



## MEMORANDUM

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

---

TO: Jennifer Moon, Director  
Office of Management and Budget

DATE: June 14, 2013

FROM: Christopher Agrippa, Division Chief  
Clerk of the Board Division

SUBJECT: Proposed Boundary Change  
by the City Of Sweetwater

---

The Clerk of the Board's office has received the attached application requesting the annexation of presently unincorporated area outlined in the request into the jurisdiction of the City of Sweetwater. This proposed municipal boundary change will be placed on the July 2, 2013 Board of County Commissioners' agenda, under Agenda Item 15B, the Clerk of the Board's Report.

If you have any questions or concerns, please contact me at (305) 375-5126 or Keith Knowles at (305) 375-3841.

Attachment  
CA/kk

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

CLERK OF THE BOARD

7:23 JUL 14 AM 11:09

FILED IN THE OFFICE OF THE  
CLERK OF THE BOARD

## **City of Sweetwater Florida**

### **Annexation Application**





## City of Sweetwater

Clerk of the Board  
Stephen P. Clark Center  
111 N.W. 1<sup>st</sup> Street-29<sup>th</sup> Floor  
Miami, FL 33128-1983

Date *June 14, 2013*  
**HAND DELIVERED**

**Re: City of Sweetwater Annexation Application**

Dear Mr. Ruvin:

As you may know, the City of Sweetwater has been exploring the annexation of certain unincorporated lands to the east of our City. Previously, the Board of County Commissioners has supported the City of Sweetwater's annexation initiatives. To that end, it gives me great pleasure to notify you that the City has completed the necessary documentation and hereby file this annexation application pursuant to the provisions of Section 20-3 of the Code of Miami-Dade County. You will note that all of the required information and documentation are included.

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,

Mayor Manuel Maroño

City of Sweetwater Annexation Application

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## City of Sweetwater Annexation Application

### Introduction

The City of Sweetwater is proposing to annex approximately 7,568 acres of unincorporated land west of the current city boundary and north of SW 8<sup>th</sup> Street. A map of the area is provided in Section B herein.

Pursuant to Chapter 20 of the Miami Dade County Municipal Code, the City of Sweetwater requests a boundary change or "annexation of property" pursuant to Section 20-3.

As required by 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

(F) Additional Required Information Filed With Clerk of the Board (F 1-5)

(G) Certificate of the Director of the Department Planning and Zoning

This application **does not** require a petition, because the proposed area has less than 250 resident electors as per Section 20-3 (H).

### Analysis of the Proposed Annexation Area

The City of Sweetwater was incorporated in 1941 and is located in Western Miami-Dade County. The City has an area of approximately 2.4 square mile, and has a minority-enriched population of 20,566, consisting of primarily Hispanic residents. The city is located adjacent to the area proposed for annexation, and is therefore able and ready to provide municipal services to the area. As a result, the area will greatly benefit from better and more cost effective services. Therefore, in order to optimize the use of these resources, the City proposes to annex additional land to expand its' borders and acquire property in the area. The proposed annexation area is designated primarily for commercial and industrial purposes.

I. Three (3) duly certified copies of Sweetwater Council Resolution  
Expressing Desire to Initiate Proposed Boundary Change  
(Attached)



RESOLUTION NO. 3763

**A RESOLUTION OF THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, TO PROCEED WITH PLANS FOR ANNEXATION OF ADJACENT UNINCORPORATED AREAS WEST 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 a portion of its western 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 West 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 28<sup>th</sup> day of May, 2013.

  
MANUEL MAROÑO, MAYOR

  
JOSE M. DIAZ, COMMISSION PRESIDENT

ATTEST:

  
MARIE O. SCHMIDT, CITY CLERK

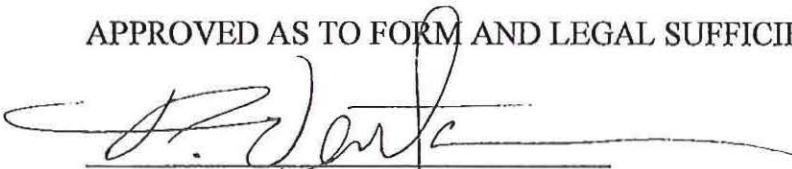


  
05/29/13

RESOLUTION NO. 3763

PAGE 2

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

ABSENT  
ABSENT  
YES  
YES  
YES  
YES  
YES



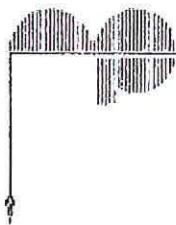


# EXHIBIT "I"

## SWEETWATER WEST ANNEXATION

### LEGAL DESCRIPTION

BEGINNING at the intersection of the Centerline of N.W. 25th Street and the North prolongation of the Easterly Right-of-Way line of Snapper Creek Canal; thence Westerly along the extension of said centerline and its prolongation of N.W. 25th Street to the intersection with the Easterly Right-of-Way line of N.W. 177th Avenue ( Krome Avenue ); thence Southerly along the last mentioned Easterly Right-of-Way line to the Intersection with the Northerly Right-of-way line of Tamiami Canal ( Canal C-4 ) lying northerly and parallel with the S.W. 8th Street ; thence Easterly, along the said Northerly Right-of-Way Canal to the intersection with the centerline of S.W. 137th Avenue; thence Northerly, along the said Centerline of S.W. 137th Avenue to the intersection with the Centerline of N.W. 12th Street; thence Easterly, along the last mentioned centerline of N.W. 12th Street to the Intersection with the Easterly Right-of-Way of Snapper Creek Canal; thence Northerly, along the said Easterly Right-of-Way Canal to the POINT OF BEGINNING.  
Said lands situate in Miami-Dade County, Florida.



MARIO PRATS JR. & ASSOCIATES, INC.  
SURVEYORS • MAPPING • PLANNING  
82 SW 8th Avenue, Suite 100, Miami, Florida 33134  
Phone: (305) 651-0000 Fax: (305) 651-0000  
E-mail: mprats@pratsurvey.com Certificate of Authorization No. 2267

CAD: 118
HSurvey: 11289
Drawn: 07/12/2012
12/04/2012
By: [Signature]
Sheet 1 of 1
25924-1289

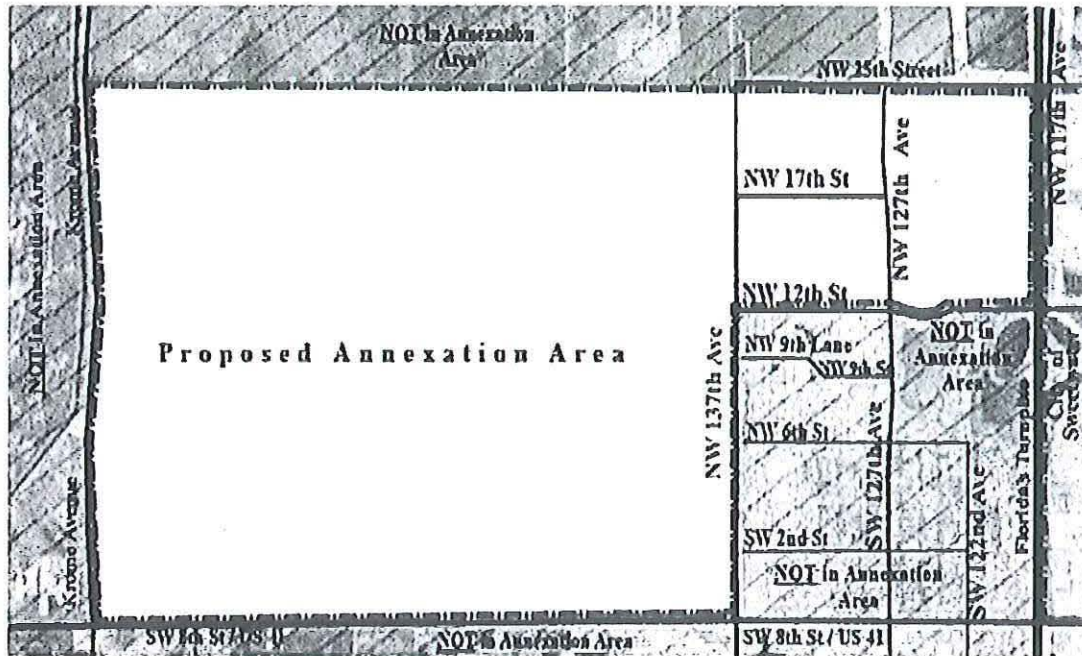
Res. #3763 ①



EXHIBIT "I"  
SWEETWATER WEST ANNEXATION



PROPOSED ANNEXATION AREA



LEGEND

- City of Sweetwater Boundary
- Proposed Annexation Area
- Not in Proposed Annexation Area



May 7, 2013



*05/29/13*

*Res # 3763*

*(2)*

RESOLUTION NO. 3763

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

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**PASSED AND ADOPTED** this 28<sup>th</sup> day of May, 2013.

  
\_\_\_\_\_  
MANUEL MAROÑO, MAYOR

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

ATTEST:

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

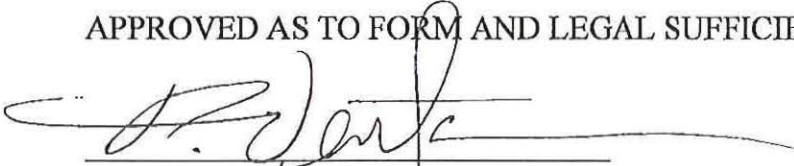




RESOLUTION NO. 3763

PAGE 2

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

ABSENT  
ABSENT  
YES  
YES  
YES  
YES  
YES



*aw*  
05/29/13

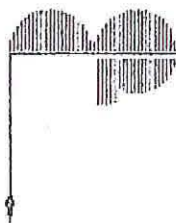


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Said lands situate in Miami-Dade County, Florida.



MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS  
62 NW 5th Avenue, Miami, Florida 33136  
VOICEMAIL: (305) 551-6000 FAX: (305) 551-6000  
E-mail: dmsa@pratsurvey.com Certificate of Authorization No. 4249

EX-116
HSurvey 1289
Drawn by
12/04/2012
As printed on 4/20/13
Sheet 1 of 1
04/20/13
25924-1289



CERTIFIED  
TRUE COPY

Res. #3763

(1)

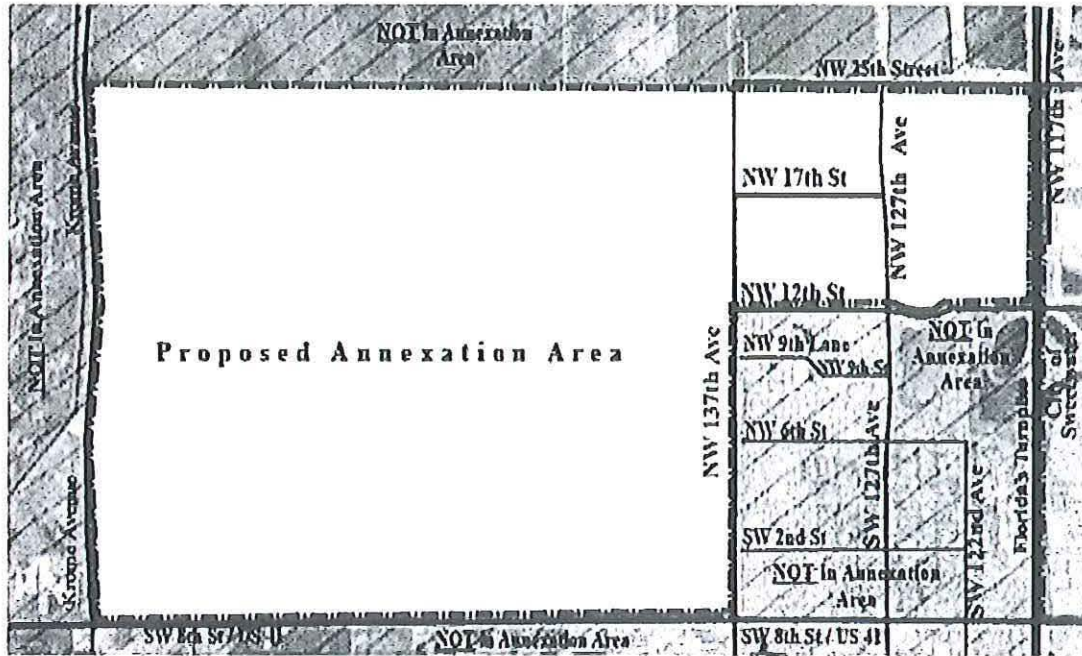
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# EXHIBIT "1"

## SWEETWATER WEST ANNEXATION



### PROPOSED ANNEXATION AREA



#### LEGEND

- City of Sweetwater Boundary
- Proposed Annexation Area
- Not in Proposed Annexation Area



May 7, 2013

Res # 3763

(2)



05/29/13

RESOLUTION NO. 3763

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**PASSED AND ADOPTED** this 28<sup>th</sup> day of May, 2013.


  
\_\_\_\_\_  
MANUEL MAROÑO, MAYOR

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

ATTEST:

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



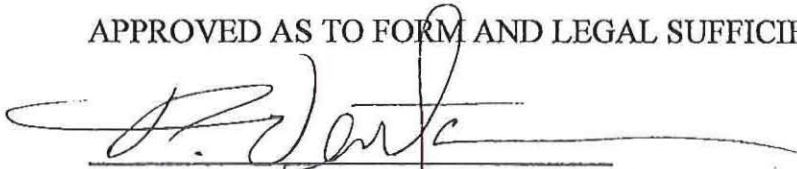
  
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RESOLUTION NO. 3763

PAGE 2

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

ABSENT  
ABSENT  
YES  
YES  
YES  
YES  
YES

CERTIFIED  
TRUE COPY



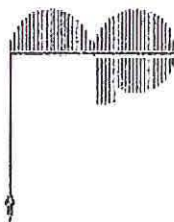
*Clerk*  
05/29/13



*EXHIBIT "I"*  
**SWEETWATER WEST ANNEXATION**

**LEGAL DESCRIPTION**

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Said lands situate in Miami-Dade County, Florida.



**MARIO PRATS JR. & ASSOCIATES, INC.**  
SURVEYORS • MAPPERS • PLANNERS  
62 NW 31st Avenue • Miami, Florida 33142  
Phone (305) 551-6600 Fax (305) 551-6601  
E-mail: mprats@pratsurvey.com Certificate of Authorization No. 6249

C.A.O. No.
H.Survey 1289
Sub 0 078
12/04/2012
At a meeting held at the
12/04/2012
Sheet 1 of 1
Original No.
26924-1289



*Res. #3763*

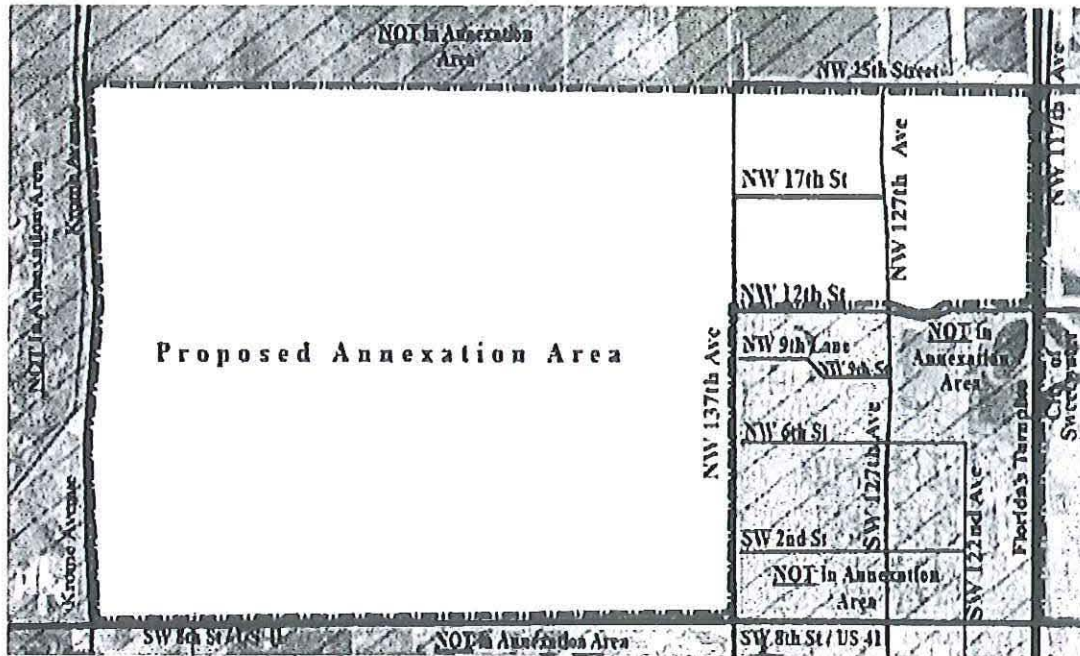
*(1)*

*awf*  
*05/29/13*

EXHIBIT "I"  
SWEETWATER WEST ANNEXATION



PROPOSED ANNEXATION AREA



LEGEND

- City of Sweetwater Boundary
- Proposed Annexation Area
- Not in Proposed Annexation Area



May 7, 2013



05/29/13

Res # 3763

(2)

## City of Sweetwater Annexation Application

### II. Proof of Written Notice to Affected Property Owners of Public Hearing Where Resolution Was Unanimously Passed



May 8, 2013

ORDER #130415

City of Sweetwater  
500 S.W. 109th Avenue, 2nd Floor  
Sweetwater, FL 33174

RE: Property Owners List within 600 feet of:

**LEGAL DESCRIPTION:**

Beginning at the Intersection of the centerline of N.W. 25th Street and the North prolongation of the Easterly Right-of-Way line of Snapper Creek Canal; thence Westerly along the extension of said centerline and its prolongation of N.W. 25th Street to the Intersection with the Easterly right-of-way line of N.W. 177th Avenue (Krome Avenue); thence southerly along the last mentioned Easterly right-of-way line to the Intersection with the Northerly right of way line of Tamiami Canal (Canal C-4) lying northerly and parallel with S.W. 8th Street; thence Easterly, along the said Northerly Canal right-of-way to the Intersection with the centerline of S.W. 137th Avenue to the Intersection with the centerline of NW 12th Street; thence easterly, along the last mentioned centerline of N.W. 12th Street to the Intersection with the Easterly right-of-way of Snapper Creek Canal; thence northerly, along the said Easterly canal right-of-way to the POINT OF BEGINNING.

Said lands situated in Miami-Dade County, Florida.

**PROJECT:** Annexation of: All of Sections 31, 32, 33, 34, 35 and 36, Township 53 South, Range 39 East, all of Government Lots 3, 4, 5 and 6, lying between Townships 53 and 54 South, and Portion of Sections 3, 4, 5 and 6, Township 54 South, Range 39 East, Miami-Dade County, Florida.

**TOTAL NO. OF LABELS WITHOUT REPETITION: 1,979**

This is to certify that the attached ownership list, map and mailing matrix is 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 the file in Miami-Dade County Tax Assessor's Office.

Sincerely,  
THE ZONING SPECIALISTS GROUP, INC.

  
Jose F. Lopez, P.S.M. #3086

7900 NW 155th Street • Suite 104 • Miami Lakes, FL 33016  
Phone: 305-828-1210  
<http://www.thezoningsspecialistsgroup.com>

1

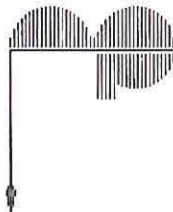


## City of Sweetwater Annexation Application

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

#### LEGAL DESCRIPTION

BEGINNING at the Intersection of the Centerline of N.W. 25th Street and the North prolongation of the Easterly Right-of-Way line of Snapper Creek Canal; thence Westerly along the extension of said centerline and its prolongation of N.W. 25th Street to the Intersection with the Easterly Right-of-Way line of N.W. 177th Avenue ( Krome Avenue ); thence Southerly along the last mentioned Easterly Right-of-Way line to the Intersection with the Northerly Right-of-way line of Tamiami Canal ( Canal C-4 ) lying northerly and parallel with the S.W. 8th Street ; thence Easterly, along the said Northerly Right-of-Way Canal to the Intersection with the centerline of S.W. 137th Avenue; thence Northerly, along the said Centerline of S.W. 137th Avenue to the Intersection with the Centerline of N.W. 12th Street; thence Easterly, along the last mentioned centerline of N.W. 12th Street to the Intersection with the Easterly Right-of-Way of Snapper Creek Canal; thence Northerly, along the said Easterly Right-of-Way Canal to the POINT OF BEGINNING. Said lands situate in Miami-Dade County, Florida.



**MARIO PRATS JR. & ASSOCIATES, INC.**  
SURVEYORS - MAPPERS - PLANNERS  
62 SW 81st Avenue - Miami, Florida 33144  
Voice (305) 651-4000 Fax (305) 245-9480  
Email: docs@pratsurvey.com Certificate of Authorization No. 4249

CAD File:
H:\Survey\11289
Original date:
12/04/2012
For Upgrades use H:\GCS
Field date:
Sheet 1 of 1
Original JNL:
26924-1289



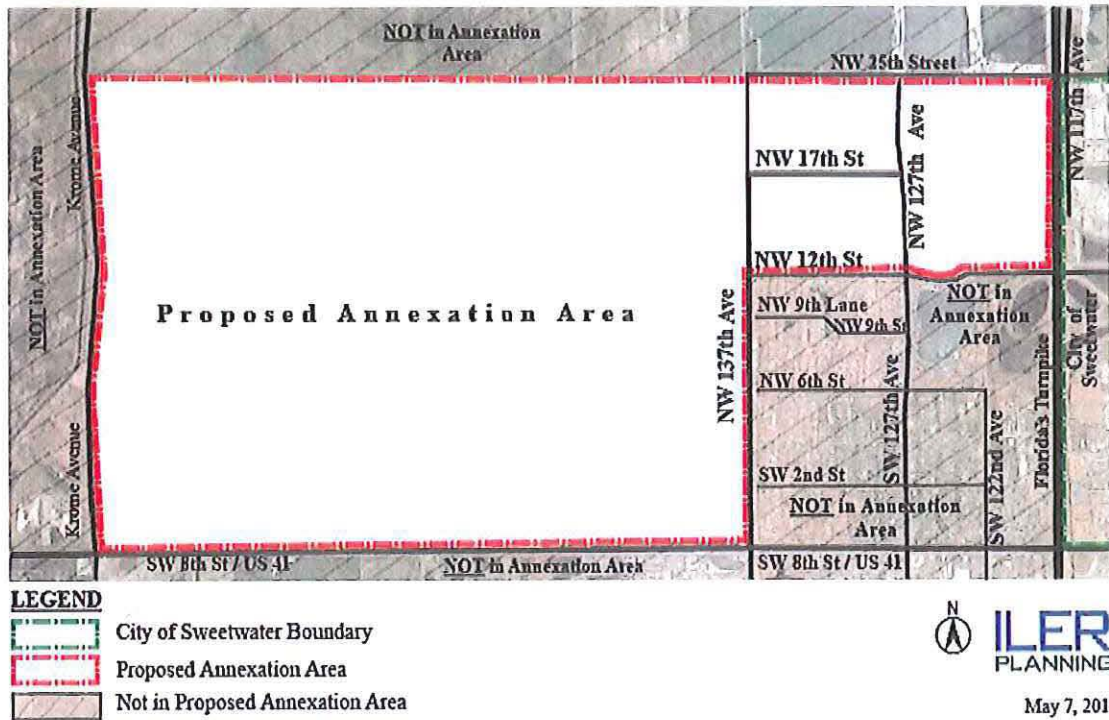


# City of Sweetwater Annexation Application

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



### PROPOSED ANNEXATION AREA



## City of Sweetwater Annexation Application

### C. Certificate of the County Supervisor of Registration



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 West Annexation as described below has 0 voters.

The annexation area is described as:

#### LEGAL DESCRIPTION

BEGINNING at the intersection of the Centerline of N.W. 25th Street and the North prolongation of the Easterly Right-of-Way line of Snapper Creek Canal; thence Westerly along the extension of said centerline and its prolongation of N.W. 25th Street to the intersection with the Easterly Right-of-Way line of N.W. 177th Avenue (Krome Avenue); thence Southerly along the last mentioned Easterly Right-of-Way line to the intersection with the Northerly Right-of-way line of Tamiami Canal ( Canal C-4 ) lying northerly and parallel with the S.W. 8th Street; thence Easterly, along the said Northerly Right-of-Way Canal to the intersection with the centerline of S.W. 137th Avenue; thence Northerly, along the said Centerline of S.W. 137th Avenue to the intersection with the Centerline of N.W. 12th Street; thence Easterly, along the last mentioned centerline of N.W. 12th Street to the intersection with the Easterly Right-of-Way of Snapper Creek Canal; thence Northerly, along the said Easterly Right-of-Way Canal to the POINT OF BEGINNING, said lands situate in Miami-Dade County, Florida.

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 7<sup>th</sup> DAY OF  
DECEMBER, 2012

Penelope Townsley  
Supervisor of Elections

*Please submit a check for \$110.00 to our office payable to the "Board of County Commissioners" for the cost of research and labor.*



## City of Sweetwater Annexation Application

### 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 an estimated 7,568 acres located to the west of the existing municipal boundary.

The City of Sweetwater, a municipality in Miami-Dade County of approximately 2.4 square miles in geographic area, is located in the center of a vast area of West Miami-Dade County. The City is composed primarily of lower to middle-class working families, with a median household income of \$32,315 and 24.9% living below the poverty level. The city has limited industrial lands, thereby placing a disproportional tax burden on those that can least afford to finance City services. The City of Sweetwater's annexation application does not seek to create a monolithic municipality in terms of property values. Rather, Sweetwater is seeking to diversify its land distribution by including undeveloped industrial lands for future economic development in the proposed annexation lands.

The proposed annexation will spread the cost of services and infrastructure needs in the community. The City of Sweetwater's existing governmental structures, including; its highly-regarded Police Department is properly suited to provide quick and quality services to the area. The Sweetwater Police Department will be ready to service this area immediately, as it already provides some police backup services to Miami-Dade County in the areas to be annexed. The city also intends to establish sub-stations near the proposed annexation area.

In addition to aiding a small, lower to middle-class city, the proposed annexation will also benefit the County's operating budget in these difficult fiscal times by relieving the County of some municipal service obligations to UMSA. The proposed annexation will result in a more efficient delivery of municipal services, protection of property values and the availability of closer general governmental services and functions. Approximately, 89% of the annexation area is located outside of the Urban Development Boundary line and the city intends to fully maintain all UDB requirements and policies. Therefore, it is also noteworthy that the city is taking in a large area of wetlands and forests; the commercial and industrial area is a very small portion of the annexation as a whole.



## City of Sweetwater Annexation Application

### E. Resolution of Other Affected Municipality

No other municipalities are affected by this annexation.

### F. Additional Required Information Filed With Clerk of the Board

#### (1) Land Use Plan & Zoning

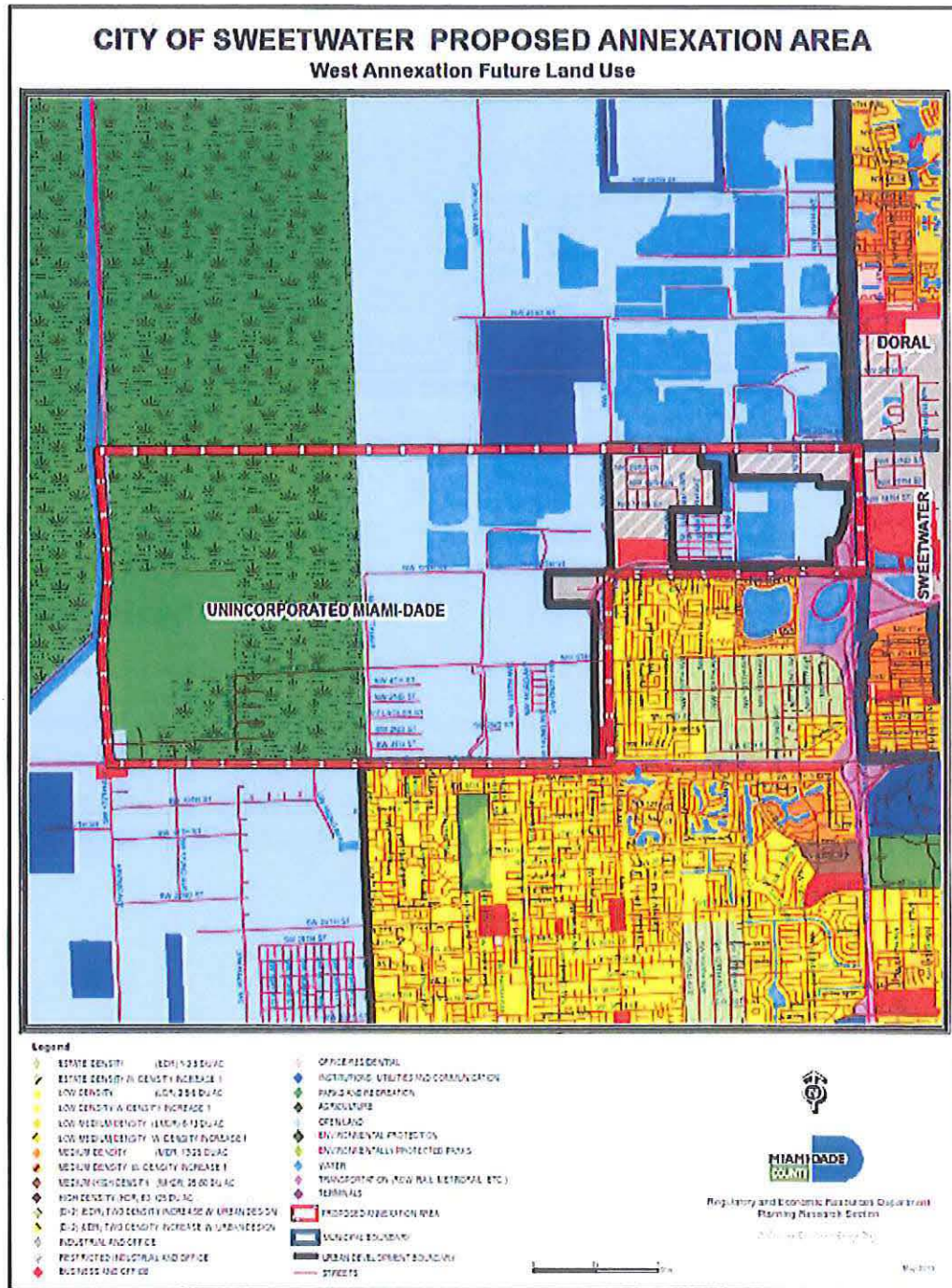
The general land use plan and map was provided by the County and is contained within this application. The City will adopt the current Miami-Dade County land-use and zoning plan designations for the proposed annexation areas in the general land use and zoning plan of the City of Sweetwater. In addition, the Urban Development Boundary and Expansion Area Boundary policies in the County CDMP will be maintained.





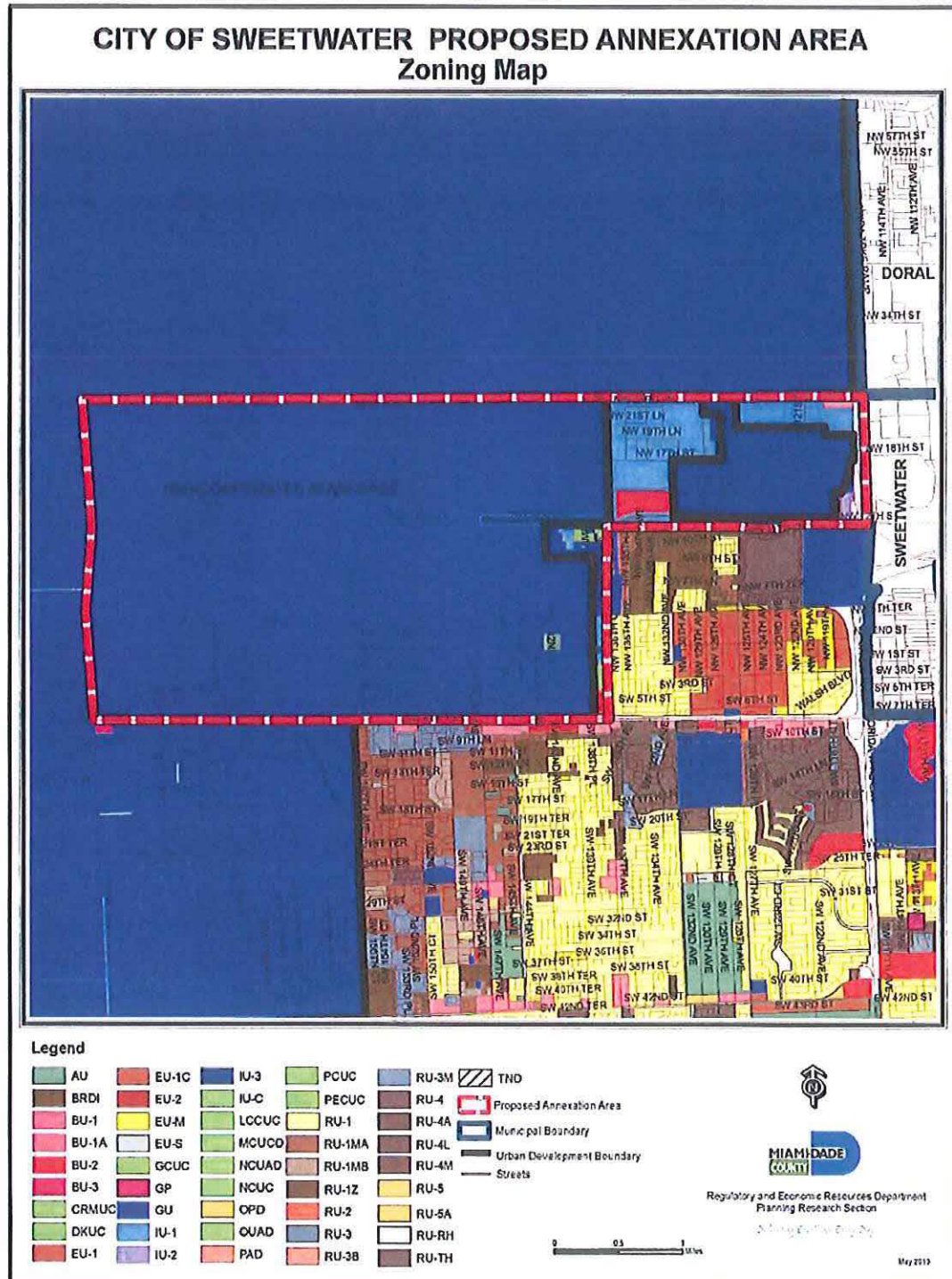
# City of Sweetwater Annexation Application

## Land Use Map:



# City of Sweetwater Annexation Application

## Zoning Map:





## City of Sweetwater Annexation Application

### F Additional Required Information Filed With Clerk of the Board

#### (2) List of Services to Be Provided

##### (a) Police Protection

The City of Sweetwater will provide police protection to the proposed area. The philosophy and policy of the Department is one of proactive, community policing. This methodology will reinforce the solid and productive relationship it already has with its existing commercial, industrial and residential areas through consistent, one-on-one interaction.

The Police Department is currently staffed with 38 full time officers, communication officers and administrative secretaries. The Department also has 75 additional sworn reserve police officers. The Department will enhance the service to the proposed area without any disruption.

It is the Department's desire to install police substations in the newly acquired areas. This will provide visibility and allow citizens to speak with officers and communicate any issue they desire. Increased police presence will naturally reduce the police response time in the annexation area.

The Department also intends to establish a "Zone System" for patrol. Assignments of officers to a specific "Zone" will promote a positive one-on-one interaction with the citizens within the area and improve response time. Within the current boundaries of the City of Sweetwater, the Police Department's response time is under 2 minutes

Sweetwater's Chief of Police has an "open door policy" with all residents and business owners. Positive interaction with the Chief affords citizens a feeling of importance, and invaluable knowledge that their issues and concerns will be addressed from the very top of the organization.

##### (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 Station on Southwest 107<sup>th</sup> Avenue and 4<sup>th</sup> Street that will continue to provide service to the proposed annexation





## City of Sweetwater Annexation Application

area. These services will include fire and medical emergency services to all residents and inhabitants of the area.

### (c) Water Supply and Distribution

Potable water distribution will continue to be provided by Miami-Dade County. No changes are anticipated.

### (d) Facilities for the Collection and Treatment of Sewage

Sanitary sewer services will continue to be provided by Miami-Dade County. No changes anticipated.

### (e) Garbage and Refuse Collection Disposal

The City of Sweetwater currently offers weekly bulk trash pick-up, collecting approximately 2,923 tons per year and disposing of the waste in Miami-Dade County solid waste facilities located in central and south Miami-Dade County. This service will also be provided to the proposed annexation area as future development occurs.

### (f) Street Lighting

Florida Power and Light (FPL) currently provides the electrical service and the street lighting system in Sweetwater. 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 annexation area as development occurs. The standards for street lighting in the proposed areas would be fully consistent with Florida Building Code and State Energy Code.

### (g) Street Construction and Maintenance

Sweetwater 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. It is expected that the large majority of roads and streets built in the future would be constructed or improved by private development and maintained by the City of Sweetwater. The additional local roads will receive constant and routine inspections. The Maintenance Department will continue to maintain local streets



## City of Sweetwater Annexation Application

on an as needed basis (i.e. filling in potholes and any other necessary repairs).

All additional local roads will be maintained by the City of Sweetwater as a part of the continuous efforts to provide safe roadways. Some of the local roads in the proposed annexation area have recently been built by newly completed developments. The maintenance of the additional lane miles will not be burdensome on the City of Sweetwater.

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

The City of Sweetwater has an exceptional system of parks with onsite facilities and recreational programs for youth and adults. The City has 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. These parks and recreational areas will be available and readily accessible to office and industrial workers who would utilize park facilities.

Parks in the City of Sweetwater 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, near a canal with benches for reading or to rest when you decide to go for a walk.

**Ronselli Park** located at 250 S.W. 114<sup>th</sup> Avenue, Sweetwater, FL 33174. Includes a Banquet Hall with complete kitchen and bathrooms that can be rented for 15's, weddings and/or parties. This facility is available at a reasonable price for all city residents and will be available for the new residents of the different sub-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, and includes handicap accessible bathrooms.

**Carlow Park** located at 10600 S.W. 4<sup>th</sup> Street, Sweetwater, FL 33174. Includes complete kitchen and dinning area, and is used for the senior citizens hot lunch program. The facility is also



## City of Sweetwater Annexation Application

utilized for special events, such as domino tournaments, bingo nights and/or community meetings.

The City also provides summer, winter and spring camps to city youth at a minimum cost at Ronselli Park. These include field trips to various interesting places (i.e. movie theater, swimming pools, roller and ice skating etc.), and lunch for all of the children attending.

### (i) Building Inspection

The City of Sweetwater maintains a full service Building and Zoning Department, that processes building permits, conducts building inspections and issues citations for City and Building Code violations. These city services would be much closer to the property owners of the proposed annexation area than similar services now provided by Miami-Dade County at the West Dade Permitting and Inspection Center which is located on 11805 SW 26th Street and is 4.1 miles away from the annexation area. The City of Sweetwater Building and Permit department located at 10899 SW 4th Street, Sweetwater, FL is only 2.7 miles away. All applicable Federal, State, regional and County storm water management and environmental permits are required to be obtained prior to the issuance of any specific city building permit.

### (j) Zoning Administration

The City's current zoning department officials will handle the administration of zoning issues. These officials are located just minutes from residents in the proposed annexation area. The City of Sweetwater also has a Zoning Board that reviews zoning-related matters such as variances, rezoning and special use permits and submits recommendations related to these matters to the City Commission if there is any appeal to their first decision.

If the annexation application is approved, the area will receive the site planning and zoning administration services of the City of Sweetwater, which are considerably more accessible to the property owners of the areas than similar county services; saving those applicant valuable time and money.





## City of Sweetwater Annexation Application

### (k) Local Planning Services

The City of Sweetwater's local planning services will continue to function in the same manner which it currently operates. All site plans for proposed development are reviewed for consistency with the Comprehensive Development Master Plan and Zoning Code by City staff or Engineer. Once the appropriate personnel review the site plans, they are recommended for approval.

### (l) Special Services Not Listed Above

#### Stormwater Management-

The South Florida Water Management District provides regional stormwater management in the city. All proposed development projects must obtain the required regional and County stormwater management permits, prior to issuance of a City building permit. The same procedure will apply to the subject area. The City of Sweetwater operates a Stormwater Utility throughout the City and will provide stormwater management facilities and other related services to the area. This service will also include the cleaning of all drainage systems and tree trimmings as necessary.

#### City Clerk's Office

The City of Sweetwater's Clerks office is now providing passport applications for minors and adults and processing services at a low cost to the residents. These services are provided with no waiting time because the city has more than three (3) employees certified to help the residents. These services will be provided to the annexation area population.

### (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 commission members. The Mayor is also the City's Chief Executive Officer and is responsible for the direction and supervision of all departments, agencies and



## City of Sweetwater Annexation Application

employees of the City. This annexation will provide area property owners closer access to their local government and political leaders compared to their current situation where residents must travel to the Downtown Miami-Dade County Governmental Center to participate in Metro Dade governmental activities and meet with their elected representatives; unless special alternative meeting locations are agreed upon. Additionally, as mentioned earlier, the city's Mayor and all administrative staff and directors have an open-door policy. Sweetwater's City Hall located on 500 SW 109th Avenue is only 2.7 miles away from the proposed annexation area. As opposed to Miami-Dade County's Stephen P. Clark Center located at 111 NW 1st Street is at an estimated distance of 17.2 miles from the annexation area.

Additionally, the City of Sweetwater will coordinate with current associations and Community Development District's in the proposed annexation area in order to eliminate any redundancies in services.



## City of Sweetwater Annexation Application

### F Additional Required Information Filed With Clerk of the Board

#### (3) Timetable For Supplying Services Listed Above

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





## City of Sweetwater Annexation Application

### F Additional Required Information Filed With Clerk of the Board

#### (4) Financing of the Services

Below is a brief narrative of the financing of the different services that the City of Sweetwater will provide.

##### (a) Police Protection

The City of Sweetwater Police Department is funded through the City's General Fund. If the area is annexed into the city, revenues from those areas along with general fund monies will pay for police services needed. The City of Sweetwater Police Department estimates that the City will need approximately 8-10 Police officers for the proposed area. The city estimates the average expense per officer at \$52,000 including salary, vehicle and estimated gasoline expenditures. Therefore, the city estimates a \$450,000 increase in budget in order to serve the proposed annexation area.

##### (b) Fire Protection

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing tax revenue sources.

##### (c) Water Supply and Distribution

Water supply and distribution will continue to be provided by Miami-Dade County.

##### (d) Facilities for the Collection and Treatment of Sewage

Sanitary sewer will continue to be provided by Miami-Dade County.

##### (e) Garbage and Refuse Collection Disposal

Garbage and refuse will continue to be provided by the City of Sweetwater (General Fund).



## City of Sweetwater Annexation Application

### (f) Street Lighting

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

### (g) Street Construction and Maintenance

New roadways and expansions of existing streets necessary to accommodate future development will be funded by the private development sector through direct construction and by the State, County and City using gas taxes, impact fees and grants. Maintenance of City streets will be funded through municipal impact fees and ad valorem taxes generated from future development in the proposed annexation area.

The City will be able to implement full service immediately with the current resources of the Maintenance Department. The Department also intends to increase its employees, if needed, in order to be able to implement a fast and economic way to maintain all the streets in our city and this area.

In order for the Maintenance Department to provide services such as clearing the side of the roads from debris, keeping drain covers clear and semiannual deep cleaning of all the drains. Therefore, the city estimates that an increase in staff and necessary equipment will cost approximately \$300,000.

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

Parks and recreational programs are funded through the City's General Fund. It is anticipated that existing development in the area will not impose any significant burdens on existing city parks and recreational facilities. These facilities should easily serve the purposed area. The city may take into consideration to build passive parks adjacent to the different areas.

### (i) Building Inspection

Fees collected from private developers pay building permitting and inspections. This same source would be used to pay for building permitting and inspections as future development occurs in the annexation area. This same procedure will be implemented immediately to the annexed area.



## City of Sweetwater Annexation Application

### (j) Zoning Administration

Fees collected from private developers as they submit project applications will provide the funding source for site planning and zoning administration. This will be used to pay for site planning and zoning administration as future development occurs in proposed area. This procedure will be place in effect immediately after annexation takes place.

Due to the estimated increase in demand for the Public Works and Building Department, the city estimates \$200,000 for the Department to properly provide services to property owners in the proposed area.

### (k) Local Planning Services

Local planning services in the City of Sweetwater are paid from General Fund and fees from private developers. 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. This procedure will go into effect immediately after annexation takes place.

### (l) Special Services Not Listed Above

Stormwater Management- Local drainage improvements in the proposed area will be funded by the private sector as future development occurs. 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.

### (m) General Government

General government services in the City of Sweetwater are funded from the general fund. For the proposed annexation areas, these services would be funded from increased property tax revenues.



# City of Sweetwater Annexation Application

## Sweetwater West Expenditures

Expenditure Category			
	Sweetwater FY 12-13	Proposed Annexed Area Estimates	New City of Sweetwater
<b>Executive Services</b>			
1. Legislative	602,624	0	602,624
2. Executive	387,421	0	387,421
3. General Administration	2,590,640	0	2,590,640
<b>Public Works &amp; Building</b>			
Building & Licenses	786,486	200,000	986,486
<b>Maintenance</b>			
Maintenance	1,780,838	300,000	2,080,838
<b>Parks &amp; Recreation</b>			
Parks & Recreation	613,816	0	613,816
<b>Public Safety</b>			
Police	7,765,534	450,000	8,665,534
<b>Total Expenditures</b>			
	13,924,561	950,000	14,874,561





## City of Sweetwater Annexation Application

### F Additional Required Information Filed With Clerk of the Board

#### (5) Tax Load on the Area to be Annexed

According to Miami-Dade Property Appraiser's Office, the 2012 total taxable property value in the Annexation area is as follows:

Real Property	\$ 343,375,139
Personal Property	\$ 57,859,254
<b>Total:</b>	<b>\$ 401,234,393</b>

Applying the 1.9283 mills (2012) unincorporated ad valorem tax rate, the 2012 property tax collections by Miami-Dade County from the proposed Area totals approximately \$773,700.28.

The city intends to lower the city's millage rate once the area is annexed. Currently, the city's ad valorem tax rate is at 2.92 mills (current), which would generate an estimated \$1,171,604.43 annually in real and personal property tax revenues, based on the 2012 tax rolls. However it is the city's intention is to decrease the millage rate.



## City of Sweetwater Annexation Application

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

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## Memorandum



**Date:** May 3, 2013  
**To:** Christopher Agrippa, Division Chief  
Clerk of the Board  
**From:** Eric Silva, Assistant Director  
Regulatory and Economic Resources  
**Subject:** Certification of the City of Sweetwater's Proposed Annexation – West Annexation

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

- o The proposed annexation area, described below, is less than 50 percent developed residential. According to the 2013 land use records, as shown in the attached table and figure, there are zero acres of land in residential use (zero percent) within the proposed annexation area. The land area of the proposed annexation is approximately 7,631.4 acres.
- o The proposed annexation area, which is shown in the attached figure, is generally bounded by NW 25<sup>th</sup> Street to the north, the Snapper Creek Canal to the east, SW 8<sup>th</sup> Street to the south and SW 117<sup>th</sup> Avenue (Krome Avenue) to the west.

#### Attachments

cc: Jorge Fernandez, Office of Strategic Business Management  
Craig Collier, County Attorney's Office  
Robert Herrera, City of Sweetwater



# City of Sweetwater Annexation Application

## G Certificate of the Director of the Department Planning and Zoning (Continued)

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### City of Sweetwater Proposed Annexation Area West Annexation 2013 Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	City of Sweetwater (Acres)	City of Sweetwater (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	435.5	28.4	111,060.5	8.8
Commercial, Office, and Transient Residential *	0.0	0.0	200.7	13.1	14,486.5	1.1
Industrial	487.6	6.4	174.0	11.3	17,792.1	1.4
Institutional	21.2	0.3	61.6	4.0	14,561.8	1.1
Parks/Recreation	2,037.3	26.7	16.0	1.0	833,384.7	65.8
Transportation, Communication, Utilities	389.2	5.1	453.4	29.5	87,403.9	6.9
Agriculture	291.6	3.8	0.0	0.0	63,532.4	5.0
Undeveloped	3,549.2	46.5	108.0	7.0	87,150.9	6.9
Inland Waters	855.3	11.2	85.0	5.5	36,937.2	2.9
<b>Total:</b>	<b>7,631.4</b>	<b>100.0</b>	<b>1,534.4</b>	<b>100.0</b>	<b>1,266,309.9</b>	<b>100.0</b>

\* Transient Residential Includes Hotels and Motels

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

