

MEMORANDUM

Agenda Item No. 8(G)(3)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: October 5, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution relating to the annexation request of the City of Florida City; directing, after public hearing, pursuant to section 20-7(B) of the Code of Miami-Dade County, that the County Attorney prepare the appropriate ordinance and interlocal agreement to effectuate the annexation request, or denying or deferring the annexation request

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.




Geri Bonzon-Keenan
County Attorney

GBK/jp

Date: October 5, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: City of Florida City Annexation Application

It is recommended that, pursuant to Chapter 20-7 (B) of the Code of Miami-Dade County (Code) and following the required public hearing, the Board of County Commissioners (Board) consider the accompanying resolution to take one of the following actions:

- Deny the requested boundary change as presented by the City of Florida City (City);
- Approve the boundary change and direct the County Attorney to prepare an appropriate ordinance and agreements accomplishing the proposed boundary change and place the items on the appropriate agenda; or
- Defer such requested boundary change for further consideration at a subsequent meeting.

Recommendation

It is recommended that the Board, pursuant to Chapter 20 of the Code, consider the boundary change requested by the City. The City is proposing to annex an area adjacent to the City’s southwestern boundaries as detailed in Exhibit 1 to the resolution. The proposed annexation area is not deemed an enclave, as defined in Chapter 20 of the Code, nor would the annexation create an unincorporated enclave.

Scope

The proposed annexation area is approximately 10 acres of the Unincorporated Municipal Service Area (UMSA) and is entirely within County Commission District 9, represented by Commissioner Kionne L. McGhee.

The proposed annexation area is generally described as the area adjacent to the City bounded by the City’s streets known as: SW 7th Street (SW 352nd Street) on the north, on the east by (theoretical) 9th Avenue, on the south by (theoretical) 9th Street and on the west by Redland Road (SW 187th Avenue). The proposed annexation area consists of 2 vacant land folios. Because there are no residents in the proposed annexation area, an election in the area is not required.

Delegation of Authority

This item does not delegate any authority to the Mayor.

Fiscal Impact/Funding Source

The total taxable value of the annexation area is \$19,536, and the parcels currently pay \$36 in UMSA taxes. The revenues and expenses for the two parcels are not significant and will not have an impact on services to the adjacent UMSA areas if the area were to be annexed.

At the current City millage rate (7.1858 mills), the ad valorem revenues attributable to the annexation area is \$133. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is \$36. The expected tax increase to the entire annexation area would be 5.2575 mills and \$98. There are 2 vacant land folios in the proposed annexation area and the average property owner would see an increase of approximately \$49 per year in ad valorem taxes if the annexation is approved.

If the annexation is approved pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area’s utility tax revenues upon annexation. Since the proposed annexation area comprises of 2 vacant lots there are currently no utility taxes that the County may retain.

Track Record/Monitor

If the annexation is approved, Jorge M. Fernandez, Jr. in the Office of Management and Budget (OMB) will monitor the interlocal agreement governing the annexation area.

Background

On April 29, 2020, the City submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Board referred the application to the Planning Advisory Board (PAB) at the May 19, 2020 meeting. As required by Section 20-6 of the Code, OMB reviewed the application, compiled the staff report and processed the application for PAB consideration. After reviewing the staff report and Code considerations, the PAB held a public hearing on April 5, 2021. The public hearing was advertised as required by the Code. No property owner or resident participated in the public hearing. The PAB recommended that the Board approve the annexation, as noted in the PAB resolution (Exhibit 3 to the resolution). The staff report reviewed by the PAB and the annexation application are attached for the Board’s reference (Exhibit 2 to the resolution).

The Code requires a vote of the resident electors if the area has 250 resident electors or is more than 50 percent developed as residential property. The annexation area contains zero registered voters and is zoned entirely for agricultural use. Therefore, should the Board approve the annexation, a vote of the electors in the annexation area will not be required.

Charter Considerations

On November 6, 2012, Section 6.04 B of the Miami-Dade County Home Rule Charter was amended to require the Board to consider whether commercial areas are included in the boundaries of the proposed areas to be annexed for the mere benefit of increasing the tax base of the annexing municipality.

The proposed annexation area is zoned AU for agricultural use. The City states in its application that if the annexation is approved, the City plans to rezone the property to the RS-4 District, which permits single family homes on minimum 5,000 square foot lots. The proposed municipal zoning designation, if not further limited, would allow for densities that exceed the maximum allowable density for both the County’s current land use designation and the proposed municipal land use designation. As noted in the city’s application, one of the 2 vacant parcels is owned by Pediatric Alternative Treatment Care Housing and Evaluation Services, Inc. (PATCHES) which provides affordable health and education services for severely disabled children and their families. PATCHES currently has a facility in the city which they have outgrown and plans to build a larger facility on the parcel. The City has represented that the lots are currently not serviced by sanitary sewer, should the annexation be approved and the lots be developed, they will be required to connect to the City’s sanitary sewer line which is approximately 1,300 feet away.

Summary of Issues for Consideration

1. The City is within the Miami-Dade Fire Rescue District. The proposed interlocal agreement will include language providing that the annexation area will remain in the district in perpetuity.
2. The County will retain residential solid waste collection services unless the City requests a delegation of collection services agreement for the annexed area.

3. The City will be required to enter into an interlocal agreement for canal maintenance for secondary canals.

Code Considerations

Pursuant to Section 20-7 of the Code, after the public hearing, the Board in evaluating the boundary change shall consider the following guidelines:

1. The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.

- a) Does the area divide a Census Designated Place (an officially or historically recognized traditional community)?

The proposed annexation area does not divide a Census Designated Place.

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

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

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

The proposed annexation will be contiguous to the southwestern boundaries of the City and will not create an enclave.

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

The boundaries of the proposed annexation area are logical. The north and east proposed boundaries coincide with the City’s south and west boundaries. The area is bounded on the south by an unpaved road.

2. The existing and projected property tax cost for the municipal-level service to the average homeowners in the area - currently as unincorporated and as included as part of the annexing municipality.

The taxable value within the proposed annexation area is \$19,536 based on the current agricultural tax classification. At the current City millage rate (7.1858 mills), the ad valorem revenues attributable to the annexation area would be \$133. At the current UMMA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$36. The expected tax increase to the entire annexation area would be 5.2575 mills and \$98. There are 2 vacant parcels in the proposed annexation area.

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

The proposed annexation area is located within the Adopted 2020 Urban Development Boundary.

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

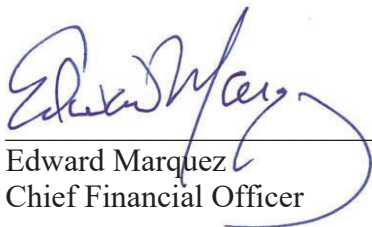
The total taxable value of the annexation area is \$19,536, and the parcels currently pay \$36 in UMSA taxes. The revenues and expenses for the two parcels are not significant and will not have an impact on services to the adjacent UMSA areas.

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

The proposed annexation area has zero residents, therefore this metric is not applicable.

6. Is the annexation consistent with the Land Use Plan of the County’s Comprehensive Development Master Plan?

The proposed municipal land use designation is consistent with the County’s current CDMP land use designation. Further details on the area’s land use are included on page 9 of the staff report (Exhibit 2).



Edward Marquez
Chief Financial Officer



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: October 5, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(3)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(3)
10-5-21

RESOLUTION NO. _____

RESOLUTION RELATING TO THE ANNEXATION REQUEST OF THE CITY OF FLORIDA CITY; DIRECTING, AFTER PUBLIC HEARING, PURSUANT TO SECTION 20-7(B) OF THE CODE OF MIAMI-DADE COUNTY, THAT THE COUNTY ATTORNEY PREPARE THE APPROPRIATE ORDINANCE AND INTERLOCAL AGREEMENT TO EFFECTUATE THE ANNEXATION REQUEST, OR DENYING OR DEFERRING THE ANNEXATION REQUEST

WHEREAS, on April 29, 2020, the City of Florida City submitted an annexation request to Miami-Dade County for the property shown on the map attached hereto and incorporated by reference as Exhibit 1; and

WHEREAS, the Clerk of the Board placed the annexation request on the Board of County Commissioner's ("Board") agenda on May 19, 2020; and

WHEREAS, the Board referred the matter to the Planning Advisory Board ("PAB") for its review and recommendation; and

WHEREAS, staff from the County's Office of Management and Budget prepared a staff report which is attached hereto and incorporated herein by reference as Exhibit 2; and

WHEREAS, the PAB, after reviewing the required staff report and after a public hearing, adopted a resolution recommending approval of the City of Florida City's annexation request, and the PAB's resolution is attached hereto and incorporated herein by reference as Exhibit 3; and

WHEREAS, the County Mayor has prepared her recommendation on the City of Florida City's annexation request which is set forth in the Mayor's memorandum and attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 20-7(B) of the County Code, the Board, after a public hearing, may either direct the County Attorney to prepare the appropriate annexation items, or deny the request, or defer the request,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and incorporated in this resolution.

Section 2. The Board hereby takes the following action on the annexation request of the City of Florida City: directs the County Attorney to prepare the appropriate annexation items, including the ordinance and interlocal agreement, to effectuate the annexation.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 5th day of October, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

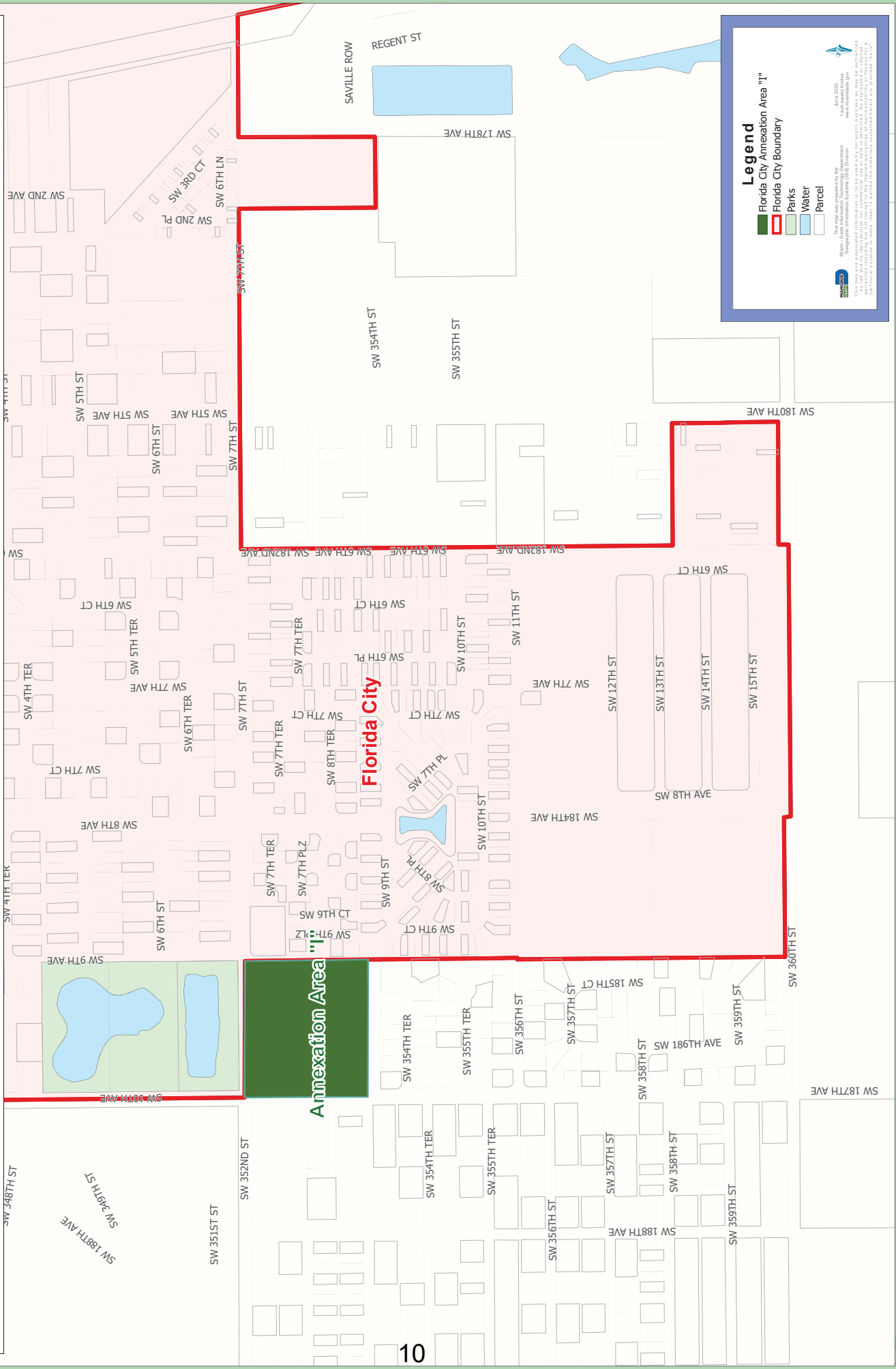
Approved by County Attorney
as to form and legal sufficiency.



Abbie Schwaderer-Raurell

Florida City Annexation of Area "I"

EXHIBIT-1

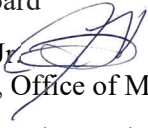


Memorandum



Date: April 5, 2021

To: Chairman Eric Fresco and Members
Planning Advisory Board

From: Jorge M. Fernandez, Jr. 
Program Coordinator, Office of Management and Budget

Subject: Staff Report for Proposed Boundary Change to the City of Florida City

Background

On April 29, 2020, the City of Florida City (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Miami-Dade Board of County Commissioners (Board) referred the application to the Planning Advisory Board (PAB) at the May 19, 2020 Board meeting. As required by the Code of Miami-Dade County (Code), the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration. The proposed annexation area consists of a vacant 10 acres (0.02 square miles) of the Unincorporated Municipal Service Area (UMSA) on the City's southern boundary.

The proposed annexation area is within County Commission District 9, represented by Commissioner Kionne L. McGhee, and is generally described as:

The area adjacent to the City, bounded on the north by Southwest 7th Street (SW 352nd Street), on the east by (theoretical) Southwest 9th Avenue, on the south by (theoretical) Southwest 9th Street by Southwest and on the west by Redland Road (Southwest 187th Avenue).

The proposed annexation area is comprised of two vacant parcels, each approximately 5 acres in size. Because there are no residents in the proposed annexation area, and the area is not developed residentially, an election in the area will not be required.

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

Summary of Issues for Consideration

1. The City is within the Miami-Dade Fire Rescue District and the Miami-Dade Library District. The proposed interlocal agreement will include language providing that the annexation area will remain within those districts in perpetuity.
2. The County will retain residential solid waste collection services unless the City requests a delegation of collection services agreement for the annexed area.
3. The City will be required to enter into an interlocal agreement for canal maintenance for secondary canals.

Annexation Guidelines:

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

1. **Does the annexation divide a historically recognized community?**
The proposed annexation area does not divide a historically recognized community.
2. **If approved, will the annexation result in an area that is compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed?**

The proposed annexation area is designated Low Density Residential on the Miami-Dade County CDMP Land use Map, which allows a density range of 2.5 – 6 dwelling units per acres. Florida City states in its application that if the annexation is approved, a land use amendment to its Future Land Use Map will be filed to change the designated land use on the property to the Low-Density Residential land use category, which permits up to 6 dwelling units per acre. Therefore, the proposed municipal land use designation is consistent with the current CDMP land use designation.

The existing underlying zoning in the proposed annexation area is AU-Agricultural District Florida City states in its application that if the annexation is approved, the City plans to rezone the property to the RS-4 District, which permits single family homes on minimum 5,000 square foot lots. The proposed municipal zoning designation would allow for densities that exceed the maximum allowable density for both the County's current land use designation and the proposed municipal land use designation, if not further limited. Densities allowable in the proposed municipal zoning designation should therefore be further limited to provide consistency with the County's current land use designation and the proposed municipal land use designation.

3. Will annexation of the area impact eligibility for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state, and local government agencies?

The annexation will not impact the federal or state entitlement funding administered by the Miami-Dade Community Action and Human Services Department. Additionally, there are no state or federal enterprise zones in the proposed annexation area.

4. Will the annexation impact public safety response times?

Fire and Rescue:

The proposed annexation will not impact fire rescue response times. The area is currently served as part of the Miami-Dade County Fire District by Stations 16 and 65 located within the City of Homestead. As part of the application, Florida City has represented that the area will remain in the Miami-Dade County Fire Rescue District, therefore this area will continue to be served by the same stations and resources if the annexation is approved.

Police:

The proposed annexation area will not impact police response times in the remaining UMSA area. Should the annexation be approved, the City will provide police services to the area as it currently does within its municipal boundaries.

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

There are no existing security taxing districts, walled communities, or private roads in the proposed annexation area.

6. Will the annexation area be served by the same public service franchises, such as cable and communications services, as the existing municipality, or with full access to all available municipal programming through its franchise provider(s)?

The proposed annexation will continue to be served by the same cable television and telecommunication operators as before. Pursuant to State law effective July 1, 2007, Miami-Dade County no longer has the ability to license new cable television companies and enforcement

activities will be limited to rights-of-way issues only. Therefore, the proposed annexation will not have an impact on our ability to enforce rights-of-way issues as per the Code. A list of new cable franchise certificates that may affect the County's rights-of-way can be found at the following site: <http://sunbiz.org/scripts/cable.exe>.

Telecommunications Service Providers are required to register with the County only if they have facilities located within UMSA. The purpose of the registration process is to determine users of the County's rights-of-way. Therefore, companies that have facilities within the proposed annexation area will no longer be required to register with the County. Municipalities are responsible for managing their public thoroughfares. Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas, if required.

7. If the area has been identified by the Federal Government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary needs that may arise?

The proposed annexation area is located within the federally designated 100-year floodplain. The area will flood under sustained rains, and property owners within this flood zone are required to obtain flood insurance. The area is also located within the County's designated Storm Surge Planning Zone "B," and is at greatest risk of storm surge from storms rated Category 2 and higher.

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

The proposed annexation area is currently served by Metrobus route 344, accessed at a bus stop located approximately 150 feet north of the subject property along SW 10th Avenue (Redland Rd.) The Southern route provides the annexation area access to the Dade Correctional Institution. The route to the North provides access to activity centers, including Department of Children and Families offices, Homestead High School and the Homestead Campus of the Miami Dade College.

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

Although the proposed annexation area has no population, it is contained within the boundaries for schools located in UMSA and the Cities of Homestead and Florida City. The schools serving the proposed annexation area are Florida City Elementary School, Gateway Environmental K-8 Learning Center and Homestead Senior High School.

The following analysis addresses the factors required for consideration by the Board and the PAB pursuant to Chapter 20-7 of the Code.

1. The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.

a. Does the area divide a Census Designated Place, (an officially or historically recognized traditional community)?

The proposed annexation area does not divide a Census Designated Place.

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

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

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

The proposed annexation does not create an unincorporated enclave area that cannot be serviced efficiently or effectively.

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

The boundaries of the proposed annexation area are logical. The north and east proposed boundaries coincide with the City's south and west boundaries. The area is bounded on the south by an unpaved road.

2. Land Use and Zoning Covenants - Provide a listing of all declaration of restrictions within the annexation area (include folios and copies of covenants).

There are no land use or zoning covenants within the proposed annexation area.

3. The existing and projected property tax cost for the municipal-level service to the average homeowners in the area currently as unincorporated and as included as part of the annexing municipality.

The taxable value within the proposed annexation area is \$19,536 based on the current agricultural tax classification. At the current City millage rate (7.1858 mills), the ad valorem revenues attributable to the annexation area would be \$133. At the current UMMA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$36. The expected tax increase to the entire annexation area would be 5.2575 mills and \$98. There are 2 vacant land folios in the proposed annexation area.

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

The proposed annexation area is located within the Adopted 2020 Urban Development Boundary.

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

The total taxable value of the annexation area is \$19,536, and the parcels currently pay \$36 in UMMA taxes. The revenues and expenses for the two parcels are not significant and will not have an impact on services to the adjacent UMMA areas.

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

There is no population in the proposed annexation area. Therefore, this metric is not applicable.

7. Is the annexation consistent with the Land Use Plan of the County’s CDMP?

The proposed municipal land use designation is consistent with the County’s current CDMP land use designation.

8. Does the proposed annexation exclude areas designated terminals on the County’s Adopted Land Use Plan Map?

The proposed annexation area does not include areas designated as terminals.

Departmental Analysis

Elections

The proposed annexation area contains zero (0) registered voters; therefore, an election in the area will not be required.

Fire Rescue

Based on the City’s representation that the annexation area will remain in the Miami-Dade Fire Rescue District, the proposed annexation will not impact the Miami-Dade Fire Rescue Department’s (MDFR) service delivery or response times to the remainder of the County. If the proposed annexation is approved, fire protection and emergency medical services will continue to be provided to the area by MDFR by the same stations and resources.

The City is within the Miami-Dade Fire Rescue District and the Miami-Dade Library District. The proposed interlocal agreement will include language providing that the annexation area will remain within those districts in perpetuity.

Existing Stations:

Two Stations serving the area as part of UMSA’s Fire District are located within the City of Homestead:

- Station 16 - 255 NW 4th Avenue
- Station 65 - 1350 SE 24th Street

Both stations are located 2.8 miles from the proposed annexation area. Should the annexation be approved, fire protection and emergency medical services will continue to be provided by MDFR and will continue to be served by the same stations and resources.

Planned Stations:

In an effort to enhance emergency service and response times in the area, the Department is in the process of acquiring a parcel of land located along SW 344th Street, just west of SW 187th Avenue, to construct Florida City Fire Station No. 72, projected to be completed in 2023 – 2024.

**City of Florida City – Proposed Annexation Area
Service Delivery – Last Three Calendar Years**

	2017	2018	2019
Life Threatening Emergencies			
Number of Alarms	0	0	0

Average Response Time	-	-	-
Structure Fires			
Number of Alarms	0	0	0
Average Response Time	-	-	-

Parks, Recreation and Open Spaces

There are no County parks within the proposed annexation area.

Police

The proposed annexation area is currently served by the MDPD’s South District. If the proposed annexation is approved, police services for the annexation area will be transferred to the City of Florida City Police Department. This transfer will allow MDPD resources to be used in other areas within UMSA. As stated in their application, the City is prepared to provide the required police services to the proposed annexation.

An analysis of the Crime Data Warehouse database indicates that there were no crime statistics or calls for service within the proposed annexation area for calendar years 2019, 2018 and 2017.

Solid Waste Management (DSWM)

Currently, the DSWM does not provide waste collection services to the City. Since the proposed annexation area is vacant, it does not contain any active DSWM waste service accounts / units for garbage, trash and recycling collection. Likewise, there is no commercial collections in the annexation area. In the future, if any residential units are built in accordance with Section 15-1 of the County Code, the DSWM will provide waste collection services to those units.

County Code Section 20.8.4, *Retention of Garbage and Refuse Collection and Disposal*, and Section 15-13, *County Collection of Solid Waste*, provides that DSWM shall either continue to collect and dispose of all residential waste from any part of UMSA that is annexed to existing municipalities subsequent to the effective date of the implementing 1996 ordinance, or delegate to the governing body of the existing municipality the authority to collect the residential waste through a 20-year interlocal agreement for collection services and a 20-year interlocal agreement for disposal services.

The County retains the right to collect and dispose of waste in the proposed annexation area. Should the City desire to collect waste from any future residential units in the newly annexed area, the City has the option to request an interlocal agreement with the County for delegation of solid waste collection authority, which outlines the terms of that delegation. A separate delegation agreement is required for each individual annexation request. Any municipality that requests delegation of waste collection authority in a proposed annexation area must also have an existing 20-year waste disposal agreement with the County in place. The City does not have an existing waste disposal agreement with the County.

The DSWM does not have any facilities located within the boundaries of the proposed annexation area or nearby. The closest facilities are the Moody Drive TRC and the South Dade Landfill located approximately 7 and 11 miles distant to the northeast respectively. At this time, the DSWM does not have any new facilities or services planned for this area or the immediately surrounding vicinity.

Should development plans for the annexation area be undertaken, the City shall keep DSWM apprised to assess the need to implement the required Interlocal Agreement for delegation of collection services.

Transportation & Public Works

There are approximately 0.24 centerline miles in the proposed annexation area, the County will retain these roads. The specific roads the County is proposing to retain are SW 352nd Street (SW 7 Street) from SW 187th Avenue to SW 9th Avenue and SW 187th Avenue along the west side of the proposed annexation area. Although the approximate length along SW 187th Avenue is 600 feet South from SW 352nd Street.

Regulatory and Economic Resources (RER)

The impact of the proposed annexation by the City of Florida City would be minimal to RER.

Division of Environmental Resource Management (DERM) services are Countywide and are provided in both UMSA and in municipalities. Examples of DERM services which would continue to be provided within the proposed annexation area include:

- Review, approval and issuance of one-time permits pursuant to Chapter 24 of the County Code (tree removal, paving and drainage, etc.)
- Review, approval and issuance of operating permits pursuant to Chapter 24 of the County Code (industrial facilities, grease discharge, etc.)
- Review, approval and issuance of permits delegated by the State of Florida
- Review, approval and issuance of permits delegated by the Federal Government
- Review, approval and issuance of Sanitary Sewer Capacity Certification for development orders
- Review, approval or disapproval of development orders pursuant to Chapter 24 of the County Code including:
 - Building permits
 - Zoning actions
 - Platting actions
 - Municipal occupational licenses
- Enforcement activities related to compliance with Chapter 24 of the County Code
- Review, approvals or disapprovals in conformance with the Miami-Dade CDMP
- Maintenance of County drainage systems in County rights-of-way and road(s)

Services to be assumed by the City of Florida City in the proposed annexation area:

- **National Flood Insurance Program (NFIP) Community Rating System:**
The NFIP is a program wherein the Federal Emergency Management Agency (FEMA) agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards. The Community Rating System (CRS) is a voluntary program for NFIP participating communities. The County participates in the CRS and currently maintains a Class 5 rating which provides properties located within UMSA a 25% premium discount within a Special Flood Hazard Area and a 10% premium discount within a non-Special Flood Hazard Area. If approved, the annexation area would no longer benefit from the County's CRS rating. The City does not currently participate in the CRS.
- **Flood Protection:**
The proposed annexation area is within Special Flood Hazard Area AH 9 as determined by FEMA Flood Insurance Rate Maps. If approved, the City will assume flood plain management within the area and must report to FEMA that their municipal boundaries have changed.
- **Stormwater Management Master Plan:**
The County is divided into drainage basins, which are then modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can

ensure that the level of flood protection service provided to residents is maintained. Upon annexation, stormwater master planning for the annexed area will become the responsibility of the City.

- NPDES Interlocal Agreement

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

The City maintains an individual NPDES permit. If approved, the annexation area would become part of the City's NPDES permit, and its permit conditions.

- Stormwater Utility (SWU) Program and Fees:

The properties within the proposed annexation area are not developed, therefore the County is not collecting stormwater utility fees for those properties. If approved, annexation Area would become a part of the City's stormwater utility.

The followings are existing Interlocal Agreements between the County and the City:

- SWU Bond Debt Service Payments Interlocal Agreement

There are no developed properties in the proposed annexation area. The existing interlocal agreement may include bond debt service payments to the County.

- Maintenance of Secondary Canals

The County operates and maintains stormwater infrastructure, including a network of County secondary canals. There are no secondary canals in the proposed annexation area.

Development Profile of the Area

Shown below in Table A is the 2020 existing land use profile for the proposed annexation area, for the City of Florida City and for Miami-Dade County. Of the 9.2 acres in the proposed annexation area, 82.9 percent of that acreage is in agriculture use, 10.9 percent is in transportation\communication\utilities use and 6.2 is undeveloped. There are no other type of land uses in the proposed annexation area.

**Table A – Florida City Proposed Annexation Area
2020 Existing Land Use**

Land Use	Proposed Annexation Area (Acres)	Proposed Annexation Area (Percent of Total)	City of Florida City (Acres)	City of Florida City (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	467.1	12.0	112,627.6	8.9
Commercial & Office & Transient Residential	0.0	0.0	193.6	5.0	14,155.7	1.1
Industrial	0.0	0.0	266.7	6.9	19,444.3	1.5
Institutional	0.0	0.0	100.2	2.6	15,495.1	1.2
Parks/Recreation	0.0	0.0	243.8	6.3	834,300.4	65.9
Transportation, Communication, Utilities	1.0	10.9	499.7	12.9	87,386.5	6.9
Agriculture	7.6	82.9	1077.7	27.8	63,007.0	5.0
Undeveloped	0.6	6.2	830.1	21.4	82,104.9	6.5
Inland Waters	0.0	0.0	203.1	5.2	37,792.6	3.0
Total:	9.2	100.0	3,882.0	100.0	1,266,314.2	100.0

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Economic Analysis Section – June 2020.

Demographic Profile of the Area

Shown in the table below is the U.S. Census Bureau, estimated American Community Survey 2014-2018, 5-year Estimates for the proposed annexation area. The proposed annexation area has no population or housing units and therefore, no income characteristics.

**City of Florida City Proposed Annexation Area
Demographic and Economic Characteristics
City of Florida City and Miami-Dade County, ACS 2014-2018**

	Annexation Area Estimates	City of Florida City
<u>Population Characteristics, 2017</u>	0	12,096
Percent White, Not Hispanic	0.0%	3.1%
Percent Black, Not Hispanic	0.0%	50.6%
Percent Other, Not Hispanic	0.0%	0.0%
Percent Hispanic Origin	0.0%	46.2%
<u>Income¹</u>		
Median Household Income	---	\$35,794
Per-capita Income	---	\$10,562
<u>Housing</u>		
Total Housing Units	0	3,234

Source: U.S. Census Bureau, 2014-2018 American Community Survey, 5-Year Estimates; and Miami-Dade County, Regulatory and Economic Resources Department, Planning Research and Economic Analysis, June 2020.

Note: The Florida City Proposed Annexation Area has no population or housing units and therefore, no income characteristics.

Water and Sewer

The proposed annexation area is within the Water and Sewer Department’s (WASD) water and sewer service area. There are water and sewer mains abutting the annexation area to provide service for future development. Therefore, the water and sewer service area shall remain within WASD. If approved, this annexation will have no impact on WASD’s ability to provide services to the remaining areas in UMSA.

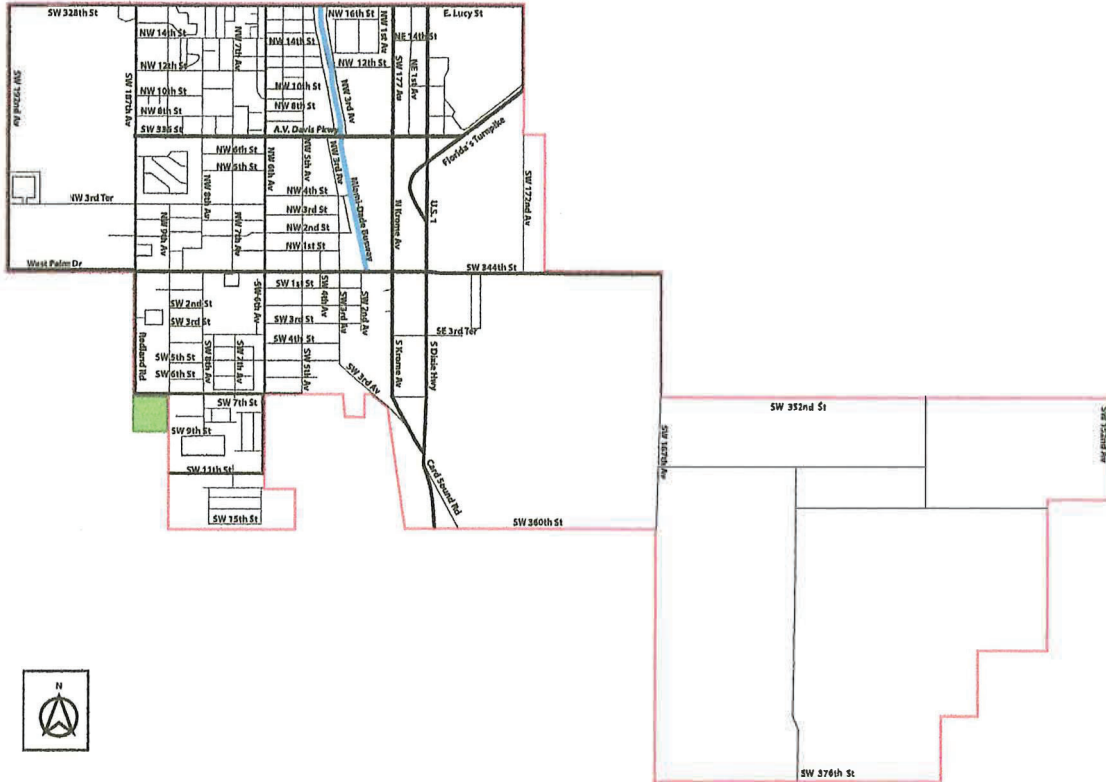
Attachments:

- A. Map of the Proposed Annexation Area
- B. City of Florida City Annexation Application

C: David Clodfelter Director, Office of Management and Budget



Application for the Annexation of Area "I"



Submittal to: Miami-Dade County

Prepared By: **ILER PLANNING**

April 8, 2020

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Exhibits

- A: Florida City Commission Resolution No. 20-19
- B: Legal Description of Annexation Area "I"
- C: Certificate of Publication of Public Hearing Notice
- D: Affidavit Certifying Mailing of Public Hearing Notice to Affected Property Owners
- E: Certificate of County Supervisor of Registration
- F: Residential Development Certificate

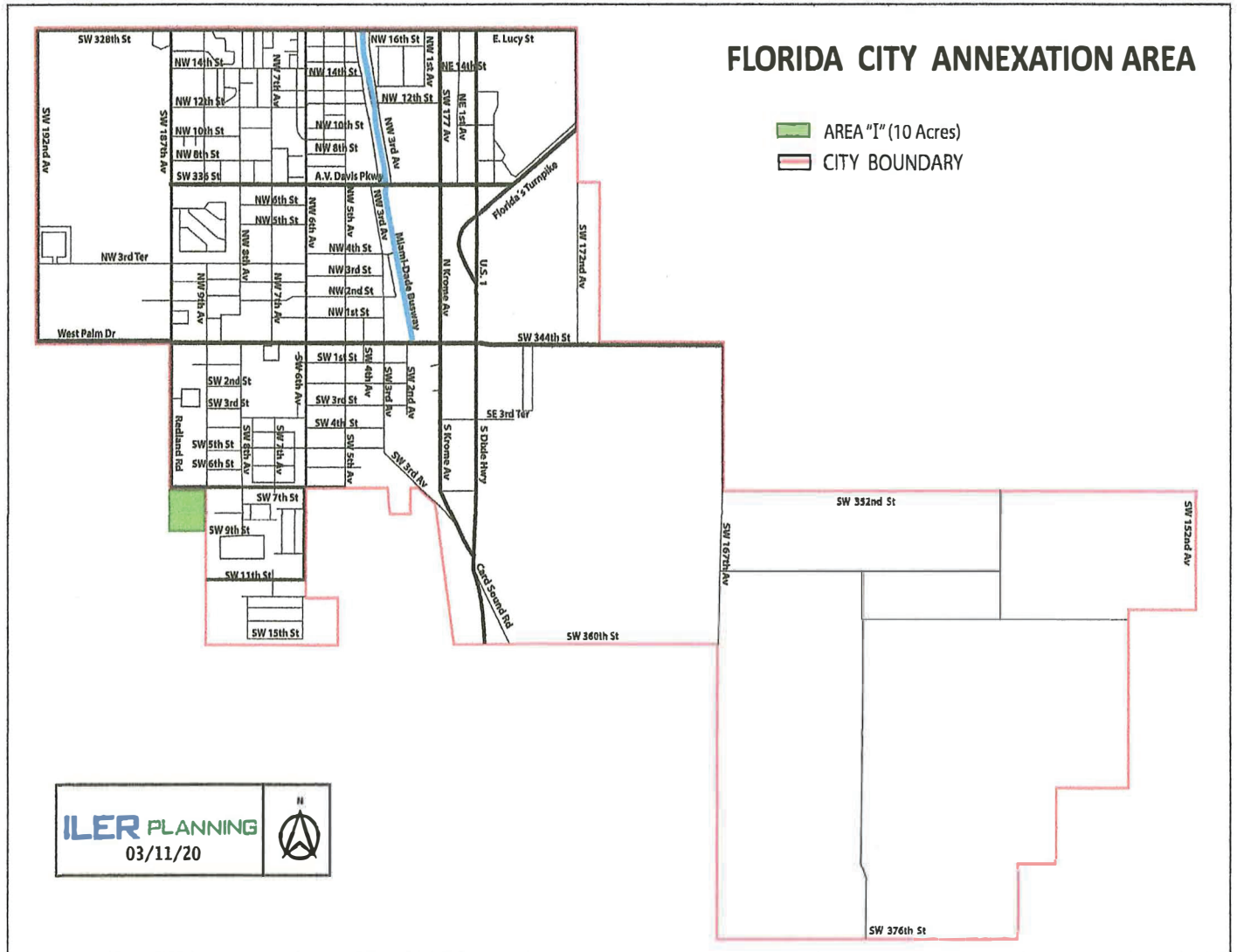
Introduction

On March 24, 2020, the Florida City City Commission adopted Resolution No. 20-19 (see Exhibit A) approving the submittal of an application to Miami-Dade County for the annexation of a vacant 10-acre unincorporated area next to Redland Road (SW 187th Avenue) on the City's southern boundary (see Figure 1). Exhibit B contains the general legal description for Area "I". The hearing notice was published in the Miami Herald; a publication certification from the newspaper is contained in Exhibit C. In addition, all property owners in Area "I" and within 600 feet outside of its boundary were notified of the March 24th City Commission meeting via direct mailing. An affidavit certifying the mailing is provided in Exhibit D. Although the opportunity was provided, no public comments regarding the annexation were expressed at the public hearing.

Area "I" has no voters and certification of this from the County Supervisor of Elections is provided in Exhibit E. The residential development certification from the County Planning Department, required by County Code, is contained in Exhibit F.

Area "I" is comprised of two (2) separate parcels, 5 acres in size each. Both owners are supportive of the annexation. The subsequent sections of this application provide the additional information required by Section 20-3 of the County Code of Ordinances.

Figure 1: Annexation Area "I"



I. Area Description

Area "I" is comprised of two (2) vacant contiguous parcels, each 5 acres in size. Figure 2 show shows an aerial photograph and property information for the north parcel. The owner of this property is Pediatric Alternative Treatment Care Housing and Evaluation Services Inc., also known as PATCHES. This non-profit community organization cares for severely disabled children and has a treatment center currently located in Florida City. Figure 3 provides the same information for the south parcel which is owned by a private individual.

The Area is adjacent to the Florida City boundary on two (2) sides, north and east. Parcels located west and south of the Area are in unincorporated Miami-Dade County.

II. Land Use and Zoning

Adopted Land Use

Area "I" is designated for Low Density (LDR) land use on the County's Adopted 2020-2030 Land Use Plan with a permitted density range of 2.5 - 6 dwelling units per acre. The adopted land use categories for properties around the Area are listed below.

North: Parks and Recreation land use (City).

East: Low Density Residential land use (City); permitted density range of 0-6 dwelling units per acre.

South: Low Density (LDR) land use (County); permitted density range of 2.5-6 dwelling units per acre

West: Estate Density (EDR) land use (County); permitted density range of 1-2.5 dwelling units per acre.

If annexation is approved, the City plans to file for a land use amendment to its Future Land Use Map to change the land use on the property to the Low Density Residential land use category, permitting up to 6 dwelling units per acre.

Zoning

The subject Area is zoned in the Agriculture Use District under the County Code which permits up to 1 dwelling unit on 5 acres. Zoning around Area "I" is listed below.

North: Community Facilities (CF) District (City)

East: Planned Unit Development (PUD) District (City); density not exceeding 6 dwelling units per acre.

South: RU-1 District (County); permits single family homes on minimum 7,500 square foot lots.

West: EU-M District (County); permits single family homes on minimum 15,000 square foot lots.

If annexation is approved, the City plans to rezone the property to the RS-4 District which permits single family homes on minimum 5,000 square foot lots.

Existing Area Development

Current development around Area "I" consists of single-family homes to the northeast, east and south. A private school is located on the west across Redland Road and a manufactured home park to the northwest. The City's large Dante Fasulo (Pine Tree) Park is situated across SW 7th Street on the north.

Figure 2: Area "I" - North Parcel

Property Information	
Folio:	30-7825-001-0010
Property Address:	
Owner	PEDIATRIC ALTERNATIVE TREATMENT CARE HOUSING AND EVALUATION SERVICES INC
Mailing Address	335 S KROME AVE 106 FLORIDA CITY, FL 33034 USA
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	5381 VEG CROPLANDS MIXED/ROTATED : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	180,338.4 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$273,240	\$207,000	\$207,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$273,240	\$207,000	\$207,000
Assessed Value	\$9,936	\$9,936	\$9,936

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,936	\$9,936	\$9,936
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,936	\$9,936	\$9,936
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,936	\$9,936	\$9,936

Benefits Information				
Benefit	Type	2019	2018	2017
Agriculture	Classified Value	\$263,304	\$197,064	\$197,064

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/13/2016	\$414,000	30368-4182	Religious, charitable or benevolent organization
04/01/2005	\$0	24523-2156	Sales which are disqualified as a result of examination of the deed

Short Legal Description
25 57 38 4.14 AC
REVISED VALENCIA PARK PB 48-23
TRACT A
LOT SIZE IRREGULAR
75R-152802

Figure 3: Area "I" – South Parcel

Property Information	
Folio:	30-7825-000-0030
Property Address:	
Owner	JOSEFINA BALTAZAR
Mailing Address	1404 GREENLEAF ST DYER, IN 46311-2372
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	5381 VEG CROPLANDS MIXED/ROTATED : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	174,240 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$264,000	\$200,000	\$200,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$264,000	\$200,000	\$200,000
Assessed Value	\$9,600	\$9,600	\$9,600

Benefits Information				
Benefit	Type	2019	2018	2017
Agriculture	Classified Value	\$254,400	\$190,400	\$190,400

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
25 57 38 4 AC
S1/2 OF NW1/4 OF NW1/4 OF SW1/4
LESS S66FT
73R-19184
LOT SIZE IRREGULAR

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,600	\$9,600	\$9,600
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,600	\$9,600	\$9,600
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,600	\$9,600	\$9,600

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2002	\$70,000	20641-3272	Sales which are qualified

III. Grounds for the Proposed Boundary Change

There are a number of valid grounds supporting the annexation of Area "I" into the boundaries of the City of Florida City as discussed below.

Area "I" Functions Like an Enclave

Area "I" abuts Florida City on two (2) sides, filling in the southwest boundary of the City along the east side of Redland Road. While the Area does not rise to the numerical level of an "enclave" as defined in County Code, in reality it functions as an enclave with respect to its adverse impact on the cost and effectiveness of County services, due to its location on the outer urban periphery of Miami-Dade County. For example, County police response now has to go through and/or around the full width of Florida City to get the Area; the same as County fire and emergency medical trucks have to do now. The primary qualitative element of an enclave in urban planning practice can be summarized in the phrase "inefficient to serve." This is the case with Area "I", it is not efficient for the County to serve this Area. The City is in a much better position to do so.

Cost-Effective, Accessible and Enhanced Governmental Services

Given the close proximity of Florida City's existing governmental facilities to the subject Area, the City can provide enhanced public services more cost-effectively and in less time than Miami-Dade County. The primary services involved would be police, parks and recreation, general government, planning and zoning, potable water, stormwater management and local road maintenance.

Area "I" is currently served by the Miami-Dade Police Department from its South District Station located at 10800 SW 211th Street, approximately 15 miles from the Area. The City's Police Headquarters at 404 West Palm Drive is one (1) mile from Area "I". Via a mutual aid agreement with Miami-Dade County Police, City officers frequently respond to calls in unincorporated areas northwest, west and south of the Area. Due to the proximity of facilities, Florida City Police can provide much faster response to Area "I" after the property is developed.

There are no County parks near Florida City. The City's 15-acre Dante Fasulo (Pine Tree) Park is located across the street to the north of Area "I" and other City parks are within one (1) mile. Thus, the City is in a much better position to provide nearby recreational facilities and services to the Area.

Planning, zoning and building services are very important to residents and other property owners. Currently Area "I" property owners must travel either to the South Miami-Dade Government Center in Cutler Ridge, 15 miles away, or downtown to the main County Governmental Center, 30 miles distant. The property owners and eventual residents in Area "I" will benefit greatly from highly accessible City planning, zoning and building services that are only one (1) away in City Hall at 404 West Palm Drive.

Local general government services will be much closer and accessible with annexation. City Hall is only one (1) away from Area "I". County general government services are located at the South Miami-Dade Government Center in Cutler Ridge, 15 miles away, or downtown to the main County Administrative Center, 30 miles from Area "I".

The City owns and operates a water plant with a capacity of 4 MGD (million gallons per day) that serves the City and it maintains the local water distribution system. While Area "I" is currently in the County's Water Service District. With annexation, the City would like to request that Area "I" be transferred to the City for water service. The City's water plant has adequate long-term capacity to serve the eventual development of Area "I".

The City maintains the local drainage and road systems within its boundaries and its Public Works Department has documented experience in maintaining these systems. If annexation occurs, these services would be transferred to Florida City on a selected basis.

No Significant Fiscal Impact on Miami-Dade County

The total assessed value of Area "I" is \$19,536. The current UMSA rate is 1.9283 mills, thus the current property owners are paying \$38 in unincorporated property taxes annually. This annexation will have an extremely negligible impact on the County's budget.

PATCHES - New Facility for Disabled Children

As mentioned earlier, the north one-half (1/2) of Area "I" is owned by Pediatric Alternative Treatment Care Housing and Evaluation Services Inc., also known as PATCHES. This non-profit community organization cares for "medically complex" children and has a daycare/nursing center facility in Florida City at 335 South Krome Avenue. They also have a similar facility in Fort Pierce. The organization is "growing out" of the Krome Avenue location and plans to build a larger facility with enhanced staffing/equipment in Area "I" if annexation occurs. A larger, modern PATCHES facility would be a tremendous benefit for Florida City and the larger south Miami-Dade and upper Keys communities by providing for the expansion of sorely-needed affordable health and education services for severely-disabled children and their families.

Meets Code Guidelines for PAB Review

The annexation of Area "I" is consistent, and complies, with all of the 9 guidelines for Planning Advisory Board review contained in Section 20-6(b) of the County Code as discussed below.

1. It does not divide a historically-recognized community.
2. Area "I" is compatible with the existing planned land uses and zoning of the City.
3. The Area is not part of any federal/state enterprise zones, or targeted area by public agencies.

4. Public safety responses times will be significantly improved with annexation.
5. Annexation will not introduce any barriers to municipal traffic circulation.
6. Area "I" will be served by the same public service franchises as the City, to the degree possible.
7. City is prepared to address any extraordinary emergency evacuation needs of Area "I".
8. Area "I" is well connected to City offices and commercial centers by public transportation.
9. Area "I" will remain in the same school district as current City residents to the degree possible.

Complies with County Commission Review Guidelines

The City's annexation application is also consistent with the eleven (11) guidelines for review by the Board of County Commissioners contained in Section 20-7(A) of County Code as discussed below.

(1) Cohesive and Inclusive Boundaries. (a) The annexation does not divide a U. S. Census Designated Place; (b) no ethnic minority and/or lower income residents have petitioned the City to be included that are not already in Area "I"; (c) Area "I" is contiguous to the City of Florida City on two (2) sides; (d) natural and/or built barriers, such as existing roadways and section lines, were used to the extent feasible in planning the proposed boundary.

(2) Property Tax Cost. The current adopted millage rate for the City of Florida City is 7.1858 mills. The current County Urban Municipal Service Area (UMSA) tax rate for unincorporated property owners is 1.9283 mills. If the Area "I" is annexed into Florida City, the property owners would begin paying the City's millage rate of 7.1858 mills and the County's UMSA rate (1.9283 mills) would be removed, leaving a difference of 5.2575 mills in additional property tax. If annexed, the owners would pay property taxes to Florida City of an estimated \$103 per year vs. the \$38 they now pay.

(3) Urban Development Boundary. The Area "I" annexation area is well within the County's established Urban Development Boundary (UDB).

(4) Impact on UMSA. This annexation will have a very negligible impact on the UMSA revenue base; reducing it by an estimated \$38 annually. The annexation will not adversely impact the County's ability to efficiently and effectively provide service to remaining unincorporated areas, and in fact should increase overall efficiency by allowing the County to refocus resources to service other unincorporated areas closer to its district service centers.

(5) Per Capita Taxable Value. The 2019 taxable property value of Area "I" is \$19,536 and the parcel is vacant.

(6) Other Factors. This guideline is not applicable.

(7) Special or Unique Circumstances. Area "I" has no unique or special circumstances.

(8) Designated Terminals. Area "I" contains no areas designated as terminals on the County's Adopted Land Use Plan Map.

(9) Regulatory Authority over Designated Terminals. Area "I" contains no areas designated as terminals on the County's Adopted Land Use Plan Map.

(10) Impact of Annexation on Businesses. This is a residential site thus there will be no impact on businesses resulting from this annexation.

(11) Community Redevelopment Agency. The Florida City Community Redevelopment Agency boundary does not include this Area.

IV. Service Provision

The City's service provision plan is outlined below.

Police Protection

Area "I" is currently served by the Miami-Dade Police Department from its South District Station located at 10800 SW 211th Street, approximately 15 miles from the Area. The City's Police Headquarters at 404 West Palm Drive is one (1) mile from Area "I". Via a mutual aid agreement with Miami-Dade County Police, City officers frequently respond to calls in unincorporated areas northwest, west and south of the Area. Due to the proximity of facilities, Florida City Police can provide much faster response to Area "I" after the property is developed.

Fire Protection

Currently, Area "I" is part of the County Fire Service District and that will not change with annexation. Fire and emergency medical services are now provided by the Miami-Dade County Fire Department from Fire Station No. 65 at 1350 SE 24th Street in Homestead.. The County is planning a new station on West Palm Drive, just west of Redland Road which is ½ mile from Area "I". The site plan and several zoning variances for the new station have been approved by the City.

Water Supply and Distribution

The City owns and operates a water plant with a capacity of 4 MGD (million gallons per day) that serves the City, as well as, maintains the local water distribution system. While Area "I" is currently in the County's Water Service District. With annexation, the City would like to request that Area "I" be transferred to the City for water service. The City's water plant has adequate capacity to serve the eventual development of Area "I".

Collection and Treatment of Wastewater

Wastewater treatment will be provided by the Miami-Dade County Water and Sewer Authority Department. The City will maintain the local wastewater collection system.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection and disposal services will be provided by Miami-Dade County via service agreement with a local hauler.

Electric Service and Street Lighting

Electric service and the street lighting system in Florida City is installed and maintained by Florida Power and Light (FPL). It is expected that FPL will provide these services to Area "I". It is anticipated that the standards for future street lighting in Area "I" would be fully consistent with the Florida Building Code and State Energy Code.

Street Construction and Maintenance

Street construction and maintenance of municipal roads will be the responsibility of City of Florida City. The Interlocal Agreement between the County and City for the annexation will detail which roads and associated rights-of-way in and around Area "I" will be transferred to the City, and those roads that will remain under Miami-Dade County ownership.

Park and Recreation Facilities and Services

Park and recreation facilities and services will be provided by the City's Parks and Recreation Department after annexation.

Building Permitting and Inspection

The City maintains a full-service Building Division within the Community Development Department which processes building permits, conducts building inspections, and issues citations for Building Code violations. All applicable federal, state, regional and county stormwater management and environmental permits are required to be obtained prior to the issuance of any City building permit.

Zoning Administration

The City of Florida City provides full zoning services to its residents now via its Community Development Department and with annexation the same services would be available to Area "I" residents and property owners.

Local Planning Services

Comprehensive planning services in the City are also provided by the Community Development Department. Florida City would provide these services to Area "I" property owners with annexation.

Stormwater Management

The Florida City Public Works Department maintains the local drainage system throughout the City currently and will provide the same service level to Area "I" with annexation. The Interlocal Agreement between the County and City for the annexation will detail which canals and other drainage facilities will be transferred to Florida City and those stormwater facilities that will remain under Miami-Dade County jurisdiction.

General Government

The City of Florida City is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected Mayor and four (4) City Commissioners. The City provides the full spectrum of general government services and would extend those services to Area "I" with annexation.

V. Timetable for Supplying Services

Pursuant to Section 20-3(F) (3) of the Miami-Dade County Code, a timetable for City services to be available to Area "I" is required and is provided in Table 1 below.

Table 1: Timetable for Supplying Services to Area "I"

Service	Timetable
Police Protection	Immediately
Fire Protection	(County)
Water Supply and Distribution	Immediately*
Collection and Treatment of Wastewater	(County)
Garbage and Refuse Collection and Disposal	(County)
Electric Service and Street Lighting	(FPL)
Street Construction and Maintenance	Immediately
Park and Recreation Facilities and Services	Immediately
Building Inspection	Immediately
Zoning Administration	Immediately
Local Planning Services	Immediately
Stormwater Management	Immediately
General Government	Immediately

* The City is requesting that the water service area for Area "I" be transferred to the City.

VI. Financing of Services

Financing of the services noted in Section V are detailed below.

Police Protection

The Florida City Police Department is funded through the City's General Fund. If Area "I" is annexed into the City, increased property tax collections from the area will help pay for police and public safety services needed.

Fire and Emergency Medical Services

Fire and emergency medical services will continue to be provided by the County's Fire Department.

Water Supply and Distribution

The City is requesting that Area "I" be transferred into the City's water service area. If this occurs, costs will be funded through the City's established water system connection and usage charges.

Collection and Treatment of Wastewater

Wastewater collection and treatment services will continue to be provided by the Miami-Dade County Water and Sewer Authority Department.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection and disposal will continue to be provided by Miami-Dade County.

Street Lighting

Electric service and street lighting will continue to be provided by Florida Power and Light (FPL) through user fees.

Street Construction and Maintenance

Local street construction and maintenance will be funded through the City's General Fund and impact fees. Also, private developers are required in some instances to construct/resurface roads in order to meet the City's level-of-service standards

Parks and Recreation Facilities and Services

Parks and recreation facilities and services will be funded by the City's General Fund and impact fees.

Building Inspection

Building permitting and inspections are paid for by permit fees collected from private developers, owners, and residents as project applications are submitted.

Zoning Administration

Zoning administration services will be funded by fees collected from private developers, owners and residents with the submittal of zoning applications, as well as the City's General Fund.

Local Planning Services

Local planning services will be funded from the City's General Fund and from fees collected from private developers and property owners seeking Comprehensive Plan amendments.

Stormwater Management

Stormwater management and maintenance will be funded through the City's General Fund and impact fees. Also, private developers are required in some instances to make drainage improvements in the public right-of-way in order to meet the City's stormwater level-of-service standards.

General Government

General government services will be funded from the City's General Fund.

VII. Tax Load

The current adopted millage rate for the City of Florida City is 7.1858 mills. The current County Urban Municipal Service Area (UMSA) tax rate for unincorporated property owners is 1.9283 mills. If the Area "I" is annexed into Florida City, the property owners would begin paying the City's millage rate of 7.1858 mills and the County's UMSA rate (1.9283 mills) would be removed, leaving a difference of 5.2575 mills in additional property tax. If annexed, the owners would pay property taxes to Florida City of an estimated \$140 per year vs. the \$38 they now pay.

VIII. Conclusion

Florida City is in the best position to serve the unincorporated Area "I". The City is a full-service municipal government serving its residents for 90+ years. The points below summarize the reasons why this annexation proposal is good for Florida City and Miami-Dade County.

- Florida City is in the unique position to provide significantly more cost-effective, accessible and enhanced governmental services to Area "I" owners and eventual residents.
- Police response times will be substantially reduced.
- City Hall is within one (1) mile of Area "I"; much closer and accessible to residents than the County's downtown Administrative Center (30 miles away) and South Dade Service Center (15 miles away).
- The fiscal impact on the County's budget will be extremely negligible.
- Miami-Dade County current and future service costs associated with Area "I" will be eliminated.
- The Florida City annexation application is fully consistent, and in compliance, with all applicable PAB and BOCC annexation review guidelines contained in County Code Sections 20-6 and 20-7.

For the reasons listed above and other supporting information presented in this Application, the City formally requests that the Miami-Dade County Board of County Commissioners approve the annexation of Area "I" into the jurisdiction of the City of Florida City.

Exhibit A

FLORIDA CITY COMMISSION RESOLUTION NO. 20-19

RESOLUTION NO. 20-19

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE TRANSMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY FOR THE ANNEXATION OF AREA "I" INTO THE JURISDICTION OF FLORIDA CITY PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Florida City desires to annex Area "I" into the City's jurisdictional boundary;

WHEREAS, Area "I" is 10 acres in size and located at the southeast corner of the intersection of Redland Road and SW 7th Street;

WHEREAS, Annexation Area "I" is legally-described in Exhibit A and a map of the Area is contained in Exhibit B; and

WHEREAS, the City has prepared an annexation application for Area "I" to submit to Miami-Dade County for review and approval pursuant to County Code Chapter 20;

WHEREAS, a notice of the public hearing was sent to all Area "I" property owners and owners of property within 600 feet of Area "I", and published in a newspaper of general circulation prior to the hearing, consistent with Chapter 20 of the County Code; and

WHEREAS, the City Commission finds that the proposed annexation is consistent with the goals, objectives and policies of the Florida City Comprehensive Development Master Plan, and will be in the best long-term interest of Florida City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, THAT:

Section 1. All of the foregoing recitals are true and correct, and adopted as an integral part of this resolution.

Section 2. The Mayor is given full authority to submit the Area "I" annexation application to the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 20 of the Miami-Dade County Code..

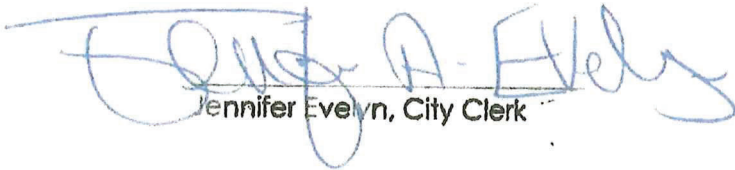
Section 3. This Resolution shall become effective immediately upon its adoption.

RESOLUTION NO: 20-19


PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 24th day of March, 2020.


Otis T. Wallace, Mayor

ATTEST:


Jennifer Evelyn, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Regine Monestime, City Attorney


Offered by: Mayor

Motion to adopt by Vice Mayor Butler seconded by Comm. Berry

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace Yes
Vice Mayor Sharon Butler Yes
Commissioner R.S. Shiver Yes
Commissioner Eugene D. Berry Yes
Commissioner James Gold Yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE


Jennifer A. Evelyn, City Clerk
I, Jennifer A. Evelyn, City Clerk
of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

this 24th day of March AD 2020

By: 

EXHIBIT A

ANNEXATION AREA "I"

LEGAL DESCRIPTION

Begin at the intersection of the centerlines of Redland Road (SW 187th Avenue) and SW 7th Street (SW 352nd Street); then proceed east along the centerline of SW 7th Street to the intersection with the centerline of NW 9th Avenue; then proceed south along the centerline alignment for (theoretical) NW 9th Avenue until the intersection with (theoretical) NW 9th Street; then proceed west along the centerline alignment for (theoretical) NW 9th Street until the intersection with the centerline of Redland Road; then proceed north along the centerline of Redland Road to the point-of-beginning.

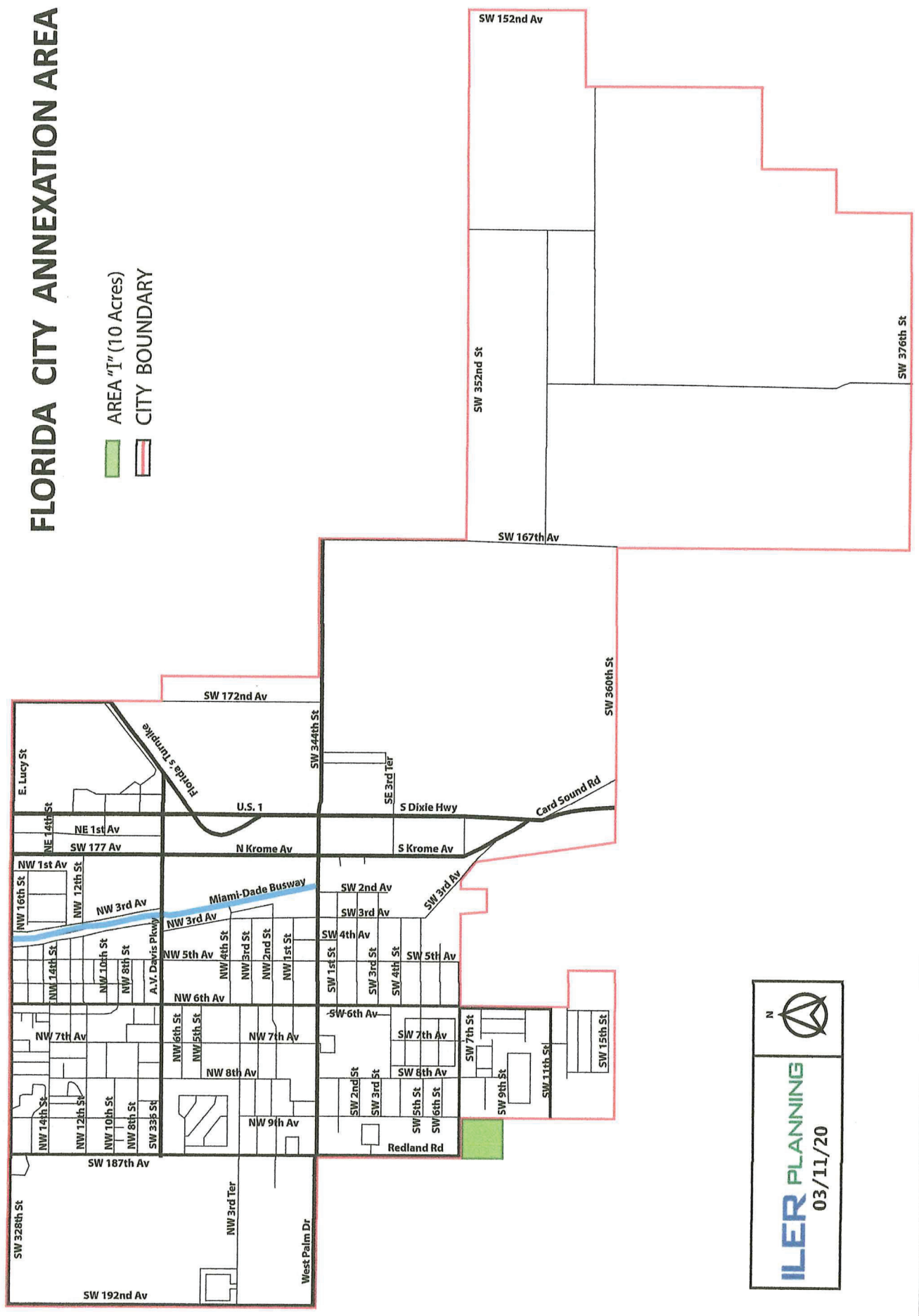
EXHIBIT B

ANNEXATION AREA "I" MAP

(ATTACHED)

FLORIDA CITY ANNEXATION AREA

-  AREA "I" (10 Acres)
-  CITY BOUNDARY



N



ILER PLANNING
03/11/20

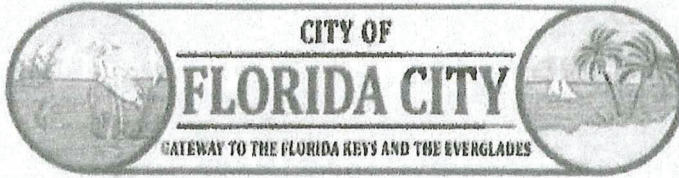
Exhibit B

LEGAL DESCRIPTION OF ANNEXATION AREA "I"

Begin at the intersection of the centerlines of Redland Road (SW 187th Avenue) and SW 7th Street (SW 352nd Street); then proceed east along the centerline of SW 7th Street to the intersection with the centerline of NW 9th Avenue; then proceed south along the centerline alignment for (theoretical) NW 9th Avenue until the intersection with (theoretical) NW 9th Street; then proceed west along the centerline alignment for (theoretical) NW 9th Street until the intersection with the centerline of Redland Road; then proceed north along the centerline of Redland Road to the point-of-beginning. Property folio numbers: 30-7825-001-0010 and 30-7825-000-0030.

Exhibit C

CERTIFICATES OF PUBLICATION OF PUBLIC HEARING NOTICE



NOTICE OF PUBLIC MEETING CITY OF FLORIDA CITY

All residents, property owners and other interested parties are hereby notified of a City Commission meeting on Tuesday, March 24, 2020 at 7:30 PM where a resolution supporting the proposed annexation of the unincorporated "South Annexation Area" into the jurisdiction of the City of Florida City will be considered. The meeting will be held in the City Commission Chambers at City Hall, 404 West Palm Drive, Florida City, Florida. All meeting attendees are invited to express their opinion on this matter.

The 10-acre South Annexation Area is bounded on the north by SW 7th Street, on the east by (theoretical) SW 9th Avenue, on the south by (theoretical) SW 9th Street and on the west by Redland Road (SW 187th Avenue). The Area legal description is provided below.

Legal Description: Begin at the intersection of the centerlines of Redland Road (SW 187th Avenue) and SW 7th Street (SW 352nd Street); then proceed east along the centerline of SW 7th Street to the intersection with the centerline of NW 9th Avenue; then proceed south along the centerline alignment for (theoretical) NW 9th Avenue until the intersection with (theoretical) NW 9th Street; then proceed west along the centerline alignment for (theoretical) NW 9th Street until the intersection with the centerline of Redland Road; then proceed north along the centerline of Redland Road to the point-of-beginning.

Property folio numbers: 30-7825-001-0010 and 30-7825-000-0030.

Anyone desiring to appeal any decision of the City Commission must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be issued (F.S. 286.0105). Information regarding these requests is available at the Florida City Community Development Department (305) 242-8178.

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Office of the City Clerk, 404 West Palm Drive, Florida City, Florida, at (305) 247-8221, no later than two business days prior to such proceeding.

Jennifer Evelyn
City Clerk
Date: March 9, 2020

CITY OF FLORIDA CITY
CINDY LYLE
404 WEST PALM DRIVE
FLORIDA CITY, FL

the undersigned
being duly sworn
the Publisher of the
newspaper of general
interest, Miami-Dade
County, Florida, for
one year
past publication of said
newspaper and was during all
that time a true and correct
copy of said Legal
Notice which was published

before me this
2020 A.D.

at Large

CAFRANCESCHI
Commission # GG 225912
Expires June 6, 2022
Bonded Thru Budget Notary Services



NOTICE

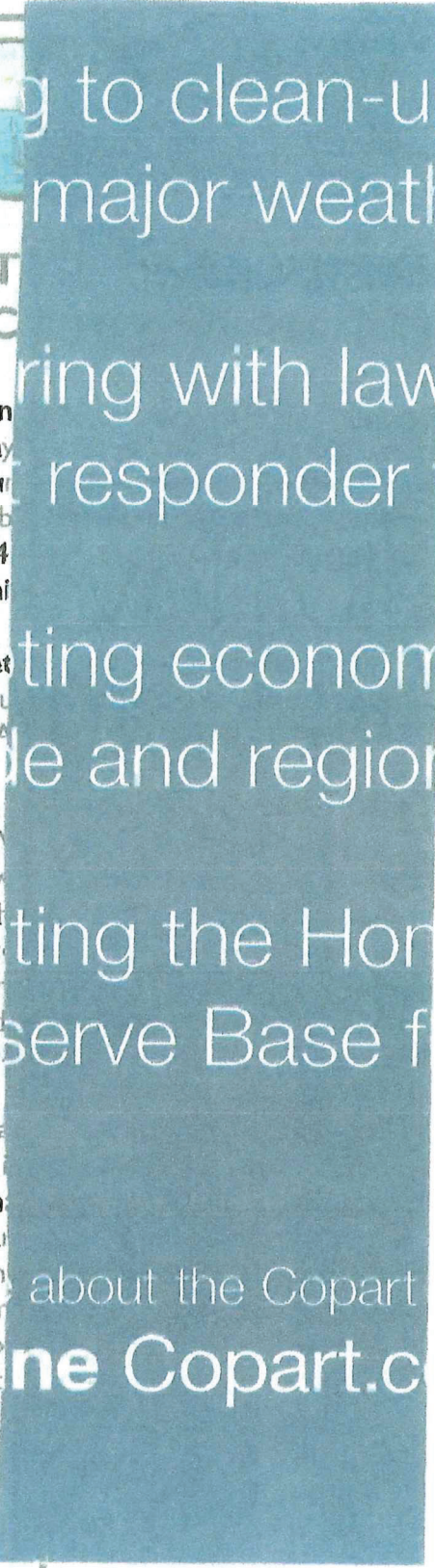
All residents, property owners...
mission meeting on Tuesday...
posed annexation of the...
City of Florida City will be...
Chambers at City Hall, 404...
vited to express their opin...

The 10-acre South Annexat...
(theoretical) SW 9th Aven...
Redland Road (SW 187th A...

Legal Description: Begin at...
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Street to the intersection...
centerline alignment for (t...
NW 9th Street; then pro...
Street until the intersection...
centerline of Redland Road...
Property folio numbers: 30...

Anyone desiring to appeal a...
record of the proceedings, ...
sued (F.S. 286.0105). Inform...
community Development Depa...
In accordance with the Am...
and who need special accom...
should contact the Office o...
247-8221, no later than two...

Jennifer Evelyn
City Clerk
Date: March 9, 2020



CITY OF FLORIDA CITY
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me the undersigned authority, Dale Machesic, who being duly sworn deposes and says that he is the Publisher of the South Dade News Leader, a newspaper of general circulation, published in Homestead, Miami-Dade County, Florida for more than one year immediately preceding the first publication of said Legal Notice or Advertisement and was during all such time. Attached is a true copy of said Legal Notice or Advertisement of which was published in the

SOUTH DADE NEWS LEADER

On the following days:

MARCH 13, 2020

Signed *Dale Machesic*

Sworn to and subscribed before me this 13 Day of March 2020 A.D.

Notary Public State of Florida at Large

Monica Franceschi

My commission expires June 6, 2022



MONICA FRANCESCHI
Commission # GG 225912
Expires June 6, 2022
Bonded thru Budget Notary Services

CITY OF FLORIDA CITY
CINDY LYLE
404 WEST PALM DRIVE
FLORIDA CITY, FL

Exhibit D

**AFFIDAVIT CERTIFYING MAILING OF PUBLIC HEARING NOTICE TO AFFECTED
PROPERTY OWNERS**



Community Development Department

April 7, 2020

Re: Annexation Area I (South)
Folio Numbers: 30-7825-001-0010 and 30-7825-000-0030
Certification of Mail Out

To Whom It May Concern,

Please allow this to serve as certification that public notice to the property owners of the above referenced folio numbers and property owners within a 600' circumference of said folio numbers were mailed out on March 9, 2020. If you should have any questions, please contact me at 305-242-8178.

Sincerely,

Cindy Lyle
Assistant Community Development Director

STATE OF FLORIDA
COUNTY OF Dade

Sworn to (or affirmed) and subscribed before me
this 7 day of April, 2020, by Cindy Lyle

[Signature]
Notary Public's Signature Decenia Tello
Notary Name

Personally Known OR
Type of Identification Produced _____

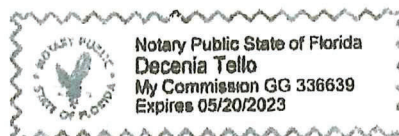


Exhibit E

CERTIFICATE OF COUNTY SUPERVISOR OF REGISTRATION



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

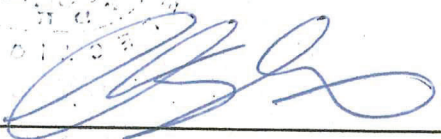
miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

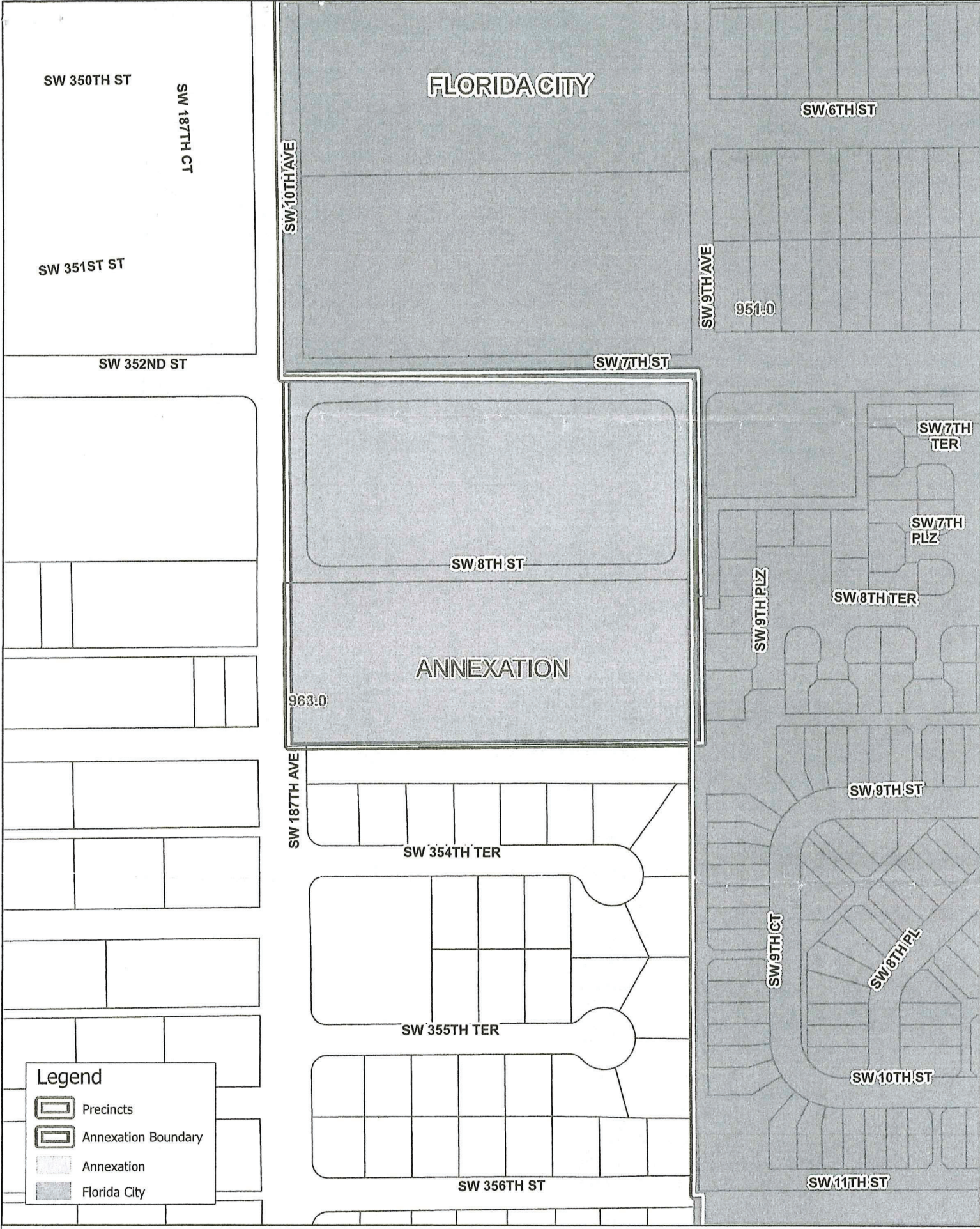
COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the proposed City of Florida City South Annexation area, as shown in the attached map, has 0 voters.



Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 3rd DAY OF
FEBRUARY, 2020



City of Florida City South Annexation



Exhibit F

RESIDENTIAL DEVELOPMENT CERTIFICATE



miamidade.gov

Department of Regulatory and Economic Resources
Planning Division, Planning Research and Economic Analysis Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2845 . Fax: 305-375-2560
www.miamidade.gov/business/planning

February 12, 2020

Mr. Henry Iler
ILER Planning, Inc.
Southeast Financial Center
200 South Biscayne Boulevard, Suite 2790
Miami, FL 33131

RE: Certification of the Florida City Proposed Annexation

Dear Mr. Iler:

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

- The proposed annexation area described below is less than 50 percent developed residential. According to the February 2020 land use records, as shown in the attached table and map, 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 9.2 acres.
- The proposed annexation area is shown on the attached map. It includes Folios: 30-7825-001-0010 and 30-7825-000-0080.

Sincerely,

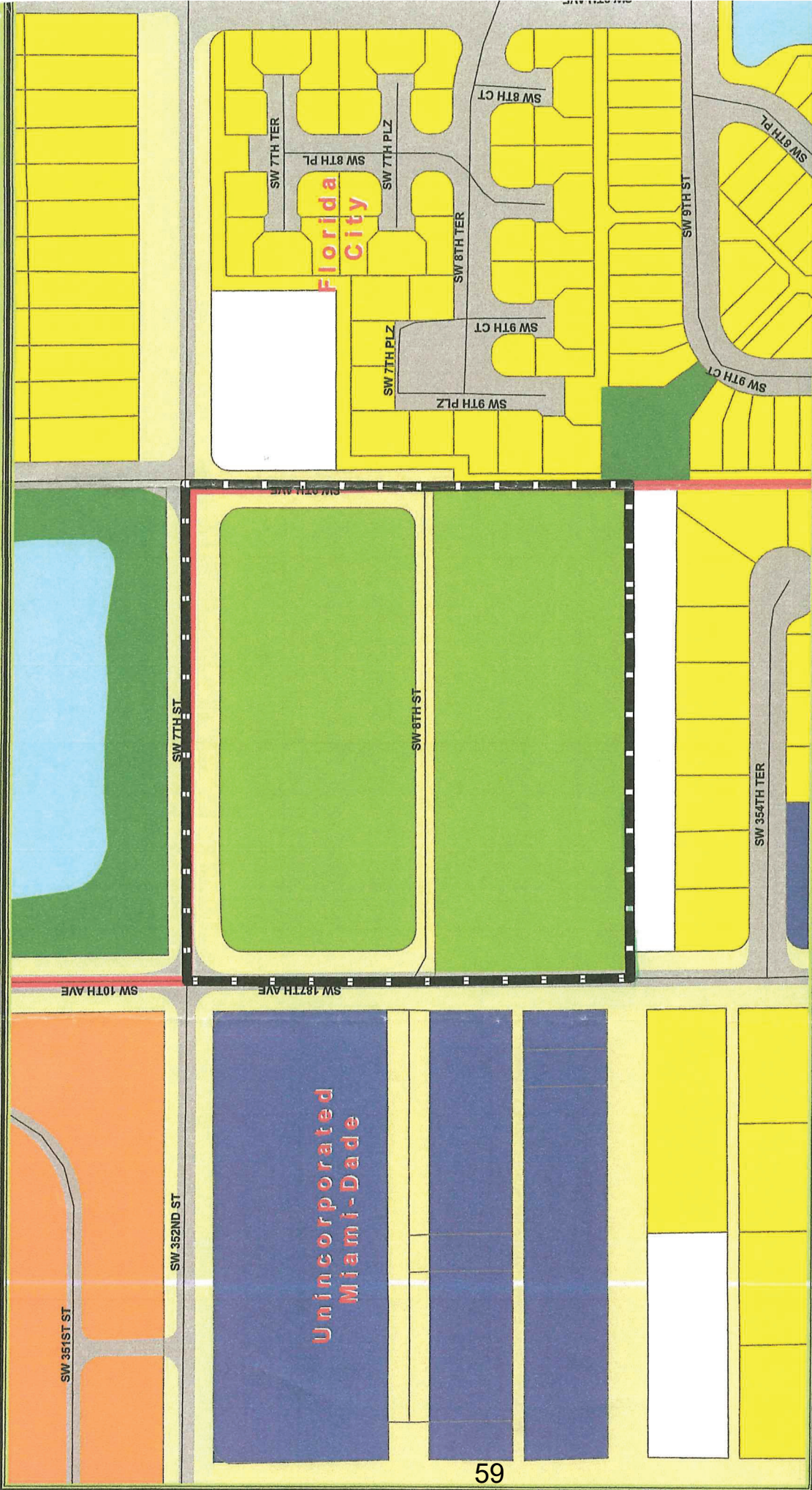
Jerry Bell, AICP
Assistant Director for Planning

JB/ma
Attachments

Don't forget to file in County Day

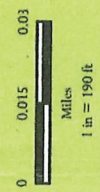
FLORIDA CITY PROPOSED ANNEXATION AREA

MIAMI-DADE COUNTY, FLORIDA



59

- Legend**
- Single-Family
 - Mobile Home Parks
 - Institutional
 - Streets, Roads, Expressways, Ramps
 - Streets, Expressway R/W
 - Agriculture
 - Parks, Preserves, Conservation Areas
 - Vacant Government Owned, Unprotected
 - Vacant Privately Owned, Unprotected
 - Inland Waters
 - Streets and Highways
 - Florida_City_Area_Annexation_Boundary
 - Property Boundaries
 - Municipal Boundary



Department of Regulatory and Economic Resor
 Planning Research and Economic Analysis
 February 2020

RESOLUTION 21-2

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD PROVIDING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS ON THE PROPOSED ANNEXATION BY THE CITY OF FLORIDA CITY

WHEREAS, the City of Florida City has applied to annex the area that is generally described below:

Boundaries: The unincorporated area generally bounded on the north by SW 7 Street (SW 352 Street); on the east by theoretical SW 9 Avenue; on the south by theoretical SW 9 Street; and on the west by SW 187 Avenue.

WHEREAS, the Board of County Commissioners referred this application (Application) to the Planning Advisory Board at the May 19, 2020 Board of County Commissioners meeting; and

WHEREAS, on April 5, 2021, after providing the required notice to property owners, the Planning Advisory Board held an advertised public hearing concerning the Application,

NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD, that it recommends the Board of County Commissioners Adopt the proposed annexation by the City of Florida City.


The forgoing resolution was offered by Board Member Diaz-Padron, and was seconded by Board Member Morris. Upon being put to a vote, the motion passed unanimously 8 to 0 as follows:

Robert Alonso	Absent	Michael Montiel	Yes
Carla Ascencio-Savola	Absent	J. Wil Morris	Yes
Lynette Cardoch	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Wayne Rinehart	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Absent

Daniel Rogers, Vice Chair, Yes
Eric Fresco, Chair, Yes

The Chair thereupon declared the resolution duly passed and adopted this 5th day of April 2021.

I hereby certify that the above information reflects the action of the Board.



Lourdes Gomez, Director
Department of Regulatory and
Economic Resources