



## City of Sweetwater

August 3, 2012

Miami-Dade County  
111 NW First Street  
Miami, Florida 33128

CLERK OF THE BOARD  
MIAMI-DADE COUNTY, FLA.  
M1

2012 AUG -6 PM 12: 29

CLERK OF THE BOARD

To Whom It May Concern:

The City of Sweetwater is pleased to present the attached application for annexation.

Please do not hesitate to contact me at my cellular phone (305-525-0594) if you have any comments or questions with reference this package or to any related documentation.

Sincerely,

Robert Herrada, Chief of Staff

# The City of Sweetwater

## *APPLICATION FOR ANNEXATION*



Respectfully Submitted to:

**Miami-Dade County**

Prepared By:

**The City of Sweetwater**

**August 3, 2012**

Honorable Carlos Gimenez  
Miami-Dade County Mayor  
Stephen P. Clark Center  
111 N.W. 1<sup>st</sup> Street-29<sup>th</sup> Floor  
Miami, FL 33128-1983

**HAND DELIVERED**



## City of Sweetwater

July 31, 2012

Honorable Carlos Gimenez  
Miami-Dade County Mayor  
Stephen P. Clark Center  
111 N.W. 1<sup>st</sup> Street-29<sup>th</sup> Floor  
Miami, FL 33128-1983

**HAND DELIVERED**

**Re: City of Sweetwater Annexation Application**

Dear Mr. Mayor:

As you know, the City of Sweetwater successfully annexed a large amount of land to the North in December of 2010. Since then, several other nearby areas and entities have expressed an interest in becoming part of Sweetwater. The present annexation effort, before you now, includes three areas: Florida International University's Engineering Campus, a portion of West Flagler Street and a portion of SW 8<sup>th</sup> Street. This effort is unique as it will not involve any losses or gains of taxes. Florida International University has expressed full support of this annexation, as described in their letter of support that is included in this application.

One of Sweetwater's top strategic initiatives is to become a University City (or a College Town). Creating a mixed-use, pedestrian friendly environment geared towards neighboring college students would dramatically boost economic development and the quality of life in our City. To achieve this end, the City of Sweetwater has created a partnership with Florida International University. Leaders and students at FIU have shown support and repeatedly expressed interest in becoming a part of Sweetwater, as they see that it makes geographical sense. Great strides have been taken to collaborate on efforts between the City and FIU. Many opportunities for students to serve and intern in various departments throughout the City have been created. Students serve the City by helping to operate the Mayor's Office at City Hall, teaching and mentoring students at the Jorge Mas Canosa Youth Center, educating elderly citizens on computer literacy at the Senior Center, beautifying city parks and roads, and conducting research on economic development studies within the City.

This effort will also allow for Sweetwater and FIU law enforcement to continue working closely to benefit the area's residents and students. As a product of our current Mutual Aid Agreement with FIU, we provide the University with assistance by routinely making available police officers as requested. Sweetwater police officers currently support with traffic assistance, civil disturbances, concerts, parades, sporting events, natural or manmade disasters, and incidents requiring utilization of specialized units. Additionally, our K-9 unit provides narcotic detection,

bomb and missing person services free of charge to the University upon request. The City would provide police protection and patrol to West Flagler Street between SW 102<sup>nd</sup> Avenue and SW 110<sup>th</sup> Avenue (Area 2), as well as SW 8<sup>th</sup> Street between SW 102<sup>nd</sup> Avenue and the Snapper Creek Canal (Area 3).

This annexation will also boost connectivity and transportation between the two campuses and the City, given that the rights of way (Areas 2 & 3) both abut FIU campuses. The annexation of Areas 2 & 3 is sensible given that a part of Flagler Street is already in the City of Sweetwater (from 117<sup>th</sup> Avenue to 110<sup>th</sup> Avenue). Additionally, our Police Department frequently responds to calls coming from SW 8<sup>th</sup> Street because of our close proximity and knowledge of the area. This annexation is, therefore, essential for the strengthening and enlargement of FIU-Sweetwater relations. To that end, as Mayor of the City of Sweetwater, it gives me great pleasure to notify you that the City has completed its due diligence and preparations, and hereby files its annexation application pursuant to the provisions of Section 20-3 of the Miami-Dade County Code.

On behalf of the residents of the City of Sweetwater, I thank you for your attention to this matter. I look forward to working with the County through this process.

Sincerely,



Manuel Maroño, Mayor



March 27, 2012

Miami-Dade County Board of County Commissioners  
Stephen P. Clark Center  
111 NW 1st Street  
Miami, FL 33128

To Whom It May Concern:

By way of this letter, I would like to express my strong support for the City of Sweetwater's proposal to annex Florida International University's College of Engineering and Computing at 10555 West Flagler Street, Miami, Florida. FIU has enjoyed an active and fruitful partnership with the neighboring City of Sweetwater for over three years.

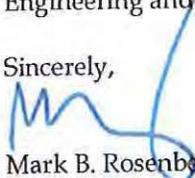
This partnership has produced measurable results that include enriching the academic experience of FIU Honors College students by encouraging them to intern in various capacities in offices throughout Sweetwater, and by implementing outreach programs geared toward residents with economic hardships.

FIU students and faculty have served the city by tutoring and mentoring students at the Jorge Mas Canosa Youth Center, educating elderly citizens on computer literacy at the Claude and Mildred Pepper Senior Activities Center, helping in the daily goings-on in the mayor's office in city hall, assisting in grant writing, organizing environmentally-friendly efforts and conducting economic development research studies within the city.

Knowing that our partnership will continue to strengthen and flourish, Sweetwater and FIU have jointly decided that extending Sweetwater's borders to encompass FIU's Engineering Center on West Flagler is a logical next-step. The annexation will further strengthen one of Sweetwater and FIU's top joint strategic initiatives, which is for Sweetwater to become a University City. By transitioning Sweetwater into a mixed-use, pedestrian friendly environment, this initiative would substantially boost economic development and the quality of life in the city and university.

Because the annexation will be tax-neutral and will not add any financial burden to the University, we feel confident about the aforementioned positive social and economic impacts. Thus, we find it both appropriate and highly constructive to include the FIU's College of Engineering and Computing Campus within the boundaries of Sweetwater.

Sincerely,



Mark B. Rosenberg

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## City of Sweetwater Annexation Application

### Introduction

Pursuant to Chapter 20 of the Miami--Dade County Municipal Code regarding Municipalities, the City of Sweetwater requests a Boundary Change or "Annexation of Property" pursuant to Section 20-3, as "initiated by governing body of municipality."

Pursuant to Section 20-3 the application includes the following:

(A) An accurate legal description of the lands or land area involved in such proposed boundary change.

(B) A map or survey sketch accurately showing the location of the area involved, the existing boundaries of the municipality or municipalities affected, and indicating the relation of the area involved to the existing municipal boundaries.

(C) A Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains less than two hundred fifty (250) residents who are qualified electors.

(D) A brief statement setting forth the grounds or reasons for the proposed boundary changes.

The application for the boundary change does not materially affect another municipality, and, therefore, does not require a resolution of the governing body of an affected municipality consenting to the proposed boundary changes as pursuant to Section 20-3.

### Analysis of the Proposed Annexation Area

The City of Sweetwater was incorporated in 1941 and is located in Southwestern Miami-Dade County. The City has a combined area of slightly over two square miles, and has a minority enriched population of 19,963, consisting of primarily Hispanic residents (93%). The City of Sweetwater is located in close proximity to the FIU Engineering and Modesto Maidique Campuses. Additionally, it is bordered by West Flagler Street between the centerline of SW 102<sup>nd</sup> Avenue and by SW 8<sup>th</sup> Street between the centerline of SW 102<sup>nd</sup> Avenue and the Snapper Creek Canal. Accordingly, the City of Sweetwater wishes to annex the full right-of-way cross-section of West Flagler Street between the centerline of SW 102<sup>nd</sup> Avenue and the centerline of SW 110<sup>th</sup> Avenue. The City also wishes to annex the full right-of-way cross-section of SW 8<sup>th</sup> Street between the centerline of SW 102<sup>nd</sup> Avenue and the Snapper Creek Canal. The proposed annexation areas involve no tax implications. FIU is state land and therefore non-taxable. The other two proposed annexation areas, rights-of-way – are also non-taxable.

*Main Contents*

Tab 1. Three (3) duly certified copies of Sweetwater Council Resolution Expressing Desire to Initiate Proposed boundary change.

RESOLUTION NO. 3673

**A RESOLUTION OF THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, TO PROCEED WITH PLANS FOR ANNEXATION OF ADJACENT UNINCORPORATED AREAS NORTH OF THE CITY OF SWEETWATER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** The City of Sweetwater is an incorporated municipality contained within the County of Miami-Dade; and,

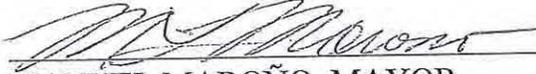
**WHEREAS,** The Mayor recommends that the City annex certain areas directly adjacent to its northern boundary:

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA AS FOLLOWS:**

**SECTION 1.** That the Mayor and Commission of the City of Sweetwater hereby agree to proceed with plans for annexation of adjacent unincorporated lands to the North of the City of Sweetwater as more fully set forth in Exhibit 1 attached to this resolution.

**SECTION 2.** That this resolution shall become effective upon its adoption by the City Commission and approval by the Mayor or if vetoed, upon its re-enactment by the City Commission as provided by the Charter of the City of Sweetwater.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of June, 2012.

  
\_\_\_\_\_  
MANUEL MAROÑO, MAYOR

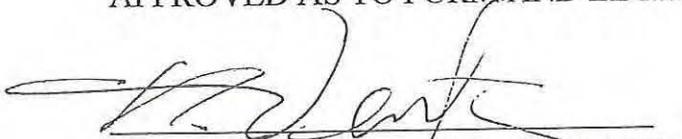
  
\_\_\_\_\_  
JOSE M. DIAZ, COMMISSION PRESIDENT

ATTEST:

  
\_\_\_\_\_  
MARIE O. SCHMIDT, CITY CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
RALPH VENTURA, CITY ATTORNEY

**VOTE UPON ADOPTION:**

JOSE M. DIAZ, COMMISSION PRESIDENT  
ORLANDO LOPEZ, COMMISSION VICE PRESIDENT  
PRISCA BARRETO, COMMISSIONER  
JOSE BERGOUIGNAN, JR., COMMISSIONER  
MANUEL DUASSO, COMMISSIONER  
JOSE M. GUERRA, COMMISSIONER  
ISOLINA MAROÑO, COMMISSIONER

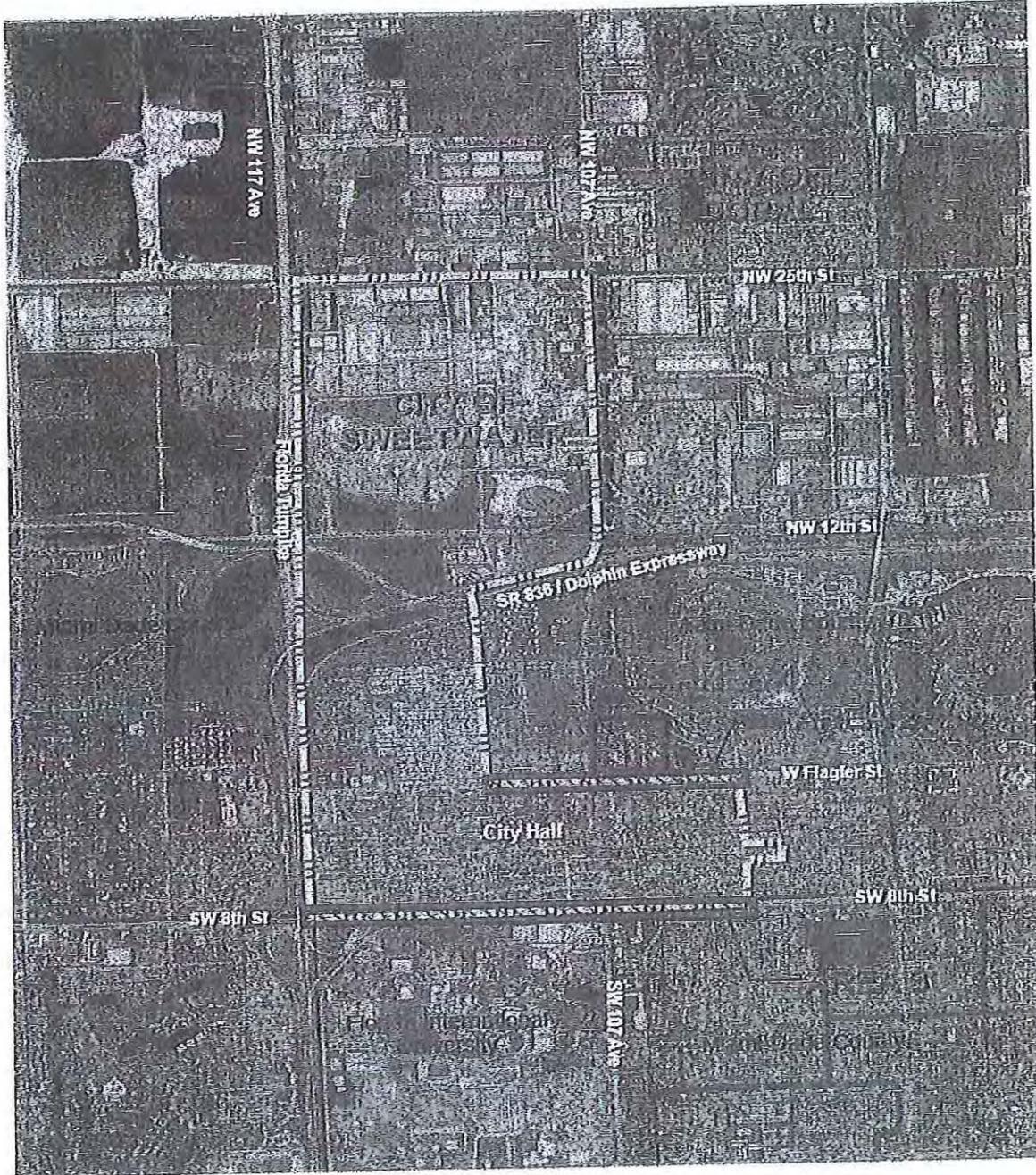
yes  
yes  
yes  
yes  
yes  
yes  
yes

  
*07/16/11*

# EXHIBIT 1

B. Map Accurately Showing the Location of the Area

## PROPOSED SWEETWATER ANNEXATION



### Legend

- City of Sweetwater
- City of Doral Boundary

Proposed Annexation Area



March 07, 2012

ILER  
PLANNING

CERTIFIED  
TRUE COPY

Res# 3673

*[Handwritten signature]*  
07/10/12

RESOLUTION NO. 3673

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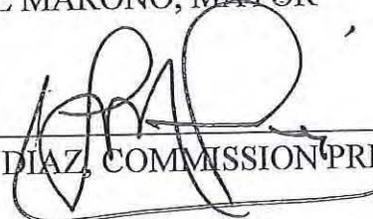
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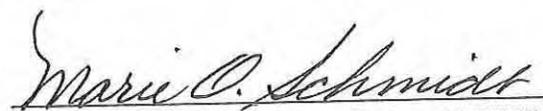
**SECTION 2.** That this resolution shall become effective upon its adoption by the City Commission and approval by the Mayor or if vetoed, upon its re-enactment by the City Commission as provided by the Charter of the City of Sweetwater.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of June, 2012.

  
\_\_\_\_\_  
MANUEL MAROÑO, MAYOR

  
\_\_\_\_\_  
JOSE M. DIAZ, COMMISSION PRESIDENT

ATTEST:

  
\_\_\_\_\_  
MARIE O. SCHMIDT, CITY CLERK



  
07/14/12

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
RALPH VENTURA, CITY ATTORNEY

VOTE UPON ADOPTION:

JOSE M. DIAZ, COMMISSION PRESIDENT  
ORLANDO LOPEZ, COMMISSION VICE PRESIDENT  
PRISCA BARRETO, COMMISSIONER  
JOSE BERGOUIGNAN, JR., COMMISSIONER  
MANUEL DUASSO, COMMISSIONER  
JOSE M. GUERRA, COMMISSIONER  
ISOLINA MAROÑO, COMMISSIONER

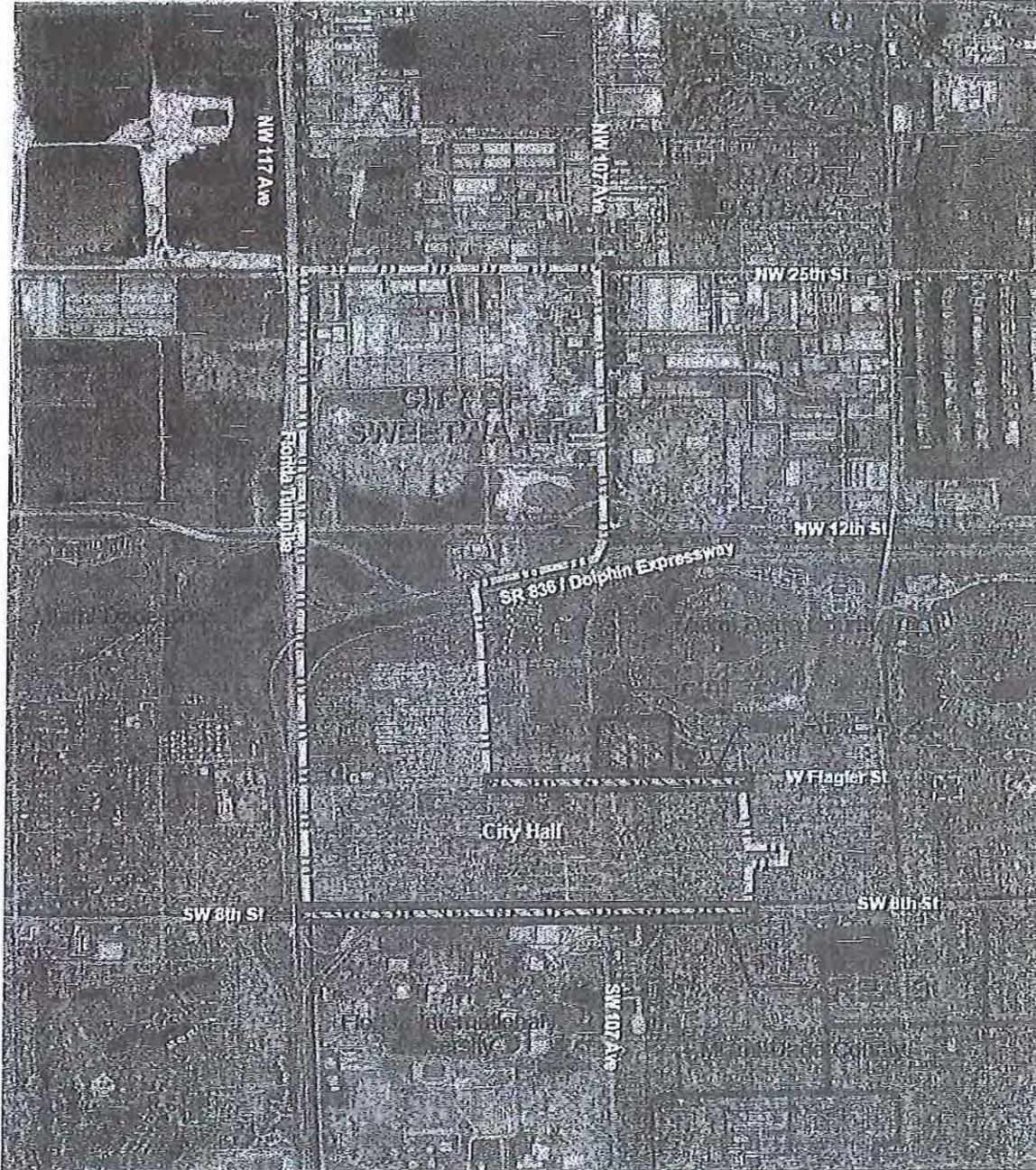
yes  
yes  
yes  
yes  
yes  
yes  
yes

  
07/16/11

# EXHIBIT 1

## B. Map Accurately Showing the Location of the Area

### PROPOSED SWEETWATER ANNEXATION



#### Legend

-  City of Sweetwater
-  City of Doral Boundary

-  Proposed Annexation Area



March 07, 2012

ILER  
PLANNING

CERTIFIED  
TRUE COPY

*[Handwritten signature]*  
07/10/12

*[Handwritten]* Res# 3673

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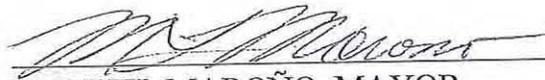
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MANUEL MAROÑO, MAYOR

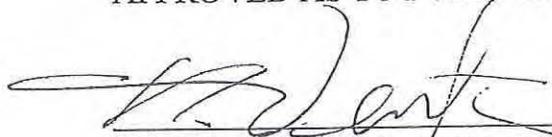
  
\_\_\_\_\_  
JOSE M. DIAZ, COMMISSION PRESIDENT

ATTEST:

  
\_\_\_\_\_  
MARIE O. SCHMIDT, CITY CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
RALPH VENTURA, CITY ATTORNEY

VOTE UPON ADOPTION:

- JOSE M. DIAZ, COMMISSION PRESIDENT
- ORLANDO LOPEZ, COMMISSION VICE PRESIDENT
- PRISCA BARRETO, COMMISSIONER
- JOSE BERGOUIGNAN, JR., COMMISSIONER
- MANUEL DUASSO, COMMISSIONER
- JOSE M. GUERRA, COMMISSIONER
- ISOLINA MAROÑO, COMMISSIONER

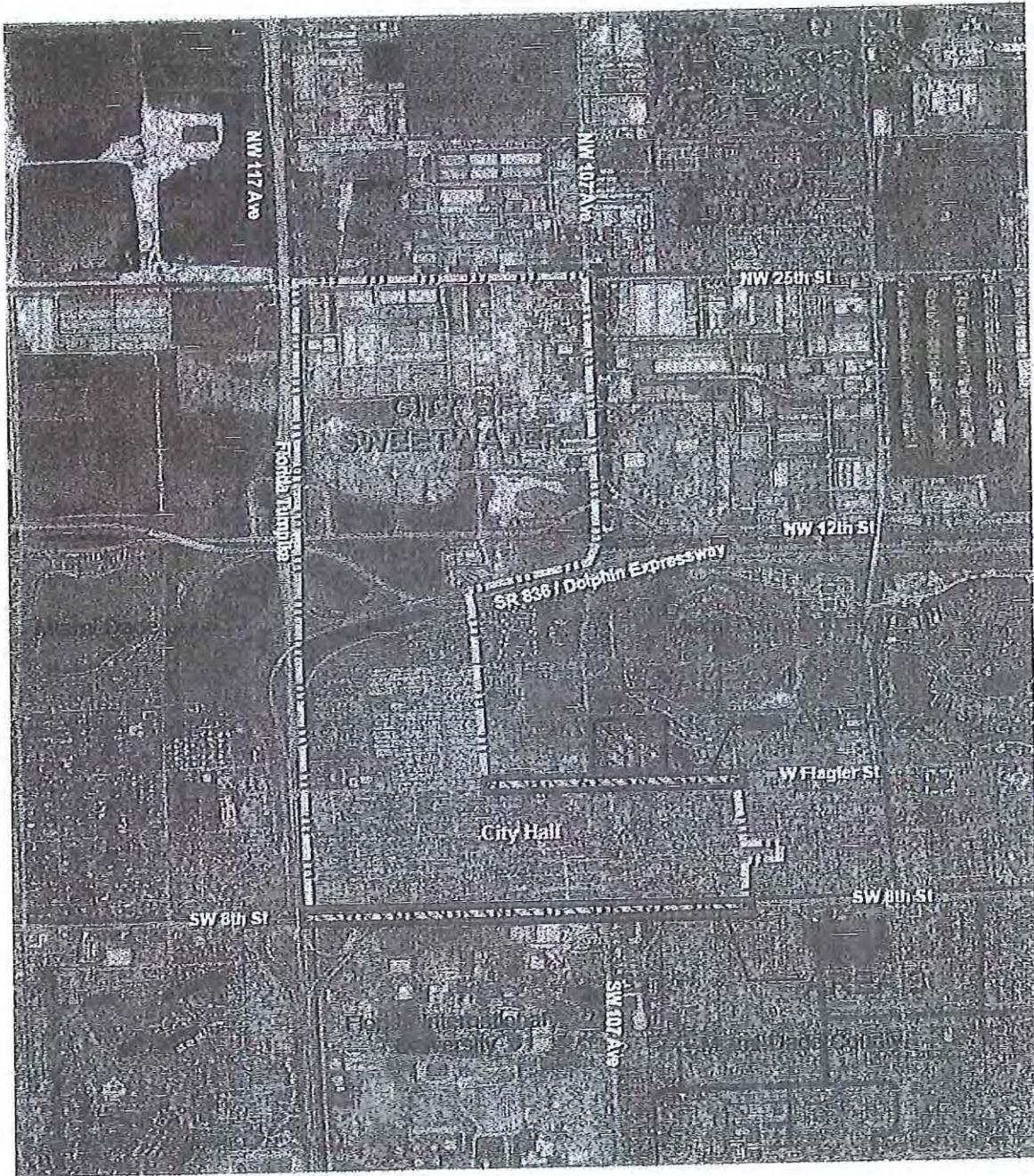
\_\_\_\_\_ yes  
 \_\_\_\_\_ yes  
 \_\_\_\_\_ yes  
 \_\_\_\_\_ yes  
 \_\_\_\_\_ yes  
 \_\_\_\_\_ yes  
 \_\_\_\_\_ yes


  
 07/16/11

# EXHIBIT 1

B. Map Accurately Showing the Location of the Area

## PROPOSED SWEETWATER ANNEXATION



### Legend

- City of Sweetwater
- City of Doral Boundary

Proposed Annexation Area



March 07, 2012

ILER  
PLANNING

**CERTIFIED  
TRUE COPY**

*[Handwritten signature]*  
07/16/12

*Res# 3673*

Tab 2. Proof of Written Notice to Affected Property Owners of Public Hearing Where Resolution was Unanimously Passed.



Florida Real Estate Decisions, Inc.

May 11, 2012

City of Sweetwater  
Planning and Zoning Division  
500 S.W. 109 Avenue  
Sweetwater, Florida 33174

16375 N.E. 18<sup>th</sup> Avenue  
Suite 310  
Miami, FL 33162  
(305) 767-6884

1500 West Cypress Creek Rd  
Suite 409  
 Ft. Lauderdale, FL 33309  
(954) 381-0003

12210 Forest Hill Blvd  
Suite 119-25  
Willington, FL 33114  
(305) 799-4421

WWW.FREDOFI.COM

Re. Property Owners List  
Within 600 feet of:

ANNEXATION AREA  
THE RICHARDSON-KELLETT LAND CORPORATIONS SUB  
TRACTS 8 & 9 LESS THE 465FT & 850FT THEREOF  
& TRACTS 10 & 11 LESS 350FT OF BLK 1  
&  
WEST FLAGLER STREET RIGHT-OF-WAY  
THE FULL RIGHT-OF-WAY CROSS-SECTION OF  
WEST FLAGLER STREET BETWEEN THE CENTERLINE  
OF SW 102<sup>ND</sup> AVE AND THE CENTERLINE OF  
SW 110<sup>TH</sup> AVE

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

*Maureen E. Hudson*

Maureen E. Hudson

MEH/ea

Number of Labels: 1,643





**Florida Real Estate Decisions, Inc.**

May 21, 2012

City of Sweetwater  
Planning and Zoning Division  
500 S.W. 109 Avenue  
Sweetwater, Florida 33174

Re: Property Owners List  
Within 600 feet of:

ANNEXATION AREA  
SW 8TH STREET RIGHT-OF-WAY  
THE FULL RIGHT-OF-WAY CROSS-SECTION  
OF SW 8TH STREET (US HWY 41) BETWEEN  
THE CENTERLINE OF SW 102ND AVE  
AND THE SNAPPER CREEK CANAL

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

*Maureen E. Hudson*

Maureen E. Hudson

MEH/ms

Number of Labels: 1,143

16375 N.E. 18<sup>th</sup> Avenue  
Suite 300  
Miami, FL 33162  
(305) 757-6884

1500 West Cypress Creek Rd.  
Suite 409  
Ft. Lauderdale, FL 33309  
(954) 701-9003

12230 Forest Hill Blvd.  
Suite 110-SS  
Wellington, FL 33414  
(407) 798-4421

WWW.FREDEFL.COM

FREEL COPY





**CITY OF SWEETWATER  
NOTICE OF PUBLIC HEARING  
ON PROPOSED ANNEXATION**

NOTICE IS HEREBY GIVEN that the City Commission of the City of Sweetwater, Florida, will hold a public hearing at 8:00 P.M. on Monday, June 4, 2012. The hearing will be held in the Commission Chambers at Sweetwater City Hall, located at 500 S.W. 109 Avenue, 3<sup>rd</sup> Floor, Sweetwater, Florida 33174, on a proposal to include within the boundaries of the City the three unincorporated areas shown on the map of the back of this paper.

The Miami-Dade County Code requires the governing body of a municipality to hold a public hearing prior to adopting a resolution approving any annexation. A notice of the public hearing must be sent to all property owners within the annexation area and all property owners within 600 feet of the annexation area. All interested parties are urged to attend. Additional information requests and questions may be directed to Robert Herrada in the Office of the Mayor, (305) 221-0411, Ext. 131.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO HAVE SPECIAL NEEDS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK MARIE SCHMIDT AT 305-221-0411, EXT. 128, BY 4:00 P.M. ON THE TUESDAY PRIOR TO THE MEETING.



**CIUDAD DE SWEETWATER  
ANUNCIO DE AUDIENCIA PÚBLICA  
DE LA ANEXIÓN PROPUESTA**

LE ANUNCIAMOS que la Comisión de la Ciudad de Sweetwater, Florida, llevará a cabo una audiencia pública el lunes, 4 de Junio, a las 8:00 P.M. La audiencia será localizado en el ayuntamiento de Sweetwater, 500 SW 109 Avenida, 3 piso, Sweetwater, FL 33174, en su propuesta de incluir en los límites de la Ciudad de Sweetwater los tres áreas no incorporadas mostradas en el mapa en el dorso de este papel.

El Código del Condado de Miami-Dade requiere que el gobierno de una municipalidad lleve a cabo audiencias públicas antes de adoptar y aprobar una resolución de anexión. Un anuncio de audiencia pública se enviará a todos los propietarios en el área propuesta de anexión y a los propietarios de alrededor de 600 pies del área. A todos los interesados se les sugiere que asistan. Preguntas e información adicional pueden ser dirigidas a Robert Herrada en la Oficina del Alcalde, (305) 221-0411, Ext. 131.

SI CUALQUIER PERSONA DECIDE APELAR CUALQUIER DECISIÓN TOMADA POR LA COMISIÓN DE LA CIUDAD CON RESPECTO A CUALQUIER ASUNTO CONSIDERADO EN DICHA REUNIÓN O AUDIENCIA, ESTA PERSONA TENDRÁ UN REGISTRO DE LAS ACTUACIONES, Y PARA TAL FIN, DEBA GARANTIZAR QUE UN ACTA LITERAL DE LAS ACTUACIONES INCLUYA EL TESTIMONIO Y LA EVIDENCIA DE LA APELACIÓN. LAS PERSONAS QUE TIENEN NECESIDADES ESPECIALES A FIN DE PARTICIPAR EN ESTA REUNIÓN DEBERÁN PONERSE EN CONTACTO CON LA SECRETARIA DE LA CIUDAD MARIE SCHMIDT EN 305-221-0411, EXT. 128, ANTES DE LAS 4:00 P.M. EL MARTES ANTERIOR A LA REUNIÓN.

# PROPOSED SWEETWATER ANNEXATION



## Legend

-  City of Sweetwater
-  City of Doral Boundary

-  Proposed Annexation Area



March 07, 2012

**ILER**  
PLANNING

Land use plan and zoning.

Sweetwater is interested in the annexation of three areas:

A. Accurate Legal Description of the Lands or Land Area Involved In Proposed Boundary Change

Area 1: FIU Engineering Campus

“The Richardson-Kellet Land Companies Subdivision, Tracts 8 and 9 Less the West 65 Feet and Less the South 50 Feet Thereof, and Tracts 10 and 11 Less the South 50 Feet of Block 2, of the Public Records of Miami-Dade County, Florida.”

Area 2: West Flager Street Right-of-Way

“The full right-of-way cross-section of West Flager Street between the centerline of SW 102<sup>nd</sup> Avenue and the centerline of SW 110<sup>th</sup> Avenue, in Miami-Dade County, Florida.”

Area 3: SW 8<sup>th</sup> Street Right-of-Way

“The full right-of-way cross-section of SW 8<sup>th</sup> Street (U.S. Highway 41) between the centerline of SW 102<sup>nd</sup> Avenue and the Snapper Creek Canal, in Miami-Dade County, Florida.”

B. Map Accurately Showing the Location of the Area

PROPOSED SWEETWATER ANNEXATION



Legend

-  City of Sweetwater
-  City of Doral Boundary

-  Proposed Annexation Area



March 07, 2012

ILER  
PLANNING

- C. Certificate of the County Supervisor of Registration Certifying that the Area Involved in the Proposed Boundary Change Contains Either More than 250 Residents Who Are Qualified Electors, or Less Than 250 Residents that are Qualified Electors.



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 Sweetwater Annexation Area 1, 2, & 3, as described below, has 0 voters.

The annexation area is described as:

**Area 1: FIU Engineering Campus**

"The Richardson-Kellett Land Companies Subdivision, Tracts 8 and 9 Less the West 65 Feet and Less the South 50 Feet Thereof, and Tracts 10 and 11 Less the South 50 Feet of Block 2, of the Public Records of Miami-Dade County, Florida."

**Area 2: West Flagler Street Right-of-Way**

"The full right-of-way cross-section of West Flagler Street between the centerline of SW 102nd Avenue and the centerline of SW 110th Avenue, in Miami-Dade County, Florida."

**Area 3: SW 8th Street Right-of-Way**

"The full right-of-way cross-section of SW 8th Street (U. S. Highway 41) between the centerline of SW 102nd Avenue and the Snapper Creek Canal, in Miami-Dade County, Florida."

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 29<sup>th</sup> DAY OF  
MARCH, 2012

Penelope Townsley  
Supervisor of Elections  
Miami-Dade County

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

D. Brief Statement Setting Forth the Grounds for the Proposed Boundary Changes

Pursuant to Section 20-3 of the Code of Miami-Dade County, the City of Sweetwater hereby submits this application for annexation of: the FIU Engineering and Computing Campus located to the east of the existing municipal boundary, the West Flagler Street Right-of-Way between the centerline of SW 102<sup>nd</sup> Avenue and the centerline of SW 110<sup>th</sup> Avenue located northeast of the existing boundary, as well as for the annexation of SW 8<sup>th</sup> Street Right-of-Way between the centerline of SW 102<sup>nd</sup> Avenue and the Snapper Creek Canal located to the south of the existing boundary. We, the City of Sweetwater and FIU, are confident that annexation will create unity, and have a great impact on the City and region.

The City of Sweetwater, a municipality in Miami-Dade County of over two (2) square miles in geographic size, is located in the center of a vast area of West Miami-Dade. The City is composed primarily of working families facing significant socio-economic obstacles, many of which are addressed by FIU students and staff (e.g. through tutoring/educational programs and FIU support for grant applications). The City of Sweetwater's annexation application seeks to further strengthen an existing partnership with FIU that will continue to foster economic development in the City and region. By including the previously-mentioned territories in the City, a new geographic setting is established that requires active communication and pursuit of collaborative policies from both sides (FIU and Sweetwater).

In addition to the social service aspect of the partnership, the City and FIU are also pursuing economic development, infrastructure improvement and transportation initiatives that will positively impact Western Miami-Dade. These efforts include: joint grant applications for infrastructure improvements of regional impact; current efforts to promote multimodal, non-automobile transportation between the University and Sweetwater; and studies relating to how FIU housing/research facilities could bring employment in the area. These strategic initiatives are intended to facilitate economic development through the attraction/retention of educated and highly-skilled labor. The annexation of Florida International University's College of Engineering and Computing would be one in a series of steps that the City is taking to become a University City. Annexation would strengthen these efforts and literally connect Sweetwater and FIU through actually placing a part of FIU and surrounding rights-of-way within Sweetwater.

Annexation of the Flagler and SW 8<sup>th</sup> Street right-of-ways is also favorable and sensible given the fact that Sweetwater Police and City Hall are located just a few blocks from both roads. This close location will ensure efficient service for all emergency and service calls. The Sweetwater Police Department is extremely familiar with these rights-of-way given that they already patrol a portion of Flagler that is already within the City of Sweetwater. Similarly, Sweetwater Police already responds to incidents on SW 8<sup>th</sup> Street. Annexation will now enable Sweetwater police to routinely patrol and monitor traffic along the SW 8<sup>th</sup> Street boundary. Additionally, the City already has a portion of Flagler Street (from 117<sup>th</sup> Avenue to 110<sup>th</sup> Avenue) within its boundaries; annexation would only be extending eight (8) avenues from 110<sup>th</sup> Avenue to 102<sup>nd</sup> Avenue.

Additionally, the City and University now plan for the possible creation of a land bridge over SW 8<sup>th</sup> Street, which would make crossing this road viable by making it much safer and easier to cross.

The City of Sweetwater assures that this annexation effort will advance the standard of living in the region and result in enhanced services to the area. This tax-neutral effort will result in a positive economic impact on the West Dade region as a whole through fortifying a partnership that fosters the development of the area's human, economic and infrastructural resources. Furthermore, this effort will allow for the City to bring more efficient, streamlined services to Flagler Street and SW 8<sup>th</sup> Street through allowing for the City to service roadways in which it is already active – and partially has within its jurisdiction already, in the case of Flagler Street.

E. Resolution of Other Affected Municipality

The proposed annexation territory is entirely surrounded by unincorporated areas and City territory; therefore, this requirement is not applicable.

F. Additional Required Information Filed With Clerk of the Board

Additional information is provided in the following sub-sections as delineated in Section 20-3(F) of the Miami-Dade County Code.

F(1). Land Use Plan & Zoning

Annexation Area 1 is 36 acres and is the location of Florida International University's College of Engineering and Computing. Therefore, the area is entirely comprised of land used for educational purposes, and is zoned as "Institutional" by the Miami-Dade County Department of Sustainability, Planning and Economic Enhancement. The City will amend its land use code to include the area as described in Section B of this application, as currently zoned by Miami-Dade County and/or the State of Florida.

Annexation Area 2 is approximately 5.5 acres, and the location of W. Flagler Street. The area is entirely comprised of land used for transportation purposes. Therefore, it is zoned as "Transportation, Communication, Utilities" by the Miami-Dade County Department of Sustainability, Planning and Economic Enhancement. The City will amend its land use code to include the area as described in Section B of this application, as currently zoned by Miami-Dade County and/or the State of Florida.

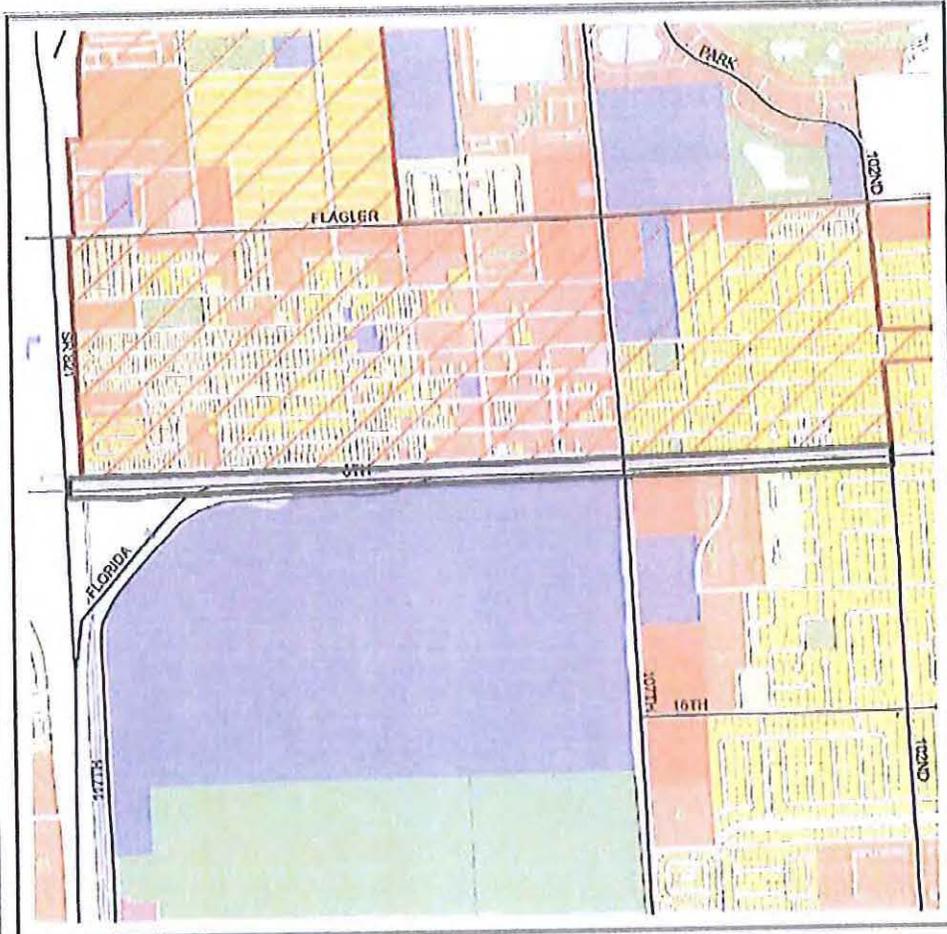
Annexation Area 3 is 36.7 acres and is the location of SW 8<sup>th</sup> Street. The area is entirely comprised of land used for transportation purposes. Therefore, the area is zoned as "Transportation, Communication, Utilities" by the Miami-Dade County Department of Sustainability, Planning and Economic Enhancement. The City will amend its land use code to include the area as described in Section B of this application, as currently zoned by Miami-Dade County and/or the State of Florida.

The general land use plan and map (below) is provided by the County. The City will adopt the current Miami-Dade County and/or State of Florida land-use and zoning plan designations for the proposed annexation areas in the general land use and zoning plan of the City of Sweetwater.



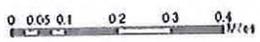


# SWEETWATER ANNEXATION AREA 3



**Legend**

- |                               |                                |
|-------------------------------|--------------------------------|
| SINGLE-FAMILY RESIDENTIAL     | PUBLIC PARK                    |
| MEDIUM-DENSITY RESIDENTIAL    | COMMUNITY CENTER/RELIGIOUS     |
| OFFICE/PROFESSIONAL           | STREET POWER DISTRIBUTION AREA |
| INDUSTRIAL                    | STREET ELECTRIC UTILITY AREA   |
| LOW-DENSITY RESIDENTIAL       | AGRICULTURE                    |
| HIGH-DENSITY RESIDENTIAL      | LARGE RETAIL/COMMUNITY CENTER  |
| REGIONAL OFFICE/PROFESSIONAL  | PUBLIC RECREATION              |
| COMMUNITY OFFICE/PROFESSIONAL | UNIMPROVED VACANT LAND         |
| OFFICE                        | UNIMPROVED VACANT LAND         |
| RETAIL/PROFESSIONAL           | UNIMPROVED VACANT LAND         |
| INDUSTRIAL                    | PUBLIC WATER                   |
| PUBLIC WATER                  | OCEAN WATERS                   |
| PUBLIC WATER                  | AQUARIUM                       |
| PUBLIC WATER                  |                                |



**MIAMI-DADE COUNTY**  
 Planning, Zoning and Economic Development  
 Planning Bureau 2012

F(2). List of Services to be Provided

(a) Police Protection

The City of Sweetwater Police Department will provide police protection to the two roadways (Areas 2 and Area 3). The City of Sweetwater PD will not provide protection to the FIU Engineering Campus (Area 1), which will continue to receive the policing services of their own Department. The City and FIU have cooperated on numerous occasions throughout the last ten years. Thus, the City will continue to be a support when called upon by the FIU Police Department. This has transpired through their Mutual Aid Agreement for voluntary cooperation and operational assistance. Despite the City not policing the FIU Engineering Campus, annexing it will strengthen the capacity of the City to support FIU when called upon. The philosophy and policy of the Department is one of proactive, community policing. This methodology will reinforce the solid relationships with the new areas through consistent, one-on-one interaction.

The City of Sweetwater Police Department is currently staffed with thirty-seven (37) full-time officers, fifteen (15) part-time officers, five (5) Communication officers and two (2) administrative secretaries. The Department will absorb the cost of policing the two proposed rights of way through its current operating budget. The Department has sixty-five (65) additional sworn police officers that are reserve officers. Although these officers are currently in "reserve status;" half of them provide full-time service to the City of Sweetwater. In addition, the Department has a pool of candidates to select from, all of which will increase the available officers to service and support the proposed annexation areas.

The Department firmly believes that within ninety (90) days, it could enhance the service to the proposed areas without any disruption. Within the City of Sweetwater's current boundaries, the Police Department's response time is under 2-minutes. On occasions, the Department has been requested to respond to calls in the proposed 3 areas to be annexed. The Police Department has responded to those requests for back-up services in under 2-minutes as well. As an added benefit, responding County officers will not have to rush to the scene, which may avoid additional accidents.

(b) Fire Protection

Fire protection and emergency medical services will continue to be provided by Miami-Dade County. There is a Miami-Dade County Fire

Campus) centrally located on Southwest 107<sup>th</sup> Avenue and 4<sup>th</sup> Street that will continue to provide service to the annexation area. These services will still include fire and medical emergencies to all residents. It should also be mentioned that although the City of Sweetwater will not be providing this service to the annexation areas, if the need arose from residents or FIU to have the City provide this service, the City would have the ability to establish and maintain this service for the annexation areas.

(c) Water Supply and Distribution

Water Distribution will continue to be provided by Miami-Dade County. No changes are anticipated. The City of Sweetwater will not be providing this service to the annexation areas.

(d) Facilities for the Collection and Treatment of Sewage

Sanitary sewer services will continue to be provided by Miami-Dade County. The City of Sweetwater will not be providing this service to the annexation areas.

(e) Garbage and Refuse Collection Disposal

For Annexation Area 1, Florida International University's Solid Waste Disposal will remain the same. For Annexation Areas 2 and 3, trash pickup will continue to be serviced by Miami-Dade County and the Florida Department of Transportation. The City of Sweetwater will not be providing this service to the annexation areas; however, if the need arose to have the City provide this service, the City would have the ability to establish and maintain this service for the annexation areas. The City currently contracts waste hauling services that are capable of servicing the annexation areas, if the need arose.

(f) Street Lighting

Florida Power and Light (FPL) currently provides the electrical service and the street lighting system for the proposed annexation areas. There are no anticipated changes for this service in the City's annexation application.

(g) Street Construction and Maintenance

Maintenance and construction services to the annexed roads and FIU will remain unchanged. However, if the need arose to have the City provide this service, the City would have the full capacity to incorporate this service into the annexation areas. The City maintains

all of the local streets within its jurisdiction. Many minor arterial roads and collector streets are constructed and improved by the private sector as developments are completed. Arterial roads, such as Flagler Street at 107<sup>th</sup> Avenue (where the FIU Engineering and Computing Campus is located) are maintained by Miami-Dade County and Florida Department of Transportation, respectively.

(h) Park and Recreation Facilities and Services

The City of Sweetwater has an exceptional parks system with onsite facilities and recreational programs for youth and adults that will be available to FIU Engineering and Computing Campus students and staff, as well as FIU students in general that commute via 8<sup>th</sup> Street and Flagler. The City has a total of four (4) parks. These facilities offer a wide range of programs, including youth and adults sports leagues. Facilities include playground equipment, basketball, volleyball, squash and tennis courts, baseball fields, open playfields, picnic grounds and passive recreational areas.

The parks currently available to all City of Sweetwater residents are:

**Beasley Linear Park** located between S.W. 107<sup>th</sup> and 115<sup>th</sup> Avenues along S.W. 7<sup>th</sup> Terrace, Sweetwater, FL 33174. Primarily a passive park that is located near a canal with benches for reading or resting. This park also has an exercise and walking path.

**Ronselli Park** located at 250 S.W. 114<sup>th</sup> Avenue, Sweetwater, FL 33174. This park includes a Banquet Hall with a full kitchen and bathrooms, which can be rented for events like Sweet 16's, weddings and parties. This facility is available at a reasonable price for all City residents and will be available for students and staff from the annexation areas.

**Domino Park** located at 7<sup>th</sup> Terrace & 106<sup>th</sup> Avenue, Sweetwater, FL 33174. This park is used by the elderly population of the city to play Dominoes on the weekends, includes handicapped accessible bathrooms.

**Carlow Park** located at 10600 S.W. 4<sup>th</sup> Street, Sweetwater, FL 33174. Includes a complete kitchen and dining area and is used for senior citizens weekday hot lunch program, cold lunch programs on weekends and/or frozen meals. The facility is also utilized for special events such as Domino Tournaments, Bingo Nights and/or meetings.

(i) Building Inspection

Building inspection will continue to operate in the same fashion, given that FIU has building services of its own. These services will remain unchanged. The City of Sweetwater will not be providing this service to the annexation areas; however, if the need arose to have the City provide this service, the City has its own Building and Zoning Department that has the full capacity to incorporate this service into the annexation areas.

(j) Zoning Administration

The City of Sweetwater has a zoning board that reviews zoning-related matters such as variances, rezoning and special use permits. The Board subsequently submits recommendations related to these matters to the City Commission if there are any appeals to their first decision. The Zoning Board consists of seven members appointed by the City Commission. All board members are residents of the City of Sweetwater. If the annexation application is approved, the areas will receive the site planning and zoning administration services of the City of Sweetwater, where applicable.

(k) Local Planning Services

The City of Sweetwater currently has local planning advisory services that recommend and approve city-wide planning changes. These services will also be extended to the annexation areas where applicable.

(l) Special Services Not Listed Above

Storm Water Management - The South Florida Water Management District and Miami-Dade County's Department of Environmental Resources Management generate regional storm water management standards for the City of Sweetwater. These standards are then implemented by the City. All proposed development projects must obtain the required regional and County storm water management permits prior to issuance of a City building permit. The same procedure will apply to the subject area. The City of Sweetwater operates storm water utilities throughout the City and will provide storm water management facilities and other related services to the annexation areas. This service will also include the cleaning of all drainages and the trimming of the trees.

(m) General Government

The City of Sweetwater is a municipal corporation established in 1941, under the laws of the State of Florida and the Miami-Dade County

Charter and governed by an elected Mayor and seven (7) elected City Commissioners. The Mayor is also the City's Chief Executive Officer and is responsible for the direction and supervision of all departments, agencies and employees of the City. This annexation will provide annexation area residents and property owners closer access to their local government and political leaders.

F(3). Timetable For Supplying Services Listed Above

<u>Service</u>	<u>Timetable</u>
(a) Police Protection.....	Immediate.
(b) Fire Protection.....	Not applicable. Service will not change.
(c) Water Supply and Distribution .....	As required by future development. Service will not change or be affected.
(d) Facilities for the Collection and Treatment of Sewage.....	As required by future development. Service will not change or be affected.
(e) Garbage and Refuse Collection Disposal.....	As required by future development. Service will not change or be affected.
(f) Street lighting.....	As required by future development. Service will not change or be affected.
(g) Street Construction and Maintenance.....	As required by future development. Service will not change or be affected.
(h) Park and Recreation Facilities and Services.....	Immediate.
(i) Building Inspection.....	Not applicable. Service will not change.
(j) Zoning Administration.....	Not applicable. Service will not change.
(k) Local Planning Services.....	As required by future development. Service will not change or be affected.
(l) Special Services Not Listed Above.....	As required by future development.

(m) General Government.....Immediate.

F(4) Financing of the Services

The financing of this annexation is irrelevant to the FIU Engineering Campus because the City will not incur any financial expenses in providing any services to them. FIU will continue to provide their own services. However, policing services will be provided to areas 2 and 3. Below is a narrative of financing of the different services that the City of Sweetwater provides.

(a) Police Protection

Police protection for the proposed annexation right of way areas will be funded by the City's general fund.

(b) Fire Protection

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing tax revenue sources. The City of Sweetwater has a County fire station conveniently located in a central location (107<sup>th</sup> Avenue) within its city limits.

(c) Water Supply and Distribution

There will be no changes in the financing of this service to the proposed annexation areas. Miami-Dade County will continue to provide water supply and distribution.

(d) Facilities for the Collection and Treatment of Sewage

There will be no changes in the financing of this service to the proposed annexation areas. Miami-Dade County will continue to provide water supply and distribution.

(e) Garbage and Refuse Collection Disposal

There will be no changes in the financing of this service to the proposed annexation areas. Thus, Garbage and refuse collection will not be provided to the annexation areas. However, if the need arose to have the City provide this service, the City would have the ability to finance this service, as the City currently provides residential solid

waste pick-up, recycling and bulk pick-up.

(f) Street Lighting

Florida Power and Light will continue to fund electric service and street lighting through user fees if any future development occurs.

(g) Street Construction and Maintenance

The City of Sweetwater has both a Maintenance Department and Public Works Department. The three areas proposed for annexation will not affect the parks system. New roadways and expansions of streets necessary to accommodate future development or growth will continue to be funded by the State or County using gas taxes, impact fees and grants. However, if the need arose to have the City provide this service, the City would have capacity to fund this service into the annexation areas through general funds.

(h) Park and recreation facilities and Services

Parks and recreational programs are funded through the City's General Fund. The three areas proposed for annexation will not affect the parks system.

(i) Building Inspection

FIU will continue to provide their own building and permitting services for the FIU Engineering and Computing Campus. The City of Sweetwater will not be providing this service to the annexation areas. However, if the need arose to have the City incorporate this service, the City has its own Building and Zoning Department that has the full capacity to finance this service into the annexation areas.

(j) Zoning Administration

The City of Sweetwater will not be providing this service to the annexation areas. However, if the need arose to have the City incorporate this service, the City has its own Building and Zoning Department that has the full capacity to finance this service into the annexation areas.

(k) Local Planning Services

The City of Sweetwater will not be providing this service to the annexation areas. However, if a need arose; local planning services in the City of Sweetwater are paid from General Fund. Private sector

Comprehensive Plan amendments are funded from application fees. Fees collected from private developers and/or owners as they submit project applications fund site planning.

(l) Special Services Not Listed Above

Stormwater Management - Local drainage improvements in Sweetwater are generally funded by the private sector as future development occurs, or by grants. The South Florida Water Management District (through property tax revenue and other sources) would fund regional stormwater management improvements, if necessary to serve future development.

Housing and Economic Development Programs - These programs are funded from Federal, State and County sources. Where applicable, they will apply the same funding in the annexation areas.

(m) General Government

General government services in the City of Sweetwater are funded from the general fund. For the applicable proposed annexation areas, these services would continue to be funded from the general fund.

F(5). Tax Load on the Area to be Annexed

Not applicable. There are no anticipated changes for the tax load of the proposed annexation areas.

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

# Memorandum



**Date:** March 16, 2012

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

**From:** Jack Osterholt, Deputy Mayor/Director  
Department of Sustainability, Planning and Economic Enhancement

**Subject:** Certification of the City of Sweetwater Proposed Annexation of the Florida International University's College of Engineering and Computing

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

- o The proposed annexation area, described below, is less than 50 percent developed residential. According to the 2012 land use records, as shown in the attached table and figure, there is no land in residential use (0 percent) within the proposed annexation area. The land area of the proposed annexation is approximately 36 acres.
- o The proposed annexation area, which is shown in the attached figure, is located at 10555 West Flagler Street and is generally bounded on the north by the West Lake Village Condominium, on the west by SW 107<sup>th</sup> Avenue, on the south by West Flagler Street, and on the east by the Park Lake Village Condominium and the Women's Park.

#### Attachments

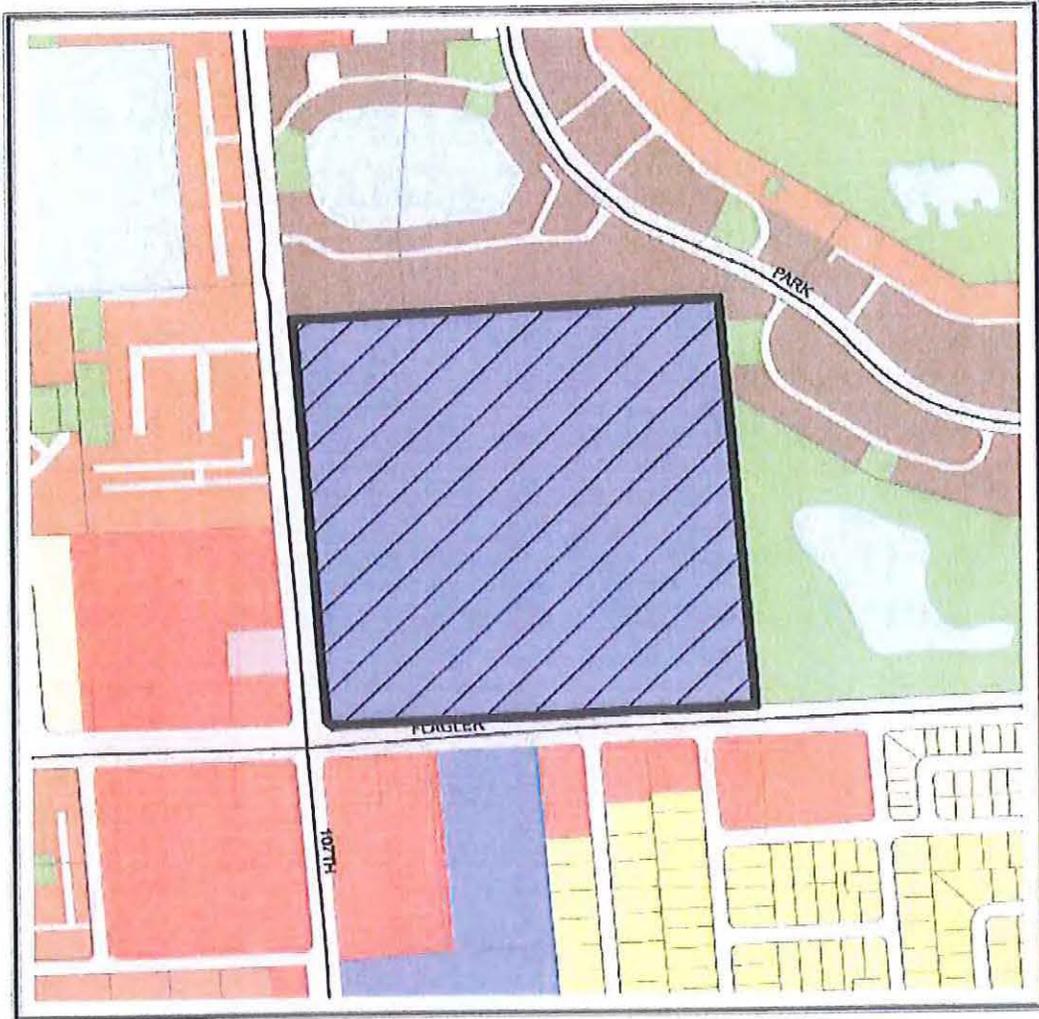
- c: Jorge Fernandez, Office of Management and Budget  
Craig Coller, County Attorney's Office  
Manuel Maroño, Mayor of the City of Sweetwater  
Eric Silva, Interim Director, Zoning

**Sweetwater - FIU Annexation  
2012 Existing Land Use**

Land Use	Annexation Area (Acres)	Annexation Area (Percent Of Total)	Sweetwater City (Area Acres)	Sweetwater City (Percent of Total)	Miami- Dade County (Acres)	Miami- Dade County (Percent of Total)
Residential	0.0	0.0	435.7	28.4	110780.1	8.7
Hotel-Motel	0.0	0.0	6.4	0.4	730.1	0.1
Commercial entertainment	0.0	0.0	0.0	0.0	955.1	0.1
Commercial & Office	0.0	0.0	194.2	12.7	12690.4	1.0
Industrial	0.0	0.0	179.6	11.7	17738.2	1.4
Institutional	36.0	100.0	61.6	4.0	14459.9	1.1
Parks/Recreation/Conservation	0.0	0.0	16.0	1.0	832653.9	65.8
Transportation, Communication, Utilities	0.0	0.0	453.4	29.5	87495.5	6.9
Agriculture	0.0	0.0	0.0	0.0	63289.0	5.0
Undeveloped	0.0	0.0	102.4	6.7	88530.4	7.0
Inland Waters	0.0	0.0	85.0	5.5	36977.2	2.9
<b>Total:</b>	<b>36.0</b>	<b>100.0</b>	<b>1534.3</b>	<b>100.0</b>	<b>1266299.8</b>	<b>100.0</b>

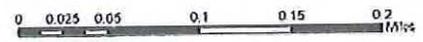
Source: Miami-Dade County Department of Sustainability, Planning and Economic Enhancement, Planning Research Section,  
March, 2012

# SWEETWATER FIU ANNEXATION AREA



**Legend**

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| SINGLE-FAMILY                        | AIRPORTS/ PORTS                    |
| TWO-FAMILY DUPLEXES                  | COMMUNICATIONS UTILITIES TERMINALS |
| SINGLE-FAMILY MEDIUM DENSITY         | STREETS/ROADS/EXPRESSWAYS/RAMPS    |
| TOWNHOUSES                           | STREETS/EXPRESSWAYS/AV             |
| LOW-DENSITY MULTI-FAMILY             | AGRICULTURE                        |
| HIGH-DENSITY MULTI-FAMILY            | PARKS/PRESERVES/CONSERVATION AREAS |
| TRANSIENT RESIDENTIAL (HOTEL, MOTEL) | WATER CONSERVATION AREAS           |
| COMMERCIAL SHOPPING CENTERS (RETAIL) | VACANT GOVERNMENT OWNED            |
| OFFICE                               | VACANT PRIVATE/PRIVATELY OWNED     |
| INSTITUTIONAL                        | VACANT UNIMPROVED                  |
| INDUSTRIAL EXTRACTION                | PUBLIC UTILITIES                   |
| INDUSTRIAL                           | OCEAN ENGINEERING                  |



Miami Dade County  
Department of Regulatory and Economic Resources  
Planning Research 2012

# Memorandum



**Date:** April 2, 2012  
**To:** Christopher Agrippa, Division Chief  
Clerk of the Board  
**From:** Jack Osterholt, Director  
Department of Sustainability, Planning and Economic Enhancement  
**Subject:** Certification of the City of Sweetwater Proposed Annexation Area 2

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

- o The proposed annexation area, described below, is less than 50 percent developed residential. According to the 2012 land use records, as shown in the attached table and figure, there is no land in residential use (zero percent) within the proposed annexation area. The land area of the proposed annexation is approximately five acres.
- o The proposed annexation area, which is shown in the attached figure, consists of the northern half of the right-of-way cross-section of West Flagler Street between the centerline of SW 102<sup>nd</sup> Avenue and the centerline of SW 110<sup>th</sup> Avenue.

## Attachments

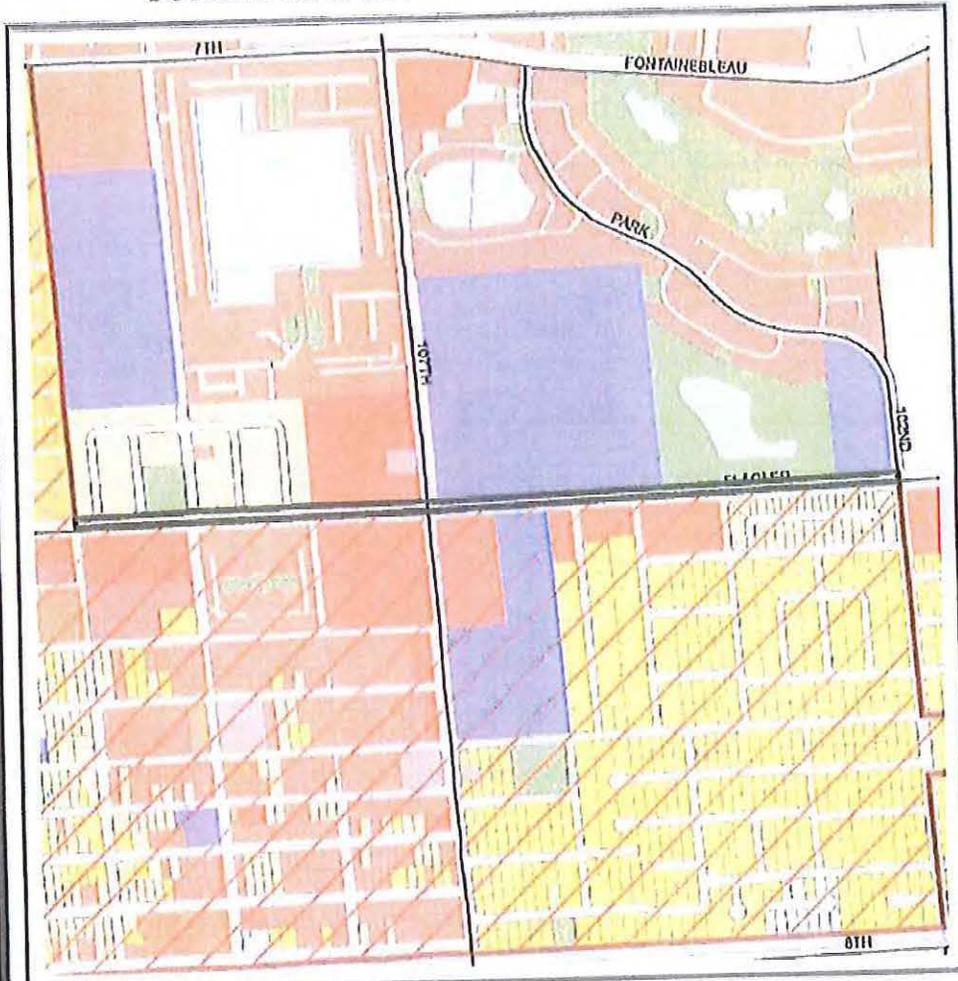
cc: Jorge Fernandez, Office of Management and Budget  
Craig Collier, County Attorney's Office  
Manuel Maroño, Mayor of the City of Sweetwater

**City of Sweetwater Annexation Area 2  
2012 Existing Land Use**

Land Use	Annexation Area2 (Acres)	Annexation Area2 (Percent Of Total)	Sweetwater City (Area Acres)	Sweetwater City (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	435.7	28.4	110780.1	8.7
Hotel-Motel	0.0	0.0	6.4	0.4	730.1	0.1
Commercial entertainment	0.0	0.0	0.0	0.0	955.1	0.1
Commercial & Office	0.0	0.0	194.2	12.7	12690.4	1.0
Industrial	0.0	0.0	179.6	11.7	17738.2	1.4
Institutional	0.0	0.0	61.6	4.0	14459.9	1.1
Parks/Recreation/Conservation	0.0	0.0	16.0	1.0	832653.9	65.8
Transportation, Communication, Utilities	5.5	100.0	453.4	29.5	87495.5	6.9
Agriculture	0.0	0.0	0.0	0.0	63289.0	5.0
Undeveloped	0.0	0.0	102.4	6.7	88530.4	7.0
Inland Waters	0.0	0.0	85.0	5.5	36977.2	2.9
<b>Total:</b>	<b>5.5</b>	<b>100.0</b>	<b>1534.3</b>	<b>100.0</b>	<b>1266289.8</b>	<b>100.0</b>

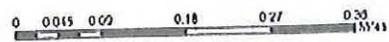
Source: Miami-Dade County Department of Sustainability, Planning and Economic Enhancement, Planning Research Section, March, 2012

# SWEETWATER ANNEXATION AREA 2



**Legend**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>⊗ SINGLE-FAMILY</li> <li>⊗ TWO-FAMILY</li> <li>⊗ MULTIFAMILY</li> <li>⊗ LOW-DENSITY</li> <li>⊗ LOW-DENSITY RESIDENTIAL</li> <li>⊗ HIGH-DENSITY RESIDENTIAL</li> <li>⊗ COMMERCIAL OFFICE CENTER (B/D/UM)</li> <li>⊗ OFFICE</li> <li>⊗ INDUSTRIAL</li> <li>⊗ INDUSTRIAL/WAREHOUSE</li> <li>⊗ INDUSTRIAL</li> <li>⊗ Warehouse</li> <li>⊗ Annexation</li> </ul> | <ul style="list-style-type: none"> <li>⊗ AIRPORT PORT</li> <li>⊗ COMMERCIAL SERVICE TERMINAL</li> <li>⊗ STREET ROAD CORRIDOR/AVENUE</li> <li>⊗ STREET ENTRENCHMENT</li> <li>⊗ AVENUE</li> <li>⊗ HIGH-FREQUENCY CORRIDOR/AVENUE</li> <li>⊗ PARK/RECREATION</li> <li>⊗ LOCAL GOVERNMENT OFFICE</li> <li>⊗ LOCAL GOVERNMENT RESIDENTIAL</li> <li>⊗ VACANT/UNDEVELOPED</li> <li>⊗ UNDEVELOPED</li> <li>⊗ OPEN SPACE</li> <li>⊗ Annexation</li> </ul> |
|--|--|



# Memorandum



**Date:** April 2, 2012  
**To:** Christopher Agrippa, Division Chief  
Clerk of the Board  
**From:** Jack Osterholt, Director  
Department of Sustainability, Planning and Economic Enhancement  
**Subject:** Certification of the City of Sweetwater Proposed Annexation Area 3

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

- o The proposed annexation area, described below, is less than 50 percent developed residential. According to the 2012 land use records, as shown in the attached table and figure, there is no land in residential use (zero percent) within the proposed annexation area. The land area of the proposed annexation is approximately 37 acres.
- o The proposed annexation area, which is shown in the attached figure, consists of the full right-of-way cross-section of SW 8<sup>th</sup> Street (U.S. Highway 41) between the centerline of SW 102<sup>nd</sup> Avenue and the Snapper Creek Canal.

## Attachments

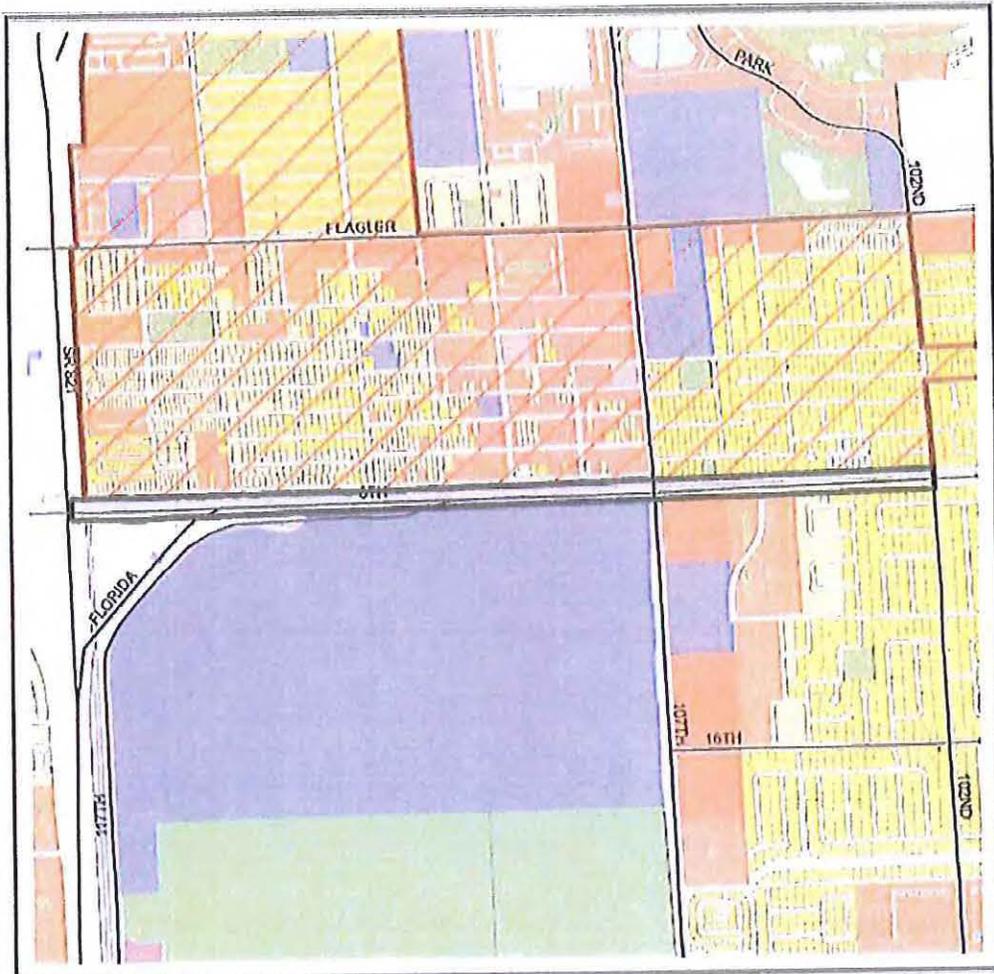
cc: Jorge Fernandez, Office of Management and Budget  
Craig Coller, County Attorney's Office  
Manuel Maroño, Mayor of the City of Sweetwater

**City of Sweetwater Annexation Area 3  
2012 Existing Land Use**

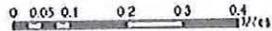
Land Use	Annexation Area3 (Acres)	Annexation Area3 (Percent Of Total)	Sweetwater City (Area Acres)	Sweetwater City (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	435.7	28.4	110780.1	8.7
Hotel-Motel	0.0	0.0	6.4	0.4	730.1	0.1
Commercial entertainment	0.0	0.0	0.0	0.0	955.1	0.1
Commercial & Office	0.0	0.0	194.2	12.7	12690.4	1.0
Industrial	0.0	0.0	179.6	11.7	17738.2	1.4
Institutional	0.0	0.0	61.6	4.0	14459.9	1.1
Parks/Recreation/Conservation	0.0	0.0	16.0	1.0	832653.9	65.8
Transportation, Communication, Utilities	36.7	100.0	453.4	29.5	87495.5	6.9
Agriculture	0.0	0.0	0.0	0.0	63289.0	5.0
Undeveloped	0.0	0.0	102.4	6.7	88530.4	7.0
Inland Waters	0.0	0.0	85.0	5.5	36977.2	2.9
<b>Total:</b>	<b>36.7</b>	<b>100.0</b>	<b>1534.3</b>	<b>100.0</b>	<b>1266209.8</b>	<b>100.0</b>

Source: Miami-Dade County Department of Sustainability, Planning and Economic Enhancement, Planning Research Section, March, 2012

# SWEETWATER ANNEXATION AREA 3



- Legend**
- |  |                                    |
|--|------------------------------------|
| SINGLE-FAMILY                                | PRIVATE PARK                       |
| MEDIUM-DENSITY RESIDENTIAL                   | COMMUNITY CENTER/COMMUNITY CENTER  |
| HOTEL/MOTEL/BED & BREAKFAST                  | STREET CLOSURES/PARTIAL STREET     |
| TOWNHOUSE                                    | STREET CLOSURES/FULL STREET        |
| LOW-DENSITY MEDIUM-DENSITY RESIDENTIAL       | AGRICULTURE                        |
| HIGH-DENSITY MEDIUM-DENSITY RESIDENTIAL      | PUBLIC FACILITIES/COMMUNITY CENTER |
| EMPLOYMENT CENTER/OFFICE/PROFESSIONAL OFFICE | PUBLIC OFFICE/PROFESSIONAL OFFICE  |
| OFFICE                                       | VACANT/UNIMPROVED                  |
| INSTITUTIONAL                                | VACANT/UNIMPROVED                  |
| PUBLIC OFFICE/PROFESSIONAL OFFICE            | VACANT/UNIMPROVED                  |
| INDUSTRIAL                                   | VACANT/UNIMPROVED                  |
| WATER UTILITY                                | OCEAN FRONTAGE                     |
| WATER UTILITY                                | AIRPORT                            |



**MIAMI DADA**  
 CONSULTING

Miami Dade County  
 Sustainability, Planning and Economic Development  
 Planning Bureau

H. Petition

Petition not required since proposed annexation area contains two hundred fifty (250) or less resident electors.

I. Additional Documentation

- i. Letter from the County Appraiser's Office confirming that all three (3) annexation areas have no taxable value.

## Marie Santiesteban

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**To:** Robert Herrada  
**Subject:** RE: Sweetwater Proposed Annexation

**From:** Rubert, Veronica (PA) [<mailto:VRUBERT@miamidade.gov>]  
**Sent:** Monday, July 16, 2012 1:47 PM  
**To:** Robert Herrada  
**Cc:** Solis, Lazaro (PA)  
**Subject:** FW: Sweetwater Proposed Annexation

Hi Robert,

There are three areas on the proposed incorporation. Two of the areas (#2 & #3) are rights-of-way with no GIS feature. The ROWs have no taxable value.

Area #1 is the FIU Engineering Campus. Folio 30-4005-001-0230 has a just value of 29,875,097 but is fully exempt. This whole annexation has zero taxable value.

Please contact me if you have further questions.

**Veronica Rubert**  
[vrubert@miamidade.gov](mailto:vrubert@miamidade.gov)  
**Office of the Property Appraiser**  
111 N.W. First Street, Ste. 710  
Miami, Florida 33128  
Phone: (305) 375-4004

**From:** Robert Herrada [<mailto:rherrada@cityofsweetwater.fl.gov>]  
**Sent:** Monday, July 16, 2012 10:24 AM  
**To:** Rubert, Veronica (PA)  
**Subject:** Sweetwater Proposed Annexation

Hello Veronica:

Attached please find information on the three proposed annexation areas. Part of an annexation application is to identify the taxable value of a proposed annexation area(s). I am hereby inquiring if you could you please let me know the taxable value, if any, is of these three areas. It would be great if we could have this by Wednesday of this week. Thank you in advance!

Sincerely,

Robert Herrada, Chief of Staff  
City of Sweetwater  
500 S.W. 109 Avenue, 2<sup>nd</sup> Floor  
Sweetwater, FL 33174  
Phone: 305-221-0411 EXT. 131  
Cellular: 305-525-0594