Tara C. Smith". The signature is fluid and cursive, with the first name "Tara" being the most prominent.

Tara C. Smith  
Chief Deputy Supervisor of Elections

Enclosure (1)

Cc: Stephen Johnson, City Manager  
Tanya Wilson-Sejour, City Planner

## D. Grounds for Proposed Annexation Boundary Changes

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

To that end, City Administration completed an analysis of the subject *Sunkist Grove* annexation area which appears as a "doughnut hole" bordered by *NW 135 St on the north, NW 13 Avenue on the east, NW 131 St on the South and NW 16 Avenue on the west* and determined that the subject area is 40.6 Acres in size, contains 160 residential units and its land use is predominantly residential (72%) in nature. According to the Miami Dade Supervisor of Elections office **the area currently has 417 registered voters**. Staff has concluded that due to its current isolated location and small size, the subject area is essentially an unincorporated enclave engulfed by North Miami on all four sides. **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 neighborhood transition throughout the Sunkist Grove Subdivision.

#### 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 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 to annex these areas within its boundary so these residents can have readily available access to its quality neighborhood services with quicker essential service response. Under the current circumstances 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 expended over \$2.5 million in roadway infrastructure improvements in the surrounding Sunkist Grove area which included roadway milling and striping, drainage, swale improvements and new landscaping and sidewalks. The project provided major infrastructure improvements to the neighborhood, directly enhanced the overall aesthetics of the area and is expected to enhance property values. However, although the subject annexation area is prone to flooding with outdated drainage systems, unfortunately the subject area was not included in those improvements since the area is not part of the City of North Miami's project boundary. If approved the annexation may allow the subject area to be included in any future Sunkist Grove neighborhood improvements should additional funding become available.

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

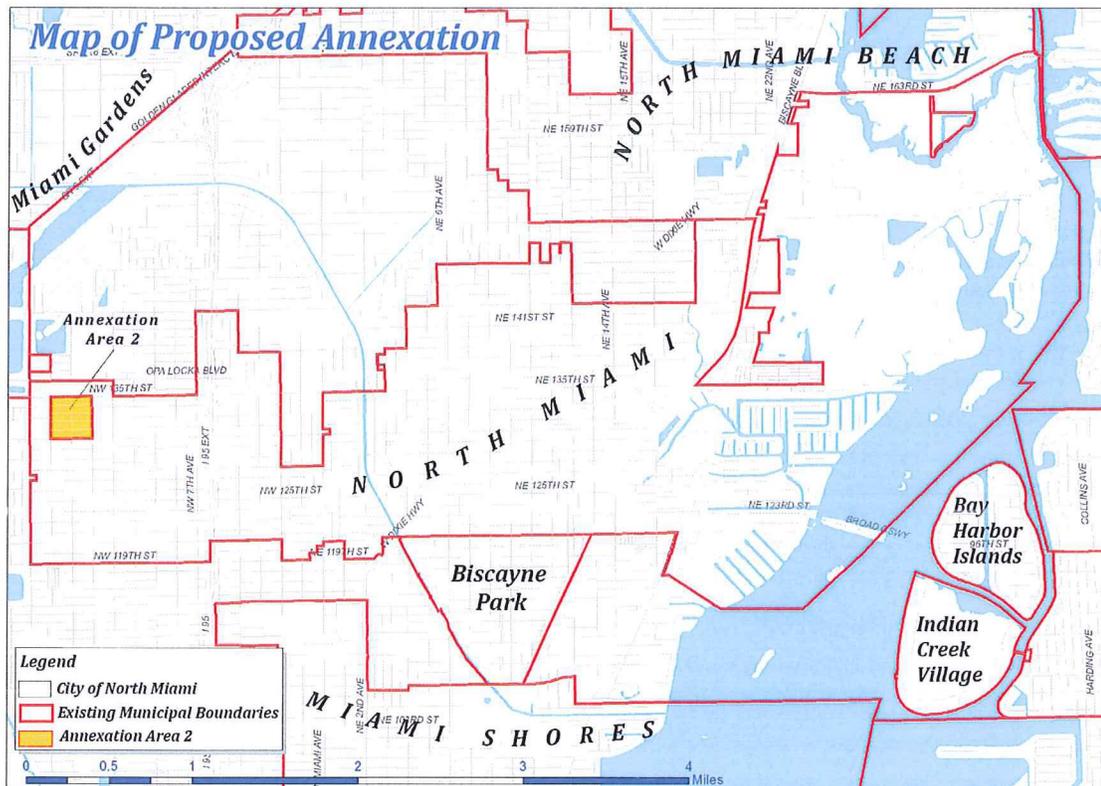
The proposed annexation areas will have access to the City's housing programs which offer first time home buyer funds in addition to roof and paint repair grants to qualified residents. The majority of the homes in the subject area are over 40 years old so many of the residents can take advantage of the City's housing repair grants.

**The City currently holds the coveted honor of being an All American City and a certified silver green local government as a result of the many innovative green strategies that are environmentally friendly and also offer cost savings to residents.** As a resident of North Miami, the subject area will have access to the City's free commuter Nomi bus service that runs for the entire business week from Monday to Friday, 7am to 8pm. 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 Sunkist Grove Annexation Area is contiguous to its boundaries and does not create a separate enclave as defined by Section 20-7.A.1.c . In fact if approved the proposed annexation eliminates the current county enclave and would create a more cohesive neighborhood.





## 2. List of Services to be provided

### a) POLICE PROTECTION.

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

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

From the proposed Sunkist Grove 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: Intelligent based policing, community policing, and traditional policing, to best deploy its resources.

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

in 2011 and 3% in 2012. In addition, 2012, had the **lowest number of part one crimes reported since 1979.**

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

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

Fire and emergency medical services will continue to be provided by Miami Dade County. Fire Station 19 is centrally located at 650 NW 131 ST and is only 2 miles from the proposed Sunkist Grove Annexation Area. There is no cost to the City for this service.

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

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

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

The City of North Miami owns and maintains its sanitary sewer facility and provides sewer service to the businesses and residents of the City, a few neighboring cities as well as areas of unincorporated Miami Dade County. The subject area is currently on septic; however should the area desire to be hooked up to the City's sewer connection in the future, each applicant shall be responsible for charges associated with sewer service hook up and said request is subject to final Council approval. The City's total service demand based on existing needs is *approximately 3 billion gallons of sewage annually*. However the facility has a maximum annual system capacity of *over 5 billion*. Therefore the City is currently meeting its level of service standards for sanitary sewer facilities and maintains excess capacity to accommodate additional demands of Area 2 if needed.

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

As of March 5, 2012, Waste Pro of Florida, Inc. began providing sanitation services for the City of North Miami. 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. The resulting agreement between the City and Waste Pro commenced on March 1, 2012. As such, if annexed Waste Pro Inc would provide garbage and solid waste removal for the subject Sunkist Grove 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 approximately 3 months. In addition to receiving North Miami's efficient 6 days a week trash pickup and bulk trash and recycling collection, residents in the proposed Sunkist Grove Annexation Area would also enjoy the benefits of gaining rewards through the City's Recycle Bank Points Program.

#### **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 Sunkist Grove 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 once development is completed. The subject annexation area contains over 2.23 miles of roadway and over 16,600 feet of sidewalk space. 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 the Claude Pepper and Sunkist Grove Center, both City owned park facility within walking distance to and from the subject area.

## 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 or 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** so the residents and businesses in the subject area can fully maximize the benefits available to local residents.

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

<b>Service</b>	<b>Timetable</b>
<b>Police Protection</b>	<b>Immediate</b>
<b>Water</b>	<b>Immediate</b>
<b>Fire</b>	<b>Immediate</b>
<b>Sewer</b>	<b>Based on resident request and future funding</b>
<b>Garbage &amp; Refuse</b>	<b>Within 1 month of executing inter local agreement</b>
<b>Street Lighting</b>	<b>Immediate</b>
<b>Parks</b>	<b>Immediate</b>
<b>Building &amp; Zoning</b>	<b>Immediate</b>
<b>Planning</b>	<b>Immediate</b>
<b>Code Enforcement</b>	<b>Immediate</b>
<b>General Government</b>	<b>Immediate</b>

## 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 **\$13,000**. **The annual cost to provide services to the subject area is \$6,600.**

### North Miami Sunkist Grove Annexation Area

Service to be Provided	1st year cost	Annual Cost to Provide Service	Source of Funds
Police	0	0	General
Water supply & distribution	0	0	W&S
Collection and treatment of sewage	0	0	W&S
Garbage, refuse collection and disposal	0	0	Sanitation
Street Maintenance	5,000	5,000	General
Parks (Contractual Tree Trimming)	8,000	1,600	General
<b>Totals</b>	<b>13,000</b>	<b>6,600</b>	

**I. Tax Load on Annexed Area 2**

- The City of North Miami currently maintains a millage rate of **8.1000** (FY 12-13). 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 Sunkist Grove Area was: **\$8,010,254**

- **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 **\$73,694**; However if the area is annexed into the City of North Miami the potential tax revenue based on the City's mileage rate of **8.1000** would be **\$64,883**.

- **Projected Cost vs. Benefit to the City of North Miami – Sunkist Grove Annexation Area**

<b>Annual Property Tax Revenue From Annexation Area</b>	<b>Annual Cost of Providing Service</b>	<b>Net Gain</b>
\$64,883	\$6,600	\$58,283

**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 Marc Leffrier*

# Memorandum



**Date:** August 4, 2011

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

**From:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**Subject:** Certification of the City of North Miami's Proposed Annexation – Area 2

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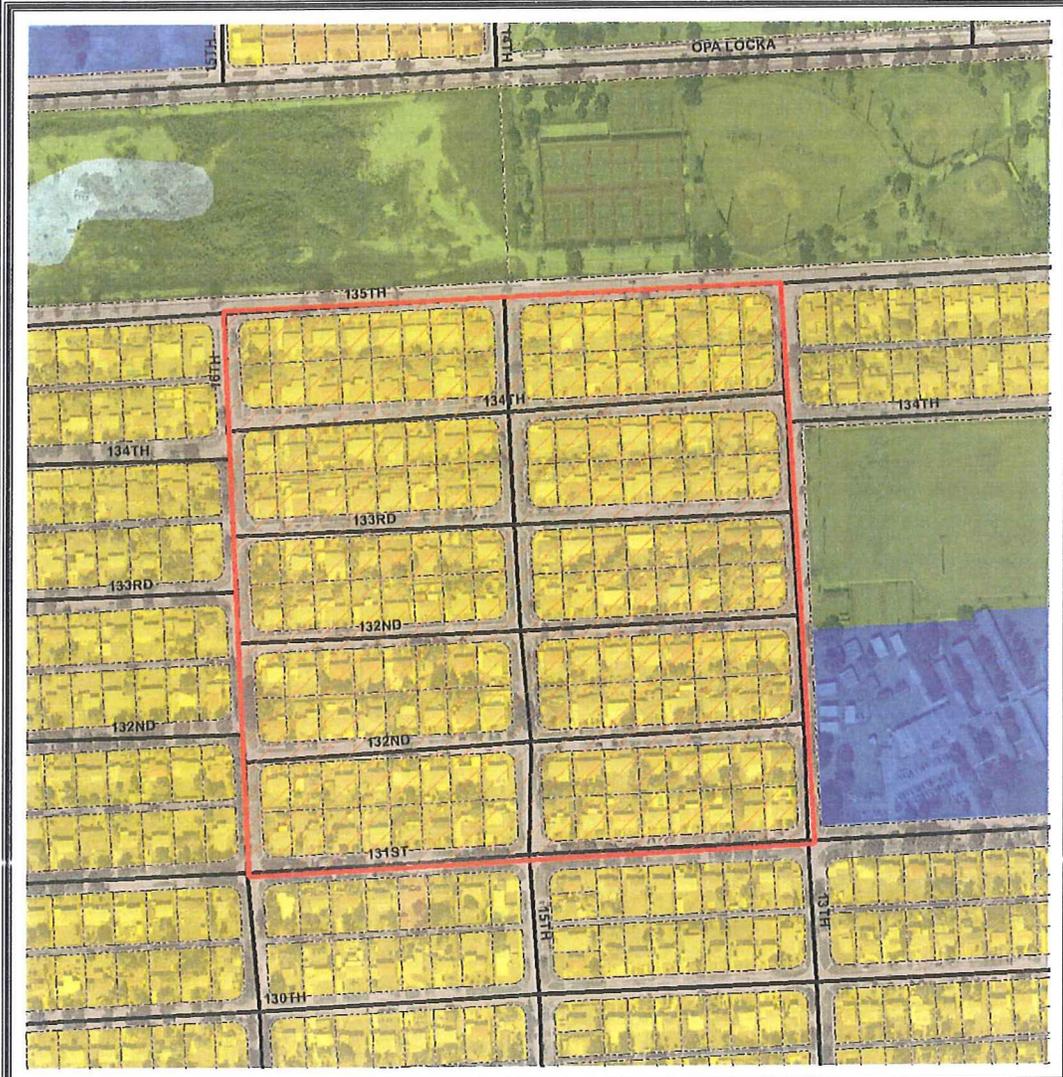
This memorandum serves to certify that, in accordance with Sec. 20-9 (a) of the Code of Miami-Dade County, I have determined that:

- The proposed annexation area, described below, is more than 50 percent developed residential. According to the 2011 land use records, as shown in the attached table and figure, there are 29.2 acres of land in residential use (71.7 percent) within the proposed annexation area. The land area of the proposed annexation is approximately 40.7 acres.
- The proposed annexation area, which is shown in the attached figure, is bounded by NW 135<sup>th</sup> Street to the north, NW 131<sup>st</sup> Street to the south, NW 13<sup>th</sup> Avenue to the east, and NW 16<sup>th</sup> Avenue to the west.

## Attachments

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

# NORTH MIAMI ANNEXATION AREA 2



## LEGEND

- |  |   |   |   |
|--|---|---|---|
| <ul style="list-style-type: none"> <li> Single-Family</li> <li> Two-Family Duplexes</li> <li> Mobile Home Parks</li> <li> Townhouses</li> <li> Low-Density Multi-Family</li> <li> High-Density Multi-Family</li> <li> Residential-Government Owned Housing</li> <li> Transient Residential (Hotels, Motels)</li> <li> Commercial, Shopping Centers, Stadia</li> <li> Office</li> </ul> | <ul style="list-style-type: none"> <li> Mixed Use-Business/Residential</li> <li> Institutional</li> <li> Industrial Extraction</li> <li> Industrial</li> <li> Industrial Intensive, Office type of use</li> <li> Industrial Intensive, Commercial Condominium type of use</li> <li> Airports, Ports</li> <li> Communications, Utilities, Terminals</li> <li> Streets, Roads, Expressways, Ramps</li> <li> Streets, Expressway RW</li> </ul> | <ul style="list-style-type: none"> <li> Parks, Preserves, Conservation Areas</li> <li> Water Conservation Areas</li> <li> Vacant Government Owned, Unprotected</li> <li> Vacant, Protected, Privately Owned</li> <li> Vacant, Protected, Government Owned</li> <li> Vacant Privately Owned, Unprotected</li> <li> Canal right-of-way</li> <li> Inland Waters</li> <li> Ocean, Bay Waters</li> <li> Agriculture</li> </ul> | <ul style="list-style-type: none"> <li> Annexation area</li> <li> Street address</li> </ul> |
|--|---|---|---|



**City of North Miami  
Proposed Annexation Area 2 - 2011  
Existing Land Use**

Land Use	Annexation Area 2		City of North Miami		City of North Miami		Miami-Dade County	
	(Acres)	(Percent Of Total)	(Area Acres)	(Percent of Total)	(Acres)	(Percent of Total)	(Acres)	(Percent of Total)
Residential	29.2	71.7	2085.5	37.9	109900.8	8.7		
Commercial & Office	0.0	0.0	246.1	4.5	12702.9	1.0		
Commercial & Entertainment	0.0	0.0	0.0	0.0	918.7	0.1		
Transient-Residential (hotels)	0.0	0.0	4.2	0.1	726.3	0.1		
Industrial	0.0	0.0	102.5	1.9	17679.0	1.4		
Institutional	0.0	0.0	307.9	5.6	14438.8	1.1		
Parks/Recreation	0.0	0.0	1172.8	21.3	796907.8	62.9		
Transportation, Communication, Utilities	11.5	28.2	1275.7	23.2	87254.2	6.9		
Agriculture	0.0	0.0	0.0	0.0	63237.6	5.0		
Undeveloped	0.0	0.0	266.3	4.8	125788.8	9.9		
Inland Waters	0.0	0.0	36.0	0.7	36748.9	2.9		
<b>Total:</b>	<b>40.7</b>	<b>100.0</b>	<b>5,496.9</b>	<b>100.0</b>	<b>1,266,303.7</b>	<b>100.0</b>		

**Source:** Miami-Dade County Department of Planning and Zoning, Research Section August, 2011

**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.**

*Sunkist Grove Area contains 417 registered voters. As such signed petitions are required from 105 registered voters representing 25% plus one of the electorates in the subject area. To date the City has received 107 signed petitions from registered voters in favor of the proposed annexation (See enclosed signed petitions) satisfying the County's requirement.*