

# MEMORANDUM

Agenda Item No. 8(G)(2)

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

**DATE:** July 7, 2022

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution relating to the annexation request of the City of Doral for the area referred to as section 6; directing, after a public hearing, pursuant to section 20-7(b) of the Code, that the County Attorney prepare the appropriate ordinance and interlocal agreement to effectuate the annexation request, or denying or deferring the annexation request

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The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Chairman Jose "Pepe" Diaz.




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Geri Bonzon-Keenan  
County Attorney

GBK/gh

**Date:** July 7, 2022

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

**From:** Daniella Levine Cava  
Mayor 

**Subject:** City of Doral Section 6 Annexation Application

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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 Doral (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 north western municipal boundary 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. In addition, the proposed annexation complies with the requirements of Section 20-3.1 of the Code.

### **Scope**

The proposed annexation area is approximately 640.2 acres or 1.0 square miles of the Unincorporated Municipal Service Area (UMSA) and is entirely within County Commission District 12, represented by Chairman Jose “Pepe” Diaz.

The proposed annexation area is generally described as the area adjacent to the City bounded on the north by Northwest 106<sup>th</sup> Street, on the south by NW 90<sup>th</sup> Street, on the east by Northwest 107<sup>th</sup> Avenue, and on the west by Northwest 117<sup>th</sup> Avenue. Because there are no residents in the proposed annexation area, and the area is not developed residentially, 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**

Exhibit 2 to the resolution sets forth the fiscal impact to UMSA of the proposed annexation area. The 2021 preliminary roll taxable value within the proposed annexation area is \$726,074,121. As shown in Exhibit 2, the area generates an estimated \$1,570,534 in revenue. The County spends an estimated \$546,660 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$ 1,023,874 if the area were to be annexed.

If the current City millage rate (1.9 mills for operating and 0.536 for debt (2.436 total mills)) were to be applied, the ad valorem revenues attributable to the annexation area would be \$1,680,281. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is \$1,330,084. The expected tax increase to the annexation area would be 0.5077 mills and \$350,196. There are 201 property folios in the area, and the average property owner would pay an additional \$1,742 per year if this annexation is approved.

Pursuant to Section 20-8.7 of the Code, which allows the Board to require annual mitigation payments, should the Board approve the annexation, the City should be required to mitigate the impact to UMSA. Based on the information above, the net revenue loss to UMSA is \$1,023,874, and the City will be required to pay the County this amount annually, adjusted for the Consumer Price Index for the Miami-Ft. Lauderdale-West Palm area. The City will make these payments upon approval of the annexation, for a period not to exceed seven years.

Additionally, pursuant to Section 20-8.2 of the Code, the County shall forever retain all the area’s utility tax revenues upon annexation. For the proposed annexation, utility taxes estimated to be \$408,470 will be retained by the County.

#### **Track Record/Monitor**

If the annexation is approved, Rasha Cameau in the Office of Management and Budget (OMB) will monitor the interlocal agreement governing the annexation area.

#### **Background**

On May 4, 2016, 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 17, 2016 Board meeting. As required by Section 20-6 of the Code, OMB reviewed the application, compiled the staff report and processed the applicable for PAB consideration. The staff report reviewed by the PAB is attached as Exhibit 5 to the resolution. After reviewing the staff report and Code considerations, on May 6, 2019, the PAB held a public hearing and recommended to the Board that the annexation be approved (see Exhibit 3 to the resolution). The public hearing was advertised as required by the Code.

This annexation is being considered along with the annexation applications from the Village of Virginia Gardens, Town of Medley, and City of Miami Springs as depicted in Exhibit 4 to the resolution. The areas being requested by the four municipalities are not in conflict with each other. The Board requested these annexation requests be considered at the same time. It is important to note that at the May 6, 2019, PAB hearing, the Village of Virginia Gardens asked to return to the PAB at a later date. Accordingly, on July 26, 2021, the PAB held a public hearing on the Virginia Gardens annexation request. As a result, the annexations have been processed for Board consideration.

The Code requires a vote of the resident electors if the area has more than 250 resident electors or is more than 50 percent developed as residential property. The annexation area contains zero

registered voters and the area is not developed residentially. 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 annexation area consists of office and industrial parcels, and there is no residential use within the area. Land use in the annexation area is detailed on page 10 of the staff report to the PAB (Exhibit 5 to the resolution).

### **Summary of Issues for Consideration**

1. The annexation area will remain within the Miami-Dade Fire Rescue (MDFR) District and the Miami-Dade Library District in perpetuity.
2. The County is proposing to keep the following roads located within the annexation area:
  - NW 112<sup>th</sup> Avenue from NW 90<sup>th</sup> Street to NW 106<sup>th</sup> Street
  - NW 107<sup>th</sup> Avenue from NW 90<sup>th</sup> Street to NW 106<sup>th</sup> Street
  - NW 90<sup>th</sup> Street from NW 112<sup>th</sup> Avenue to NW 107<sup>th</sup> Avenue
  - NW 106<sup>th</sup> Street from the Homestead Extension of Florida’s Turnpike to NW 107<sup>th</sup> Avenue
3. Doral must execute a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities.
4. Doral shall pay its pro-rata share of the debt service on the County’s Stormwater Utility Revenue Bonds for the annexed areas estimated to be \$81,950 yearly until 2029. Payment to the County for Doral’s debt service on these bonds and secondary canal maintenance will initiate immediately upon annexation.
5. Miami-Dade County Water and Sewer Department (WASD) owns parcels within the proposed annexation area. Parcels with Folio Nos 30-3006-006-0150, 30-3006-004-0210, 30-3006-001-0170 and 30-3006-001-0200, contain the following sewage pump stations. . It is recommended that these facilities shall be designated as Facilities of Countywide Significance pursuant to Chapter 20 so that they remain under the County’s regulatory jurisdiction.

<b>Pump Station No.</b>	<b>Pump Station Address</b>
1212	9903 NW 117 <sup>th</sup> Avenue
1206	9111 NW 112 Avenue
1309	9999 NW 108 Avenue
1312	10941 NW 112 Avenue

6. For any land use or zoning covenants in effect at the time of annexation, the City must comply with Section 20-8.8 of the Code, which provides that the County shall retain jurisdiction over all land use and zoning covenants within the annexation area.



**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 area is not an enclave, and should the area be annexed to the City, will not create an enclave.*

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

*The boundaries are logical and follow major roadways and municipal boundaries. The proposed annexation area is bounded on the north by NW 106 Street, on the east by NW 107 Avenue and the municipal boundary of the Town of Medley, on the south by NW 90 Street and the municipal boundary of the City of Doral, and on the west by NW 117 Avenue, the Homestead Extension of the Florida Turnpike, and the Urban Development Boundary (UDB.)*

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

*The Board of County Commissioners shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. If any zoning covenants are in effect at the time of annexation, the City of Doral must comply with Section 20-8.8 of the Code of*

*Miami-Dade County. It is provided, however, that the Board may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion. In the event that any such declaration of restrictive covenant is not brought to the Board of County Commissioners, any action relating to the covenant by the municipality shall not be deemed final until the requirement of County approval is complied with. The identification of any declarations of restrictive covenants subject to this paragraph shall be the responsibility of each zoning applicant in the applicable municipality.*

*A preliminary search of County records indicates that there are no Comprehensive Development Master Plan (CDMP) covenants on properties within the proposed annexation areas. If CDMP covenants are in effect, the City of Doral must comply with Section 20-8.8 of the Code of Miami-Dade County.*

*A preliminary search of County records indicates that the zoning covenants listed below are in effect on properties within the proposed annexation area. If additional zoning covenants are in effect, the City of Doral must still comply with Section 20-8.8 of the Code of Miami-Dade County.*

- *Folio No. 30-3006-000-0010 - Declaration of Restrictions  
Official Record Book 19049, Page 4840*
- *Folio No. 30-3006-004-0010 – Declaration of Restrictive Covenants Official  
Record Book 21045, Page 2235*
- *Folio No. 30-3006006-0010 – Declaration of Restrictions  
Official Record Book 23350, Page 159*

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 2021 preliminary roll taxable value within the proposed annexation area is \$726,074,121. At the current City millage rate (1.9 operating and 0.536 debt mills), the ad valorem revenues attributable to the annexation area would be \$1,680,281. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$1,330,084. The expected tax increase to the entire annexation area would be 0.5077 mills and \$350,196. There are 201 property folios in the proposed annexation area. The average property owner would pay an additional \$1,742 annually if this annexation is approved.*

4. 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 inside the 2020 Urban Development Boundary (UDB) of the Adopted 2020 and 2030 Land Use Plan (LUP) map of the CDMP.*

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

*The total taxable value of the annexation area is \$726,074,121. The area generates an estimated \$1,570,534 in revenues. The County spends an estimated \$546,660 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$1,023,874 (Exhibit 2 to the resolution).*

*Pursuant to Section 20-8.2 of the Code, the County retains all utility tax revenues of the area upon annexation. For the proposed annexation, utility taxes of an estimated \$408,470 will be retained by the County.*

*The County will continue to provide services efficiently and effectively to the remaining adjacent unincorporated areas should this annexation be approved.*

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?

*Please see the fiscal impact section of this memorandum. The proposed annexation area has zero residents; therefore, this metric is not applicable.*


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

*The City identifies its Comprehensive Plan Future Land Use Map categories of ‘Business’, ‘Industrial’, and ‘Restricted Industrial’ as equivalent to the County’s “Industrial and Office” and “Restricted Industrial and Office” land use categories (City’s Annexation Report dated April 20, 2016, pages 38 through 40). The City also states in the Annexation Report (page 35) that upon annexation the City will designate the annexation area lands to a Future Land Use Map designation(s) that is the closest land use equivalent to the current designations of the annexation area lands. The proposed annexation would be consistent with the CDMP LUP map if the annexation area is redesignated as stated by the City and the Business designation applied only to the BU-1A zoned property.*

*Further details on the area’s land use are included on page 6 of the PAB staff report (Exhibit 5 to the resolution).*

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

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



Edward Marquez  
Chief Financial Officer




## MEMORANDUM

(Revised)

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

**DATE:** July 7, 2022

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(G)(2)

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)(2)  
7-7-22

RESOLUTION NO. \_\_\_\_\_

RESOLUTION RELATING TO THE ANNEXATION REQUEST OF THE CITY OF DORAL FOR THE AREA REFERRED TO AS SECTION 6; DIRECTING, AFTER A PUBLIC HEARING, PURSUANT TO SECTION 20-7(B) OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, 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 May 4, 2016, the City of Doral (“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, which area is also referred to herein as Section 6 or Area 6; and

**WHEREAS**, the Clerk of the Board placed the annexation request on the Board of County Commissioner’s (“Board”) agenda on May 17, 2016; 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 fiscal impact to the unincorporated municipal service area analysis and a staff report, both of which are attached hereto and incorporated herein by reference as Exhibits 2 and 5, respectively; and

**WHEREAS**, the PAB, after reviewing the required staff report and after a public hearing, adopted a resolution recommending that the City’s annexation be approved, 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's annexation request, which is set forth in the Mayor's memorandum attached hereto and incorporated herein by reference; and

**WHEREAS**, because this annexation may be considered at the same time as other, separate annexation applications from the City of Doral, Village of Virginia Gardens, Town of Medley, and City of Miami Springs, this Section 6 annexation area together with these other proposed annexation areas are all depicted in Exhibit 4 to the resolution, for the convenience of this Board; and

**WHEREAS**, the Board has considered the application in its totality as required by the Miami-Dade County Home Rule Charter and Code; 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 items to accomplish the annexation request, deny the annexation request, or defer the annexation 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 of County Commissioners hereby takes the following action on the annexation request of the City of Doral for the area referred to as Section 6: directs the County Attorney to prepare the appropriate items, including an ordinance and interlocal agreements, to accomplish the annexation request.

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

Sally A. Heyman

Eileen Higgins

Kionne L. McGhee

Raquel A. Regalado

Sen. Javier D. Souto

Keon Hardemon

Danielle Cohen Higgins

Joe A. Martinez

Jean Monestime

Rebeca Sosa

The Chairperson thereupon declared this resolution duly passed and adopted this 7<sup>th</sup> day of July, 2022. 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.

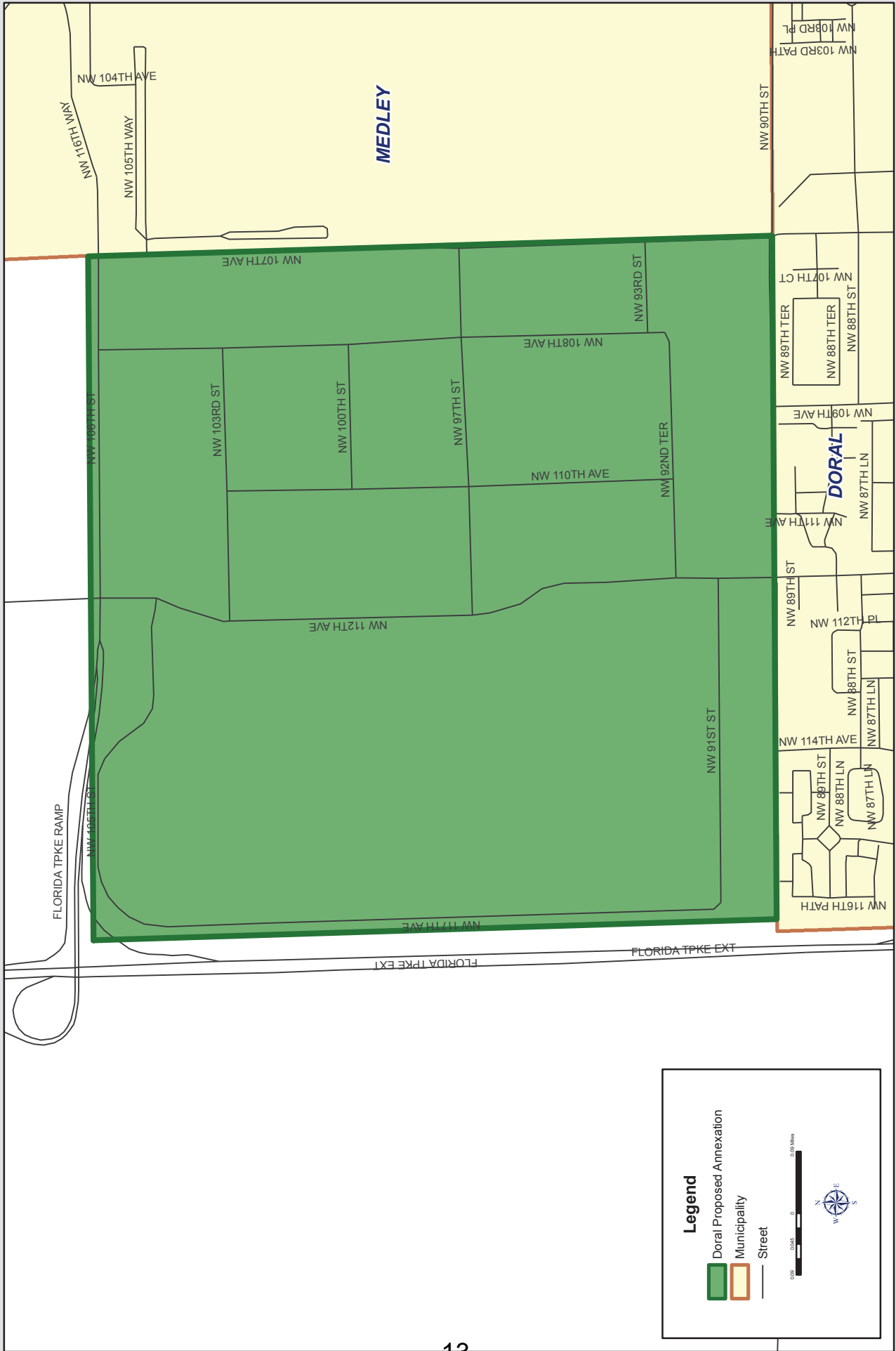


Abbie Schwaderer-Raurell

# MIAMI-DADE COUNTY

## Doral Annexation - Area 6

### EXHIBIT 1



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division, For the Office of Management and Budget April 2019

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<b>Based on FY 2021-22 Budget</b>	<b>Assumptions</b>	
<b>Property Tax Revenue</b>	<b>Allocation based on tax roll &amp; millage</b>	\$1,330,084
<b>Sales Tax</b>	<b>Allocation based on \$86.74 per person</b>	\$0
<b>Utility Taxes</b>	<b>Allocated based on tax roll/population</b>	
<b>Communications Tax</b>	<b>Allocated based on tax roll/population</b>	\$95,391
<b>Alcoholic Beverage License</b>	<b>Allocation based on \$0.13 per person</b>	\$0
<b>Business Tax</b>	<b>Based on businesses in the area</b>	\$30,000
<b>Interest</b>	<b>Allocation based on .305% of total revenue</b>	\$5,685
<b>Sheriff and Police Fees</b>	<b>Allocation based on population</b>	\$0
<b>Administrative Reimbursement</b>	<b>Allocated based on tax roll/population</b>	\$53,076
<b>Cash Carryover</b>	<b>Allocated based on tax roll/population</b>	\$56,297
<b>Miscellaneous Revenues</b>	<b>Allocation based on \$.59 per person</b>	\$0
<b>Revenue to UMSA</b>		<b>\$1,570,534</b>
<b>Cost of Providing UMSA Services</b>		
<b>Police Department</b>		\$466,246
<b>UMSA Police Budget (without specialized)</b>		
<b>Parks, Recreation and Open Spaces Dept.</b>	<b>Based on cost of parks</b>	\$0
<b>Right-of-Way Maintenance</b>		
<b>Centerline Miles</b>	<b>Centerline miles times cost per lane mile</b>	\$13,786
<b>Policy Formulation</b>		
Commission, Mayor, County Attorney	<b>Direct Cost multiplied by 2.7%</b>	\$12,961
<b>Internal Support</b>		
Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget	<b>Direct Cost multiplied by 4.3%</b>	\$20,641
<b>Planning and Non-Departmental</b>		
Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	<b>Direct Cost multiplied by 6.88%</b>	\$33,026
<b>QNIP Debt Service</b>	<b>Utility Taxes multiplied by 10%</b>	\$0
<b>Cost of Providing UMSA Services</b>		<b>\$546,660</b>
<b>Net to UMSA</b>		<b>\$1,023,874</b>
1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.		
<b>2021 Taxable Property Rolls</b>		\$726,074,121
<b>2020 Area Population</b>		0
<b>2020 UMSA Population</b>		1,213,928
<b>2020-21 UMSA Millage</b>		1.9283
<b>Patrollable Sq. Miles - UMSA</b>		207.90
<b>Total Calls For Service - UMSA CY 2021</b>		601,342
<b>Part 1 Crimes - UMSA 2021</b>		27,770
<b>Part 2 Crimes - UMSA 2021</b>		12,217
<b>Patrollable Sq. Miles - Study Area</b>		1.00
<b>Total Calls for Service - Study Area</b>		690
<b>Part 1 Crimes - Study Area</b>		22
<b>Part 2 Crimes - Study Area</b>		4
<b>Cost per Centerline Mile</b>		\$2,872
<b>Number of Centerline Miles</b>		4.8
<b>Per Capita Taxable Value</b>		#DIV/0!

## RESOLUTION 19-2

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING  
ADVISORY BOARD PROVIDING RECOMMENDATION TO THE  
BOARD OF COUNTY COMMISSIONERS ON THE PROPOSED  
ANNEXATION OF THE AREA COMMONLY REFERRED TO AS  
"SECTION 6" BY THE CITY OF DORAL

WHEREAS, the City of Doral has applied to annex the area commonly referred to as "Section 6" that is generally described below:

Boundaries: The unincorporated area generally bounded on the north by NW 106 Street; on the east by NW 107 Avenue and the municipal boundary of the Town of Medley; on the south by NW 90 Street and the municipal boundary of the City of Doral; and on the west by NW 117 Avenue, the Homestead Extension of the Florida Turnpike, and the Urban Development Boundary.

WHEREAS, the Board of County Commissioners referred this application (Application) to the Planning Advisory Board; and

WHEREAS, on May 6, 2019, 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 Approve the proposed "Section 6" annexation by the City of Doral


The forgoing resolution was offered by Board Member Rinehart, and was seconded by Board Member Riley, and upon being put to a vote the vote passed 6 to 4 as follows:

Robert Alonso	Absent	Jason Loeb	No
Carla Ascencio-Savola	No	J. Wil Morris	No
Lynette Cardoch	Yes	William Riley	Yes
Carlos Diaz-Padron	Absent	Wayne Rinehart	Yes
Eric Fresco	Yes	Daniel Rogers	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Absent

Perley Richardson, Jr., Vice Chair, No  
Robert Ruano, Chair, Yes

The Chair thereupon declared the resolution duly passed and adopted this 6<sup>th</sup> day of May 2019.

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

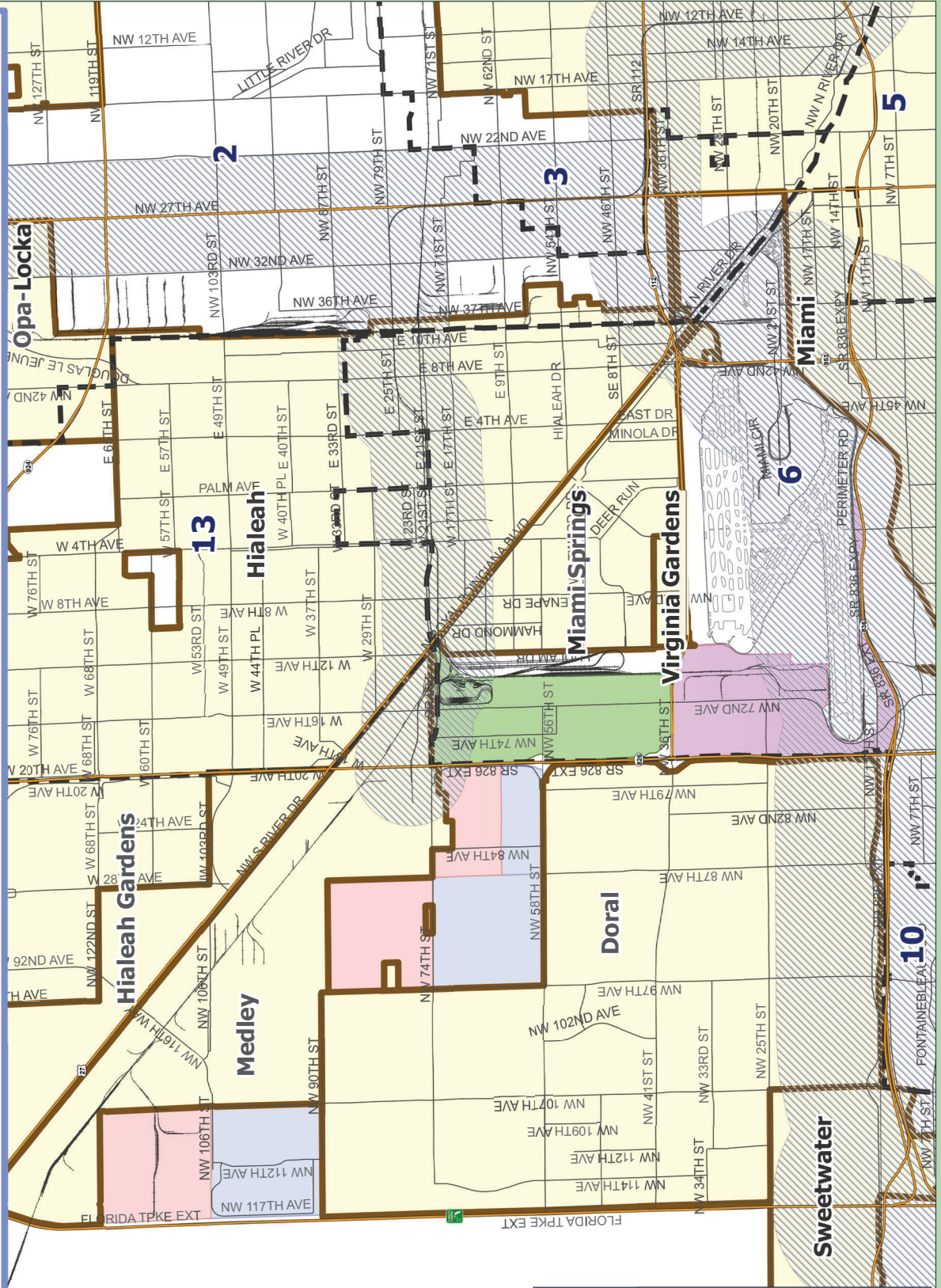
  
\_\_\_\_\_  
Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources



# MIAMI - DADE COUNTY

## Exhibit 4

### Doral, Miami Springs, Medley and Virginia Gardens Annexations - SMART Corridor



12

16

#### Legend

- SMART corridor
- Commission District
- Municipality
- Doral Annexation
- Miami Springs Annexation
- Medley Annexation
- Virginia Gardens Annexation
- Highway
- Major Road
- Rail Road



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 Miami-Dade County Department of  
 Geographic Information Systems (GIS) Division  
 in May 2022.  
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 completeness of the information.

## Memorandum



**Date:** May 6, 2019

**To:** Chairperson and Members  
Planning Advisory Board

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

**Subject:** Staff Report for Proposed Boundary Change to the City of Doral – Section 6

### **Background**

On May 4, 2016, the City of Doral (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 17, 2016 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.

This annexation is being considered along with the annexation applications from the Village of Virginia Gardens, Town of Medley, and City of Miami Springs as depicted in Attachment A. The areas being requested by the four municipalities are not in conflict with each other. The Board requested these annexation requests be considered at the same time.

The proposed annexation is approximately 640.2 acres or 1.0 square miles of the Unincorporated Municipal Service Area (UMSA). The proposed annexation area is generally bounded by NW 90<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 106<sup>th</sup> Street on the north, and NW 117<sup>th</sup> Avenue Canal and Road Right-of-Way to the west, as depicted in Attachment B.

The Annexation Area is within County Commission District 12, represented by Commissioner Jose "Pepe" Diaz.

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

### **Summary of Issues for Consideration**

1. The annexation area has fewer than 250 resident electors and less than 50 percent is developed residential; therefore, a vote in the area will not be required.
2. The annexation area will remain within the Miami-Dade Fire Rescue (MDFR) District and the Miami-Dade Library District in perpetuity.
3. The County is proposing to keep the following roads:
  - NW 112<sup>th</sup> Avenue from NW 90<sup>th</sup> Street to NW 106<sup>th</sup> Street
  - NW 107<sup>th</sup> Avenue from NW 90<sup>th</sup> Street to NW 106<sup>th</sup> Street
  - NW 90<sup>th</sup> Street from NW 112<sup>th</sup> Avenue to NW 107<sup>th</sup> Avenue
  - NW 106<sup>th</sup> Street from the Homestead Extension of Florida's Turnpike to NW 107<sup>th</sup> Avenue
4. Doral shall pay its pro-rate share of the debt service on the County's Stormwater Utility Revenue Bonds, for the annexed areas. Payment to the County for Doral's debt service on these bonds and secondary canal maintenance will initiate immediately upon annexation.



5. If any zoning covenants are in effect at the time of annexation, the City must comply with Section 20-8.8 of the Code.

**Annexation Guidelines:**

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

1. **Does the annexation divide a historically recognized community?**

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

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 comprised of predominantly industrial type uses. Other existing uses include offices and vacant land. Existing land uses in the City, adjacent to the south of the annexation area across NW 90 Street, include multifamily residences and vacant land with a lake and private recreation area. NW 90 Street provides a buffer between the industrial uses within the annexation area and the adjacent multifamily residences in the City. Therefore, the annexation area is generally compatible with the existing land uses in the City of Doral.

The existing underlying zoning in the proposed annexation area is: IU-C (Controlled Industrial District) and BU-1A (Limited Business District). The City states in the Annexation Report (page 41) that upon annexation the City will rezone the subject properties to the City's closest equivalents. The City's equivalents are Industrial District (I), Industrial Restrictive District (I-R) and Corridor Commercial District (CC) (City's Annexation Report dated April 20, 2016, pages 45-50). The proposed annexation area would further be compatible with the municipal zoning if the properties are appropriately rezoned as stated by the City.

3. **Preserve, if currently qualified, eligibility for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state, and local government agencies?**

The annexation will not impact the federal/state entitlement funding administered by the Miami-Dade Community Action and Human Services Department.

4. **Will the annexation impact public safety response times?**

**Fire and Rescue:**

The proposed annexation area is comprised of industrial and office space with a number of larger undeveloped parcels. The proposed annexation will not impact public safety response time; however, response time may be impacted if/when any significant development occurs.

**Police:**

In the event the annexation application is approved, the total service area within UMSA will be reduced. Departmental resources will be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation, the full impact upon UMSA is yet to be determined.



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

The proposed annexation area has no related traffic impacts to the County.

**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. This area will flood under sustained rains and property owners within it are required to obtain flood insurance.

The proposed annexation area is not located within any County designated hurricane evacuation zone and residents of the area are not obligated to evacuate when hurricane warnings are issued.

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

The proposed annexation area is not directly served by any Department of Transit and Public Works (DTPW) Metrobus Routes. However, the City's Trolley System provides two routes (Route 1 and Route 3) that run along 90<sup>th</sup> Street at the southern boundary of the proposed annexation area.

Route 3 of the City's Trolley System provides a connection to Palmetto Metrorail Station, which is a DTPW Transit Hub that provides transfer opportunities to both the Metrorail System (Green Line) and Metrobus Route 87. Route 3 also provides connections to Metrobus Route 36 along Doral Boulevard (NW 36<sup>th</sup> Street) between NW 102<sup>nd</sup> and NW 117<sup>th</sup> Avenues.

Route 1 of the Trolley provides connections to Metrobus Route 36 along NW 36<sup>th</sup> between NW 87<sup>th</sup> and 97<sup>th</sup> Avenues. Additionally, Route 1 of the Trolley provides connection to Metrobus Route 132 at the intersection of NW 36<sup>th</sup> Street and NW 87<sup>th</sup> Avenue.

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

The proposed annexation area is within the same public school district boundaries as the adjoining unincorporated area and the City. The schools serving the proposed annexation area are: Dr. Rolando Espinosa K-8, Ruben Dario Middle, and Ronald W. Reagan/Doral Senior High.

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 area is not an enclave nor does it create an unincorporated enclave.

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

The boundaries are logical and follow major roadways and municipal boundaries. The proposed annexation area is bounded on the north by NW 106 Street, on the east by NW 107 Avenue and the municipal boundary of the Town of Medley, on the south by NW 90 Street and the municipal boundary of the City of Doral, and on the west by NW 117 Avenue, the Homestead Extension of the Florida Turnpike, and the Urban Development Boundary (UDB.)

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

The Board of County Commissioners shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or

zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. If any zoning covenants are in effect at the time of annexation, the City of Doral must comply with Section 20-8.8 of the Code of Miami-Dade County. It is provided, however, that the Board may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion. In the event that any such declaration of restrictive covenant is not brought to the Board of County Commissioners, any action relating to the covenant by the municipality shall not be deemed final until the requirement of County approval is complied with. The identification of any declarations of restrictive covenants subject to this paragraph shall be the responsibility of each zoning applicant in the applicable municipality.

**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 annexation area is \$614,711,085. At the current City millage rate (1.9 mills), the ad valorem revenues attributable to the annexation area would be \$1,109,554. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$1,126,080 as noted in the table below. The expected tax decrease to the entire annexation area would be 0.0283 mills and \$16,527. There are 64 folios in annexation Area, and the average property owner would see a decrease of \$258, if this annexation is approved.

<b>Existing and Projected Property Tax Cost</b>		
<b>City of Doral – Section 6</b>		
<b>FY 2018-19</b>		
	Millage Rate	Millage x Taxable Value
<b>City of Doral</b>		
Municipal Millage	1.9	\$1,109,554
<b>Unincorporated Area</b>		
UMSA Total Millage	1.9283	\$1,126,080
<b>Decrease</b>	<b>.283</b>	<b>16,526</b>

**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 inside the 2020 Urban Development Boundary (UDB) of the Adopted 2020 and 2030 Land Use Plan (LUP) map of the CDMP.

**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 \$614,711,085. The area generates an estimated \$1,272,165 in revenue excluding franchise fees (\$109,179) and utility taxes (\$379,141), which will be retained by the County pursuant to Section 20-8.1 and 20-8.2 of the Code. The County spends an estimated \$582,864 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$689,301 (Attachment C).

**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 are no residents in the annexation area. Therefore, this metric is not applicable.

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

The CDMP Adopted 2020-2030 LUP map designates the annexation area as "Industrial and Office" and "Restricted Industrial and Office". The following is a brief description of these two CDMP land use categories:

The "Industrial and Office" land use category allows manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals, and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations, and cell towers are also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed and dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized.

Uses allowed in the "Restricted Industrial and Office" land use category are restricted, and the design of facilities is governed by special ground water protection regulations. The CDMP indicates that development in areas designated "Restricted Industrial and Office" should generally be limited to office uses, but certain business, warehousing, and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture, or disposal of hazardous materials or waste, as defined in Chapter 24 of the Code. Provisions of the "Industrial and Office" land use category, which allow and limit residential and business uses, Traditional Neighborhood Developments (TND), and hotels, also apply to the "Restricted Industrial and Office" land use category. Quarrying and environmentally compatible ancillary uses may also be approved in areas designated "Restricted Industrial and Office."

The City identifies its Comprehensive Plan Future Land Use Map categories of 'Business', 'Industrial', and 'Restricted Industrial' as equivalent to the County's "Industrial and Office" and "Restricted Industrial and Office" land use categories (City's Annexation Report dated April 20, 2016, pages 38 through 40). The City also states in the Annexation Report (page 35) that upon annexation the City will designate the annexation area lands to a Future Land Use Map designation(s) that is the closest land use

equivalent to the current designations of the annexation area lands. The proposed annexation would be consistent with the CDMP LUP map if the annexation area is redesignated as stated by the City and the Business designation applied only to the BU-1A zoned property.

## **DEPARTMENTAL ANALYSES**

### **Police**

MDPD currently provides police services to the proposed annexation areas. However, if annexed, the City has a full-service law enforcement agency that will be providing police protection to the proposed area. According to the City's application, the City has one hundred thirty-nine (139) sworn full-time officers and forty-one (41) administrative positions that serve the City a minimum of twenty-four hours a month.

According to the application, if the annexation is approved, an increase of five sworn officers would be contemplated for this area.

The following MDPD tables represent all calls for uniform and non-uniform police calls within the proposed annexation area for calendar year 2017.

### **Calls For Service – City of Doral – Section 6 Annexation Area**

<b>Year</b>	<b>Criteria</b>	<b>Routine Calls</b>	<b>Code 3 Emergency Calls</b>	<b>Code 2 Emergency/ Priority Calls</b>	<b>All Calls</b>
2017	Total Calls	809	35	16	860

### **Part I and Part II Crimes – City of Doral - Annexation Area**

<b>Year</b>	<b>Part I Crimes</b>	<b>Part II Crimes</b>	<b>Total</b>
2017	40	6	46

#### **Definition of Code 2 Emergency:**

A situation which poses a potential threat of serious injury or loss of human life which may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

#### **Definition of Code 3 Emergency:**

A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life and which demands swift police action; e.g. seriously ill or injured person, shooting, sexual battery, etc.

**Definition of Part I Crimes:** Uniform Crime Report (UCR) Part I Offenses are those crimes reported to MDPD in the following classifications: murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, and burglary. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation (FBI) through the UCR Program. The classification for the offense is based on a police

investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

**Definition of Part II Crimes:** All crimes not covered under Part I Crimes.

### **Fire and Rescue**

The proposed annexation will not impact MDFR service delivery and/or response time. Currently, the area is served as part of UMSA. If the annexation is approved, fire protection and emergency medical services will continue to be provided by MDFR and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

As a condition of the annexation, the City, through an interlocal Agreement with the County, shall agree that the proposed annexation will remain within the Miami-Dade Fire Rescue District in perpetuity.

The proposed annexation will not impact public safety response times; however, response time may be impacted if the land use designation is amended to allow a more intense land use designation.

### **Existing Stations:**

Presently, station 46 located at 10200 NW 116 Way serves the annexation area. The Station is equipped with an aerial apparatus and a tended technical rescue unit, totaling four (4) firefighter/paramedics, 24 hours a day; seven days a week. The station is located less than one mile from the annexation area.

### **Planned Stations:**

In an effort to minimize impact to existing service and maintain adequate travel time to incidents, on October 31, 2013, MDFR opened Station 69 located at 11151 NW 74<sup>th</sup> Street in the City. Presently, there are no additional fire stations planned in the area.

### **Service Delivery – Last Three Calendar Years Annexation Area:**

	<b>2013</b>	<b>2014</b>	<b>2015</b>
<b>Life Threatening Emergencies</b>			
Number of Alarms	66	64	67
Average Response Time	7:13	7:50	7:19
<b>Structure Fires</b>			
Number of Alarms	2	4	2
Average Response Time	5:47	7:06	6:24

Service calls in the annexation area do not mirror the remainder of UMSA or the Fire Rescue District because the area is primarily underdeveloped.

### **Water and Sewer**

The proposed annexation is within WASD's water and sewer service area. There are properties within the annexation area connected to the WASD's water and sewer infrastructure.

The water for the area is supplied by the Hialeah-Preston Water Treatment Plant and the wastewater is transmitted to the Central District Wastewater Treatment Plant for treatment and



disposal. The annexation area is located within the Doral Basin, which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD collects this special connection charge from property owners at the time new connections to water and sewer are requested. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area consistent with Policy WS-3D in the County's CDMP.

In addition, WASD has an on-going project, of which a portion abuts the northeast corner of Area 6 at NW 106<sup>th</sup> Street and NW 107<sup>th</sup> Avenue, that consists of the installation of 3.34 miles of 35-inch transmission water main from NW 106<sup>th</sup> Street and NW 107<sup>th</sup> Avenue to NW 87<sup>th</sup> Avenue and South River Drive. Construction of the project is anticipated to be completed in early 2019.

Requests for future water and sewer service within the area 6 shall be determined at the time the proposed development occurs based on the adequacy and capacity of the County's water and sewer systems at the time of the proposed development. At this time, there are no General Obligation Bond (GOB) projects under construction. There are no facilities of countywide significance in the annexation area. The annexation will have no impact on WASD's ability to provide services to any remaining areas.

#### **Department of Solid Waste Management (DSWM)**

The proposed annexation area includes no residential service accounts. The annexation request is not expected to have any impacts on the ability of the DSWM to provide services to the remaining unincorporated area. According to the Annexation Report prepared by the City and pursuant to Section 20-25 of the Code, the DSWM will continue to provide services for recycling and the collection and disposal of refuse for residential customers in the City. Commercial and industrial areas will typically be required to contract with a private hauler for waste removal services.

The proposed annexation area is located within Miami-Dade County's Waste Collection Service Area.

#### **Department of Regulatory and Economic Resources (RER)**

##### **Demographic Profile of the Area**

Currently, there is no population within the proposed annexation area.

##### **Development Profile of the Area**

Shown in Table 1 is the 2016 land use profile for the proposed annexation area. Currently, there is no residential development within the proposed annexation area, while approximately 17 percent of the land within the City is in residential use. Table 1 also shows that approximately 50 percent of the 640.2 acres of the proposed annexation area is in industrial use, while 17 percent of the land within the City is in industrial use.



**Table 1**

**City of Doral Annexation Area  
Section 06, Township 53, Range 40  
2016 Existing Land Use**

<b>Land Use</b>	<b>Annexation Area (Acres)</b>	<b>Annexation Area (Percent of Total)</b>	<b>City of Doral (Acres)</b>	<b>City of Doral (Percent of Total)</b>	<b>Miami-Dade County (Acres)</b>	<b>Miami-Dade County (Percent of Total)</b>
Residential	0.0	0.0	1,704.5	17.8	112,296.3	8.9
Commercial, Office, and Transient Residential *	68.7	10.7	897.8	9.4	14,448.8	1.1
Industrial	318.4	49.7	1,668.9	17.4	19,168.7	1.5
Institutional	0.0	0.0	318.2	3.3	14,910.2	1.2
Parks/Recreation	47.8	7.5	890.4	9.3	834,272.1	65.9
Transportation, Communication, Utilities	103.6	16.2	1,804.7	18.9	87,507.0	6.9
Agriculture	0.0	0.0	208.8	2.2	62,570.0	4.9
Undeveloped	18.6	2.9	1,089.8	11.4	83,482.4	6.6
Inland Waters	83.2	13.0	990.2	10.3	37,658.8	3.0
<b>Total:</b>	<b>640.2</b>	<b>100.0</b>	<b>9,573.4</b>	<b>100.0</b>	<b>1,266,314.29</b>	<b>100.0</b>

\* Transient Residential includes Hotels and Motels

**Source:** Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Section – March 2016

A description of the services provided by DERM, information relating to Chapter 24 of the Code and assessment of environmental issues with the proposed annexation are included below. A majority of the services provided by this department in the proposed annexation area will continue to be provided by the department and include but are not limited to:

Review and approval or disapproval of development orders

This includes the following:

- Building Permits
- Zoning Actions (district boundary change, site plan review)
- Platting Actions (Land Subdivision)
- Municipal Occupational Licenses

The department reviews applications for consistency with the requirements of the Code. The review includes, but is not limited to, the following:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Wastewater disposal
- Sanitary sewer capacity certification
- Hazardous materials and hazardous waste management
- Tree resources preservation and protection
- Wetland preservation and protection

- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

#### Operating Permits

Section 24-18 of the Code authorizes DERM to require and issue operating permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities and some ancillary operations to residential land uses.

#### Enforcement Activities

These include regular inspections of permitted facilities, potential source of pollution, responses to complaints and general enforcement operations.

DERM's regulatory activities are enforceable under Code in both incorporated and unincorporated areas; RER currently provides the above services to the subject area. Accordingly, annexation of the parcels in question will not affect the ability to provide adequate levels of service to the area being annexed or to the areas adjacent to the annexation area.

#### Water Supply and Distribution

The area proposed for annexation is located within the WASD franchised service area. Public water mains owned and operated by WASD serve the entire annexation area. New developments would be required to connect to public water pursuant to Chapter 24 of the Code.

The source of water for this area is the Hialeah-Preston Water Treatment Plant, which is owned and operated by WASD. The plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

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

The area proposed for annexation is located within the WASD franchised service area. Public sanitary sewers owned and operated by WASD extend throughout the entire annexation area. New developments would be required to connect to public sanitary sewer pursuant to Chapter 24 of the Code.

The sanitary sewage flows generated in the area proposed to be annexed are directed to pump stations 30-1206, 30-1212, 30-1309 and 30-1312.

These pump stations direct the flow to 30-1310 or 30-0300 and then to the North District Wastewater Treatment Plant.

The aforementioned sanitary sewer pump stations, as well as the North District Wastewater Treatment Plant, are owned and operated by WASD. Please note at the time of final development orders, sewer capacity certification will be required. At this time the North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

#### Flood Protection

The proposed annexation is within the Basin B where Cut and Fill criteria for flood protection for any development is required. The entire section is mostly developed industrial land with a large lake that complies with the criteria for Basin B. Each undeveloped parcel must retain on-site drainage for 5-year, 1-day storm events.

Two County canals run through the proposed annexation area: the Snapper Creek Extension Canal, located to the west, and the Russian Colony canal in the northern portion of the annexation area. The Snapper Creek Extension Canal provides recharge and serves as a hydrologic divide for the Northwest Wellfield. The Russian Colony Canal provides flood protection to the area. Stormwater discharge into both canals is prohibited.

The annexation area is located within Zone X as determined by FEMA. County Flood Criteria ranges between Elevation +7.00 feet NGVD and 7.50 feet NGVD. Any development in the annexation area will have to comply with the requirements of Chapter 11C of the Code and the current Florida Building Code for flood protection.

#### Stormwater Utility (SWU) Program and Fees

The area is subject to flood due to the large impervious area; there are five (5) repetitive loss properties in this area.

There are approximately 201 drainage structures and 7,400 linear feet of pipes in the County roads within the annexation area, which would be transferred to the City. The Beacon Lake Station, located within the annexation area, is privately owned and maintained by the owner.

Improved properties in the proposed annexation area are paying a stormwater utility fee to Miami-Dade County. This fee is used to administer stormwater management programs throughout UMSA. These stormwater accounts, currently under the County, would immediately become part of the Doral service area when the annexation is formally approved. Therefore, all fees collected in the annexation area after approval of the annexation, will be collected by the City.

If stormwater utility accounts in the annexed area are billed through MDWASD, it will be the responsibility of Doral to communicate with MDWASD to continue or modify an existing Agreement.

At the time of annexation, three conditions will be required as part of this annexation:

1. The City must execute or modify (if applicable) a stormwater billing agreement with the MDWASD to continue billing in the MDWASD service area;
2. The City must execute a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities; and
3. The City must pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Refunding Bonds, Series 2013, for the annexed area. Payment to the County for the City debt service on these bonds and secondary canal maintenance will initiate immediately upon incorporation.

Actual costs for the above will be determined at the time of annexation and billed independently (annually, or as a one-time payment) via an interlocal agreement with the County. Currently, UMSA's total equivalent residential units (ERU) are approximately 649,440 (including the annexation area), while the annexation area ERU is approximately 8,357.

#### Drainage Repair and Maintenance

The County has extensive stormwater infrastructure operated and maintained within this boundary. All secondary canals (The Snapper Creek Extension Canal and the Russian Colony Canal traverse or provide drainage to the annexation area) should remain under the control of the County. An Interlocal Agreement will be required for the cost-sharing of the maintenance of the above-mentioned canal that provides drainage services to the proposed annexation area.

#### Drainage Permitting

Any new development requires that drainage systems be provided as part of the project. The objective of these systems is to reduce pollution in stormwater runoff and reduce flooding impacts to area residents.

DERM issues the Surface Water Management Standard General Permit (SWMSGP) on behalf of the South Florida Water Management District. Jurisdiction to require a SWMSGP is countywide and is dependent upon the size of the development. In addition, DERM has authority under Section 24.48.1 of the Code for the issuance of a number of drainage permits which include: Class II (for drainage overflows), Class III (works within County canals), Class V (dewatering permits), and Class VI (drainage systems within known soil or groundwater contamination). The above requirements and authority could exist in the incorporated area through the creation of its own code of ordinances.

#### National Flood Insurance Program (NFIP)

The NFIP is a program where 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 be within the City's CRS. The City currently has a Class 7 rating, which provides 15% premium discount with a Special Flood Hazard area and 5% premium discount within a non-Special Flood Hazard Area.

#### Stormwater Management Master Plan

The County is divided into drainage basins, which are then modeled to determine the drainage needed for each area and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained.

Although the County cannot map and propose drainage projects in incorporated areas, County roads lie within municipal boundaries. In these areas, the County will model the basins where these roads exist, using the best available data provided by the municipalities. Therefore, the quality of the modeling for these County roads may be limited, depending on the information provided by the municipalities. County engineers will request from municipal staff any data that would assist in modeling these areas.

Cooperation between the Municipality and County to share this data is critical. The data and models created have other uses besides the County's master plan, such as the periodic updates of the Flood Insurance Rate Maps (FIRM) that benefit the "Municipality" as well as County residents.

#### National Pollutant Discharge Elimination System (NPDES)

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program and has now been delegated to the State of Florida. Municipalities must apply to and receive from the State a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs,

educational programs, street sweeping, drainage inspection and maintenance, and various other best management practices.

The County's NPDES Permit No. FLS000003, is a joint permit with 32 co-permittees (including the City), with the County as the lead agency. Because sampling of stormwater runoff is required, the County performs the sampling and all the parties to the permit cost-share the monitoring costs through an interlocal agreement. Co-permittees also cost share NPDES required modeling and results. Upon annexation, the annual cost-share of the City may change in response to an increased number of outfalls.

Additionally, the NPDES Permit Surveillance fee paid by permit holders, including the City, to the FDEP may increase as a result of a change in population.

#### Transfer of Roads

Certain County roads located within the proposed annexation area may need to be transferred to the City. This is accomplished through an interlocal agreement. This agreement would outline the subject roads, various road-related services, and the responsibilities of the City and the County for these services.

#### Natural Resources

The area proposed to be annexed contains natural resources. As authorized by the Code, DERM regulates trees and wetland resources in the County. Please note that the City does not regulate tree resources through a County approved tree permitting program. Section 24-49 of the Code provides for the protection of tree resources. Specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) require preservation pursuant to the specimen tree standards found in Section 24-49.2 of the Code and as required by CON-8A of the CDMP.

Specimen tree resources exist within the area proposed to be annexed. As a condition of annexation, DERM recommends that any change regarding delegated services by the City, including zoning and building, require that specimen tree resources be preserved pursuant to Section 24-49 of the Code and CON-8A of the CDMP. In addition, the City is advised that a County Class IV Permit will be required for any work in wetlands and Tree Permit will be required for the removal or relocation of any non-specimen, native tree resources within the annexation area.

The City is also advised that pursuant to Section 24-49.9 of Code, which applies countywide including within municipalities, all prohibited plant species shall be removed prior to any development. In addition, developed areas shall be maintained to prevent the growth and accumulation of prohibited species.

#### Endangered Species

DERM recommends, at a minimum, coordination regarding the preservation and maintenance of any unique and natural resources in the proposed annexation area. The area proposed for annexation is within the consultation area for the federally endangered Florida bonneted bat and provides a combination of open land and water that is similar to other sites in the County where foraging or roosting by the Florida bonneted bat has been documented.

Additionally, the site is within the core foraging area for the federally threatened wood stork. The City is advised that habitat and utilization of resources by listed species is protected by the Code and CDMP. Any questions regarding endangered species can be directed to the United

Staff Report for Proposed Boundary Change  
to the City of Doral – Section 6  
Page 15 of 15

States Fish and Wildlife Service (USFWS) in the Vero Beach office at (772) 562-3909 or the Natural Resources Division of DERM at 305-372-6575.

Air Quality Management

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

**Parks, Recreation and Open Spaces**

There are no County parks within the proposed annexation area. The annexation has no impact on the Parks, Recreation and Open Spaces Department.

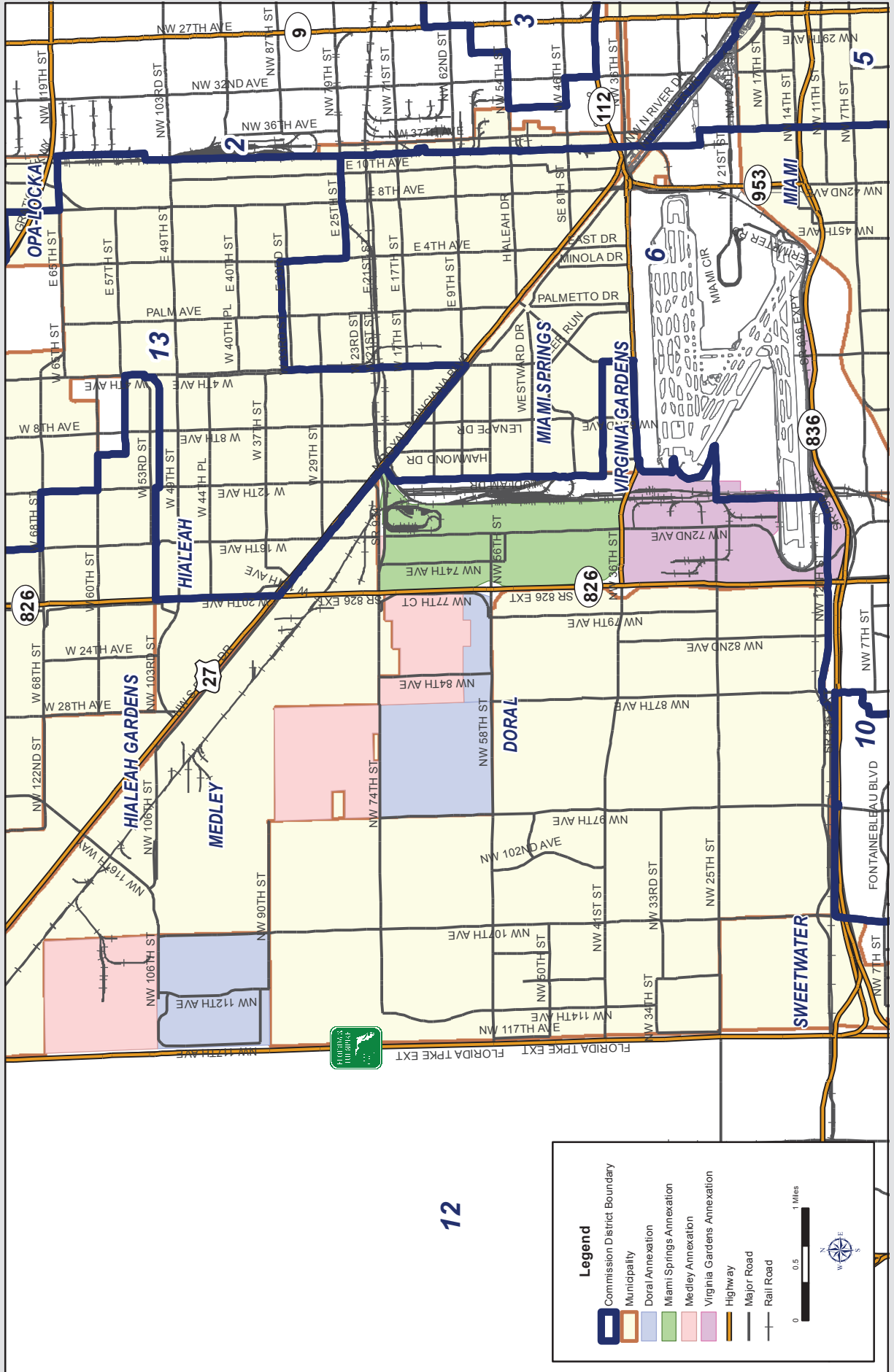
Attachments:

- A. Map of four city proposed annexations
- B. Map of proposed annexation
- C. Estimated Impact on UMSA Budget Statement
- D. City of Doral Annexation Application

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



## MIAMI-DADE COUNTY Doral, Miami Springs, Medley and Virginia Gardens Proposed Annexations



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division. For the Office of Management and Budget  
October 2018  
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No expressed or implied warranties including but not limited to the implied warranties of merchantability or fitness for a particular purpose is made. User is warned the materials contained herein are provided "as is".



# MIAMI-DADE COUNTY

## Doral Annexation - Area 6



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division. For the Office of Management and Budget April 2019

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# EXHIBIT 5 ATTACHMENT C

Doral - Section 6

Based on FY 2018-19 Budget	Assumptions	
<b>Property Tax Revenue</b>	<b>Allocation based on tax roll &amp; millage</b>	\$1,126,080
<b>Franchise Fees</b>	<b>Allocated based on tax roll/population</b>	
<b>Sales Tax</b>	<b>Allocation based on \$76.52 per person</b>	\$0
<b>Utility Taxes</b>	<b>Allocated based on tax roll/population</b>	
<b>Communications Tax</b>	<b>Allocated based on tax roll/population</b>	\$117,158
<b>Alcoholic Beverage License</b>	<b>Allocation based on \$0.23 per person</b>	\$0
<b>Business Tax</b>		\$19,437
<b>Interest</b>	<b>Allocation based on .542% of total revenue</b>	\$9,490
<b>Sheriff and Police Fees</b>	<b>Allocation based on population</b>	\$0
<b>Miscellaneous Revenues</b>	<b>Allocation based on \$0.79 per person</b>	\$0
<b>Revenue to UMSA</b>		<b>\$1,272,165</b>
<b>Cost of Providing UMSA Services</b>		
<b>Police Department</b>		\$455,152
<b>UMSA Police Budget (without specialized)</b>		
<b>Parks, Recreation and Open Spaces Dept.</b>	<b>Based on cost of parks</b>	\$0
<b>Right-of-Way Maintenance</b>		
<b>Centerline Miles</b>	<b>Centerline miles times cost per lane mile</b>	\$18,427
<b>Policy Formulation</b>		
Commission, Mayor, County Attorney	<b>Direct Cost multiplied by 2.71%</b>	\$12,834
<b>Internal Support</b>		
Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget	<b>Direct Cost multiplied by 4.86%</b>	\$23,016
<b>Planning and Non-Departmental</b>		
Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	<b>Direct Cost multiplied by 6.7%</b>	\$31,730
<b>QNIP Debt Service Payment</b>	<b>Utility Taxes as a % of debt service 11.0%</b>	\$ 41,705
<b>Cost of Providing UMSA Services</b>		<b>\$ 582,864</b>
<b>Net loss to UMSA</b>		<b>\$689,301</b>
1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.		
<b>2018 Taxable Property Rolls</b>		\$614,711,085
<b>2018 Area Population</b>		0
<b>2018 UMSA Population</b>		1,184,388
<b>2018-19 UMSA Millage</b>		1.9283
<b>Patrollable Sq. Miles - UMSA</b>		207.90
<b>Total Calls For Service - UMSA CY 2017</b>		647,328
<b>Part 1 Crimes - UMSA 2017</b>		41,037
<b>Part 2 Crimes - UMSA 2017</b>		17,032
<b>Patrollable Sq. Miles - Study Area</b>		1.00
<b>Total Calls for Service - Study Area</b>		860
<b>Part 1 Crimes - Study Area</b>		40
<b>Part 2 Crimes - Study Area</b>		6
<b>Cost per Centerline Mile</b>		\$3,839
<b>Number of Centerline Miles</b>		4.8
<b>Per Capita Taxable Value</b>		N/A

CITY OF DORAL, FLORIDA  
ANNEXATION REPORT

Section 6, Township 53, Range 40  
(2016 RESUBMITTAL)



April 20, 2016



Pursuant to Resolution No. 16-92, the City of Doral duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

Mayor Luigi Boria  
Vice-Mayor Christi Fraga  
Councilwoman Sandra Ruiz  
Councilman Pete Cabrera  
Councilwoman Anna Maria Rodriguez

Staff  
Edward A. Rojas, City Manager  
Connie Diaz, City Clerk  
Daniel Espino and Gilberto Pastoriza, City Attorneys  
Julian H. Perez, AICP, CFM, Planning and Zoning Director

Prepared by:



**BELL DAVID PLANNING GROUP, INC.**  
Navigating Florida's Planning Requirements  
1019 NE 104<sup>th</sup> Street  
Miami Shores, FL 33138  
  
(786) 514-0121

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d.	Facilities for Collection and Treatment of Sewage	
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f.	Street Lighting	
g.	Street Construction and Maintenance	
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Attachment "A" – Certified List of Property Owners

## 1. Executive Summary

With this re-submittal, the City of Doral (City), wishes to reinitiate the annexation process begun over six years ago. The City wishes to annex approximately a **one square mile area** which is contiguous to the City's current northern municipal boundary (See Location Aerial). There are no Terminals designated on the Miami-Dade County Land Use Plan Map within ½ mile of this area nor will this annexation create an enclave.

The Annexation Area is described as: Section 6, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by NW 90<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 106<sup>th</sup> Street on the north, and the NW 117<sup>th</sup> Avenue Canal and Road Right-of-Way to the west. This area is completely accessible through the existing street network of Doral.

The City is a relatively new municipality, having incorporated in 2003. Miami-Dade County (County) still provides certain services as stipulated in various Interlocal Agreements and will continue to do so for the proposed Annexation Area. The City has adjusted its millage rate downward since the time of incorporation and is now lower than the millage rate for Unincorporated Miami-Dade County.

The City is dissimilar from other municipalities that have incorporated in Miami-Dade County over the last 20 or so years due to the unprecedented mix of residential, commercial and industrial uses within the existing boundaries – a benefit to property owners within the annexation area. The City also includes a world class hotel and golf course, excellent schools and is considered an international hub for commerce. Because of the mix of uses and large tax base the City of Doral is considered financially well placed and a donor area.

According the BEBR, the 2015 population estimate figures show that 55,660 persons reside in the City of Doral. The addition of the Annexation Area, which has zero electors, would not impact the population of the City.

With its current successes the City wishes to expand so that the following goals may also benefit the Annexation Area:

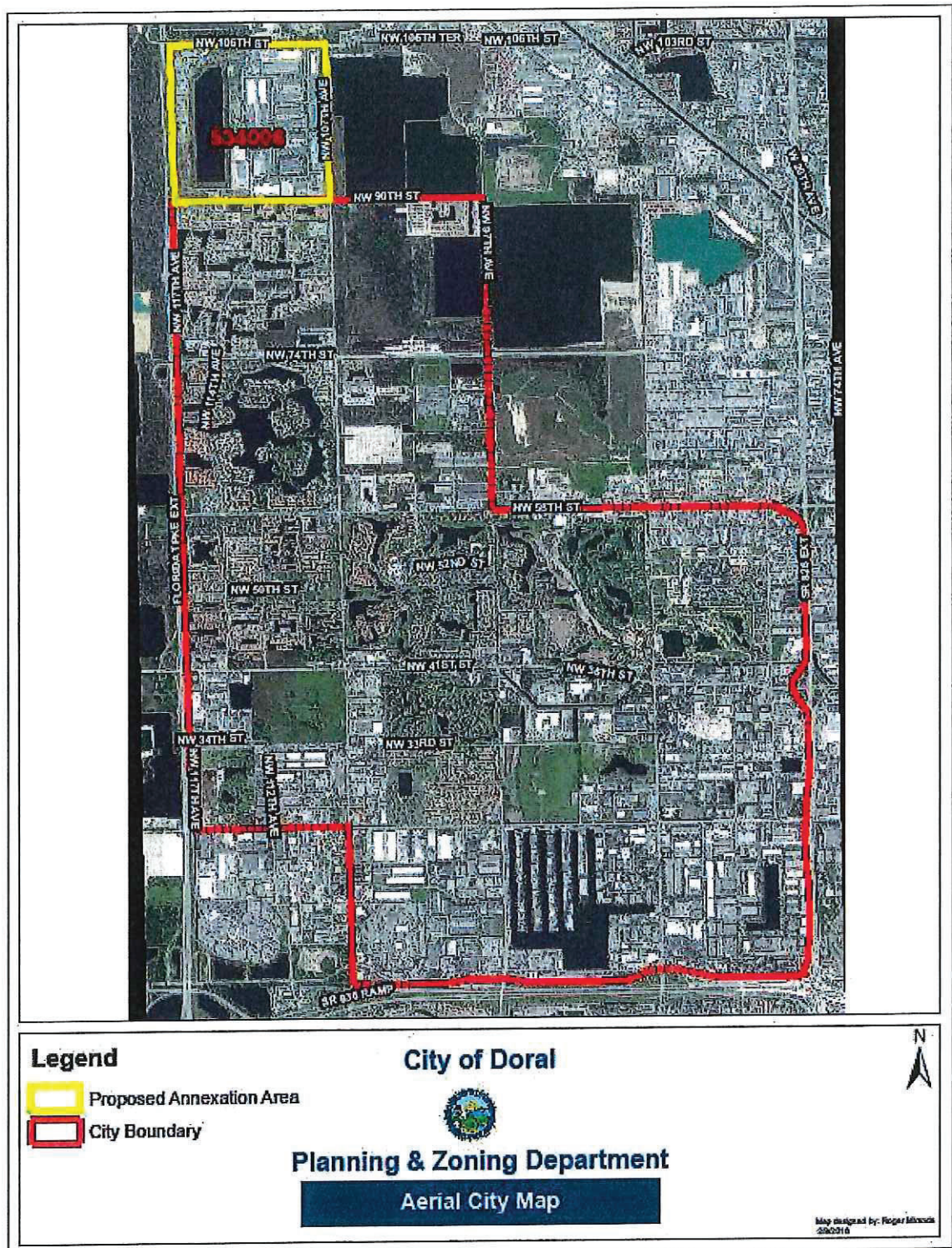
- Improving services and infrastructure;
- Having a local government that is aware of and concerned with the business community's development and the quality of life for local residents and businesses;
- Instilling pride and participation;
- Improving the process of development regulation; and
- Providing for a local government that is accountable for how taxes are spent and is willing to participate with all other Miami-Dade municipalities, old and



new, in providing financial assistance to some of the less fortunate areas of the County.

In summary, the Annexation Area will further provide for the fiscal strength of the City by increasing its tax base and allowing for significant job creation opportunities. Through more localized planning and review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

## 2. Location Aerial



**3. Resolutions**

As stated previously, the current application for annexation of Section 6 is a resubmittal and update of previous requests. In addition to the current Resolution No. 16-92 approved by the City of Doral City Council on April 20, 2016, Resolutions 13-19, 08-100 and 04-99 have been included in order to provide a historical record of past City Council actions on this matter.

Res. No. 16-92  
Page 1 of 4

**RESOLUTION No. 16-92**

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 13-19, RESOLUTION 08-100 AND RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX THE PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, CITY MANAGER, CITY CLERK AND CITY ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 13-19 after public hearing on February 27, 2013, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 08-100 after public hearing on October 8, 2008, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

Res. No. 16-92  
Page 2 of 4

**WHEREAS**, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "C;" and

**WHEREAS**, on that date, the City Council conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

**WHEREAS**, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

**WHEREAS**, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens.

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

**Section 1. Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2. Affirmation.** The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area



Res. No. 16-92  
Page 3 of 4

legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

**Section 3. Annexation Request.** The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate Resolution approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County,

**Section 4. Authorization.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to reinitiate and continue the boundary change procedure in accordance with Section 20-3 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5. Transmittal.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation, as provided in Exhibit "D", consistent with Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

**Section 6. Effective Date.** This resolution shall take effect immediately upon its adoption.

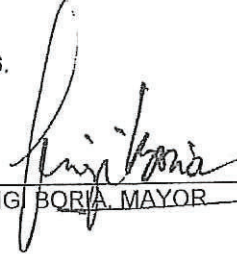


Res. No. 16-92  
Page 4 of 4


The foregoing Resolution was offered by Councilmember Ruiz who moved its adoption.  
The motion was seconded by Councilmember Rodriguez and upon being put to a vote,  
the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Absent/Excused
Councilman Pete Cabrera	Absent/Excused
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 20 day of April, 2016.


  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
WEIS, SEROTA, HELFMAN, COLE AND BIERMAN, LLP  
CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
I, Connie Diaz, City Clerk  
Of the City of Doral, Florida do hereby certify  
that the above and foregoing is a true and correct  
copy of the original thereof on file in the office.  
WITNESS, my hand and the seal of said City  
this 29 day of April AD20 16  
By: 

**EXHIBIT A**

Res. No. 13-19  
Page 1 of 4

**RESOLUTION NO. 13-19**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 08-100 AND RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A," and

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 08-100 after public hearing on October 8, 2008, upon mailed notice provided to all affected property owners within 600 feet of the proposed

Res. No. 13-19  
Page 2 of 4

boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

**WHEREAS**, on that date, the City Council conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

**WHEREAS**, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

**WHEREAS**, by this Resolution, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

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

**Section 1.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Res. No. 13-19  
Page 3 of 4

**Section 3.** The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County,

**Section 4.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to reinstate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

**Section 6.** This resolution shall take effect immediately upon its adoption.

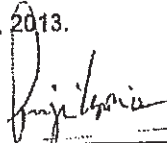
[Section left blank intentionally]

Res. No. 13-19  
Page 4 of 4

The foregoing Resolution was offered by Councilmember Rodriguez who moved its adoption. The motion was seconded by Councilmember Rodriguez Aguilera and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Absent
Councilwoman Christli Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes

PASSED and ADOPTED this 27 day of February, 2013.

  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE  
SOLE USE OF THE CITY OF DORAL:

 For:  
\_\_\_\_\_  
JIMMY MORALES, CITY ATTORNEY

## EXHIBIT B

RESOLUTION NO. 08 - 100

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, CONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, on that date, the City Council conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in



Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens; and

**WHEREAS**, by this Resolution, the City Council affirms its previous determination that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens;

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

**Section 1.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

**Section 3.** The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

**Section 4.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed

necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

**Section 6.** This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

The foregoing Resolution was offered by Councilman Van Name who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED this 8<sup>th</sup> day of October, 2008.

  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE  
SOLE USE OF THE CITY OF DORAL:

  
JOHN J. HEARN, CITY ATTORNEY

## EXHIBIT C

## RESOLUTION NO. 04-99

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Council has conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens.

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

**Section 1.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Council hereby approves the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

**Section 3.** The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

**Section 4.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

Section 6. This resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Councilman Van Name, who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilman Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilman Robert Van Name	yes

PASSED and ADOPTED this 27<sup>th</sup> day of October, 2004.

  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
SHEILA PAUL, CMC, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE  
SOLE USE OF THE CITY OF DORAL:

  
JOHN HEARN, CITY ATTORNEY



#### 4. Public Hearing Notice – Wednesday April 20, 2016

A4 dailybusinessreview.com TUESDAY, APRIL 5, 2016 DAILY BUSINESS REVIEW

An ALM Publication



### CITY OF DORAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, April 20, 2016, the City Council of Doral will hold a Public Hearing at 6:00 P.M. at the City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, 3rd Floor, Doral, Florida, 33166, Doral, FL., pursuant to the Miami-Dade County Charter Section 6.04 and the Miami-Dade County Ordinances, Section 20-3, to consider annexation and enactment of a Resolution concerning the annexation of certain land depicted in the following map. All interested parties are urged to attend the meeting and be heard.

The City of Doral proposes to adopt the following Resolution:

#### RESOLUTION No. 16-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 13-18, RESOLUTION 08-100 AND RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 16-04-DOR-20

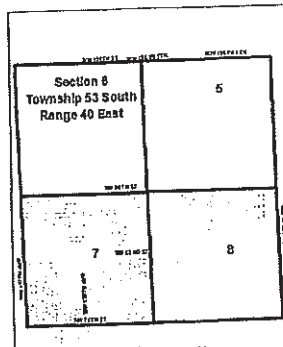
APPLICANT: City of Doral

PROJECT NAME: Section #6 Annexation Application.

LOCATION: The annexation area is described as Section 6, Township 53, Range 40 East in Miami-Dade County, Florida. The area is bounded by NW 90th Street on the south, NW 107 Avenue on the east, NW 106th Street on the north, and NW 117th Avenue Canal and Road Right of Way to the west.

REQUEST: The City Administration is requesting the City Mayor and Council approval to transmit to Miami-Dade County the proposed annexation application for the following unincorporated area in Miami-Dade County; Section 6 Township 53, Range 40 East. The proposed annexation area is approximately one square mile which is contiguous to the City's northern municipal boundary.

LEGAL DESCRIPTION: All of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.



Information relating to the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department located at 8401 NW 53rd Terrace, Doral, FL 33166. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, 8401 NW 53rd Terrace, Doral, FL 33166. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

Connie Diaz, CMC  
City Clerk  
City of Doral

16-30/0000096548M

**5. Map and Legal Description**

See Section 2. above for location

All of Section 6, Township 53, Range 40

Total Number of Acres: 640.2

**6. Certification of County Supervisor of Registration (Elections) and Department of Regulatory and Economic Resources – Request Letters and Responses**



February 28, 2016

Ms. Penelope Townsley, Supervisor of Elections  
Miami-Dade County Elections Department  
2700 NW 87<sup>th</sup> Avenue  
Doral, FL 33172

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors  
City of Doral Annexation Request – Section 5, Township 53, Range 40

Dear Ms. Townsley:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 90<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 105<sup>th</sup> Street on the north, and NW 117<sup>th</sup> Avenue (HEFT) to the west.

As referenced in Chapter 20 "Municipalities", Section 3(C), a "Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains either more than two hundred fifty (250) residents who are qualified electors, or less than two hundred fifty (250) residents who are qualified electors." is required for the application submittal.

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 514-0121.

Very truly yours,

Alex A. David, AICP

Attachment

cc: Edward A. Rojas, City Manager, City of Doral  
Connie Diaz, City Clerk, City of Doral  
Gilberto Pastoriza and Daniel Espino, City Attorneys, City of Doral  
Julian H. Perez, AICP, CFM, Planning and Zoning Director, City of Doral

1019 NE 104<sup>th</sup> Street • Miami Shores, FL 33138 • Office: 786.514.0121  
[www.bellanddavid.com](http://www.bellanddavid.com) alex@bellanddavid.com



Elections  
2700 NW 87th Avenue  
Miami, Florida 33172  
T 305-499-VOTE F 305-499-8547  
TTY: 305-499-8480  
[miamidade.gov](http://miamidade.gov)

## CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the **City of Doral Annexation Area**, bounded by NW 90<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 106<sup>th</sup> Street on the north, and NW 117<sup>th</sup> Avenue (HEFT) to the west, has 0 voters.

A handwritten signature in blue ink, appearing to read 'C. White', written over a horizontal line.

Christina White  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 15<sup>th</sup> DAY OF  
MARCH, 2016



February 26, 2018

Mr. Jack Osterholt, Director  
Miami-Dade County  
Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, FL 33128

RE: Certificate of the Director Determining Percent of Residential Development  
City of Doral Annexation Request – Section 6, Township 63, Range 40

Dear Mr. Osterholt:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 80<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 90<sup>th</sup> Street on the north, and NW 117<sup>th</sup> Avenue (IIEFT) to the west.

As referenced in Section 20-3 (G) and pursuant to the Miami Dade County Code, Chapter 20 "Municipalities" Section 20-9 "Election on proposed boundary changes; required", a determination by the Director of the Department of Planning and Zoning (now RER) concerning the percentage of development within the annexed area is required. Section 20-9 states: "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer resident electors, and the area is less than fifty (50) percent developed residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning (now RER)."

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 514-0121.

Very truly yours,

*Alex A. David*  
Alex A. David, AICP

Attachment

cc: Mark Warner, AICP, Asst. Director of Planning, RER  
Edward A. Rojas, City Manager, City of Doral  
Carmie Diaz, City Clerk, City of Doral  
Gilberto Pastonza and Daniel Espino, City Attorneys, City of Doral  
Julian H. Perez, AICP CFM, Planning and Zoning Director, City of Doral

2019 NE 104<sup>th</sup> Street • Miami Shores, FL 33138 • Office: 786.514.0121  
www.bell-david.com alex@bell-david.com



RER RESPONSE

## Memorandum



**Date:** March 17, 2016  
**To:** Christopher Agrippa, Director  
 Clerk of the Board  
**From:** Nathan Kogon, AICP, Assistant Director  
 Regulatory and Economic Resources *NK*  
**Subject:** Certification of the City of Doral's Proposed 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:

- The proposed annexation area, described below, is less than 50 percent developed residential. According to the 2016 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 840.2 acres.
- The proposed annexation area, which is shown in the attached figure, is generally bounded by NW 106<sup>th</sup> Street to the north, NW 107<sup>th</sup> Avenue to the east, NW 90<sup>th</sup> Street to the south and NW 117<sup>th</sup> Avenue to the west.

## Attachments

cc: Jorge Fernandez, Office of Management and Budget

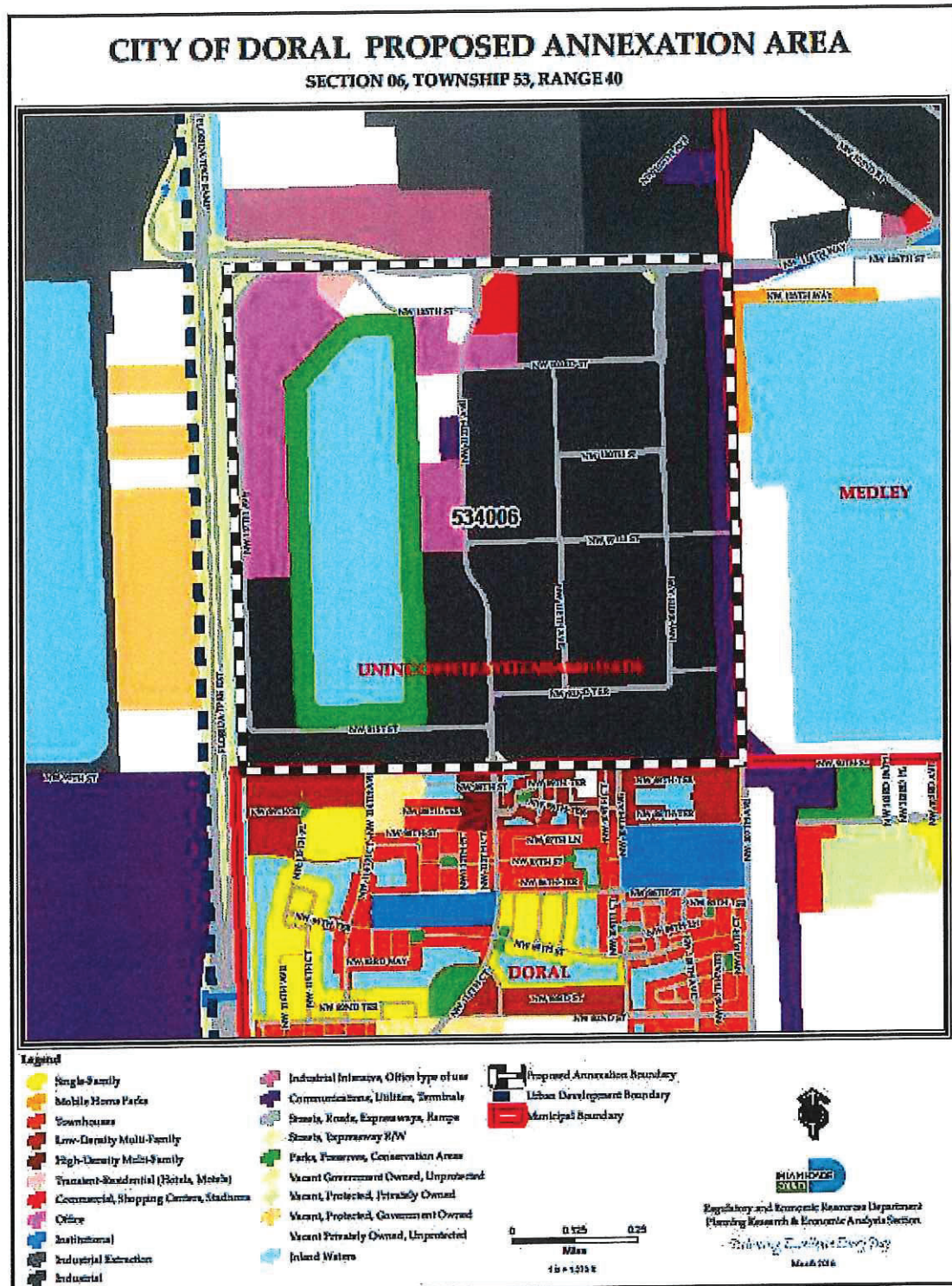


City of Doral Annexation Area  
Section 06, Township 53, Range 40  
2016 Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	City of Doral (Area Acres)	City of Doral (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	1,704.5	17.8	112,296.3	8.9
Commercial, Office, and Transient Residential *	68.7	10.7	897.8	9.4	14,448.8	1.1
Industrial	318.4	49.7	1,668.9	17.4	19,168.7	1.5
Institutional	0.0	0.0	318.2	3.3	14,910.2	1.2
Parks/Recreation	47.8	7.5	890.4	9.3	834,272.1	65.9
Transportation, Communication, Utilities	103.6	16.2	1,804.7	18.9	87,507.0	6.9
Agriculture	0.0	0.0	208.8	2.2	62,570.0	4.9
Undeveloped	18.6	2.9	1,089.8	11.4	83,482.4	6.6
Inland Waters	83.2	13.0	990.2	10.3	37,638.8	3.0
Total:	640.2	100.0	9,573.4	100.0	1,266,314.2	100.0

\* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section March, 2016



**7. Statement of Reason for Boundary Changes**

The proposed annexation area as shown abuts the City of Doral at its northern limit. Annexing the approximately 1.0 square mile area will also insure that the high quality of life for businesses and visitors will remain through continued proper planning and development practices. It is a fact that the excellent quality of existing and proposed development within the annexation area is compatible with and complementary to development already existing in Doral's office and industrial zones.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City. And in this case, more so, because Section 7 to the south is almost fully developed with residential land uses which is shown on the Comprehensive Development Master Plan Future Land Use Map.

Again, through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

Finally, since the City of Doral is fiscally very sound it will be able to service the area without impact to residents, businesses and other stakeholders within the current municipal boundaries. Also, property owners within the proposed annexation area **will benefit from more localized government.**

**8. Notification of Property Owners and Municipalities of City Intent**

Formal notice of the public hearing by the City proceeding with the annexation has been sent to property owners and municipalities within the area and within 600 feet thereof. Proof of compliance with this section shall be required. **(See Attachment "A" - CERTIFIED LIST OF PROPERTY OWNERS)**

## 9. Land Use Plan and Zoning

The land use and zoning consists mostly of industrial and office, with a number of larger undeveloped parcels, as shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Regulatory and Economic Resources the Annexation Area is approximately 1.0 square mile (640.2 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses may be found under Section 6 of this report.

Table 1.  
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial & Office	68.7	10.7
Hotels and Motels	0.0	0.0
Industrial	318.4	49.7
Institutional	0.0	0.0
Parks & Recreation Open Space	47.8	7.5
Transportation, Communications, Utilities	103.6	16.2
Agriculture	0.0	0.0
Undeveloped	18.6	2.9
Inland Water	83.2	13.0
Coastal Water	0.0	0.0
TOTAL	640.2	100.00

The City has adopted its Comprehensive Development Master Plan. Additionally, the City adopted its first Land Development Code.

The Miami-Dade Existing Land Use Map – March 2016 is shown above.

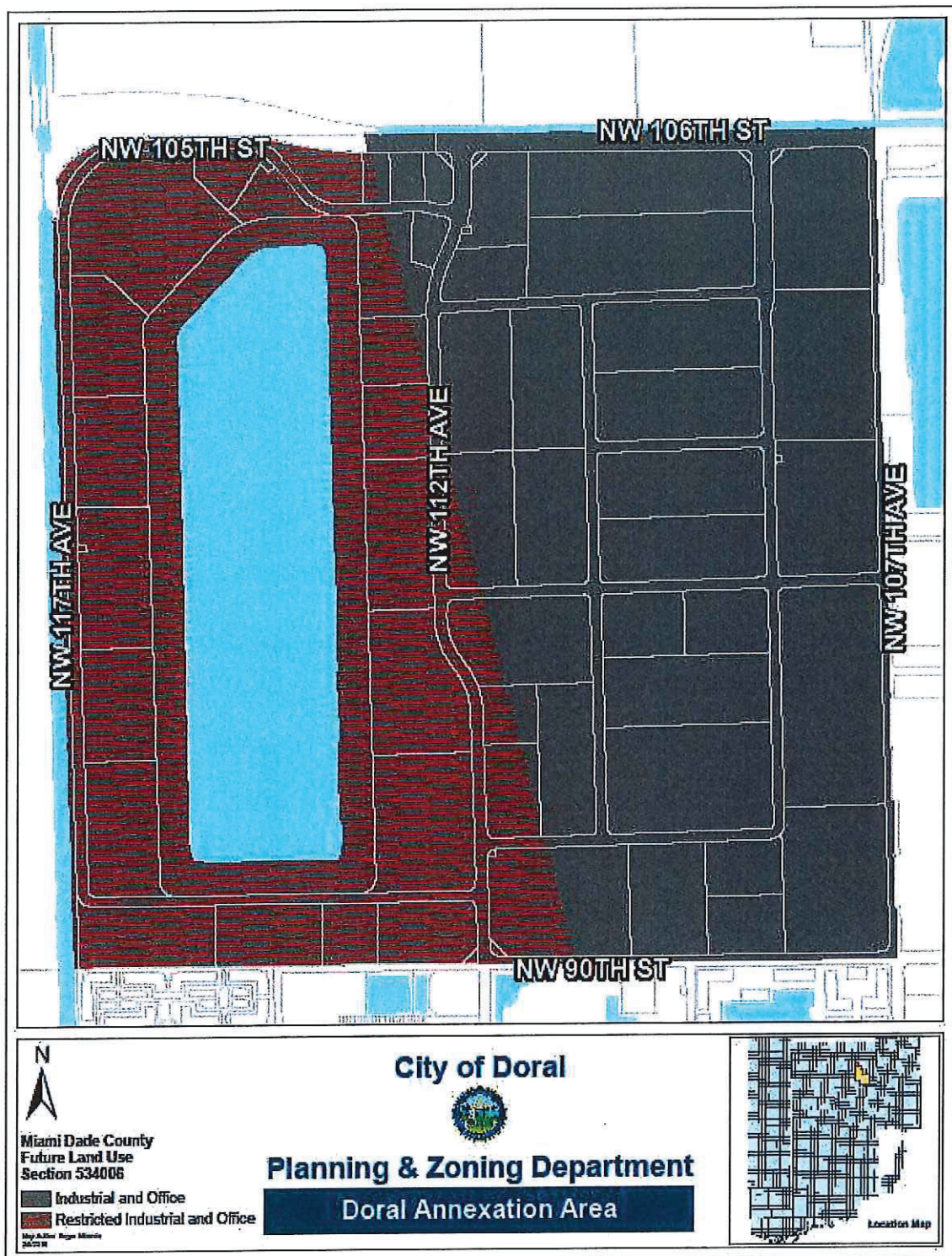
Future Land Use Designation for Section

Section 6 53 40 is designated Industrial and Office and Restricted Industrial and Office on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will re-designate those properties to the City's closest Land Use equivalent.

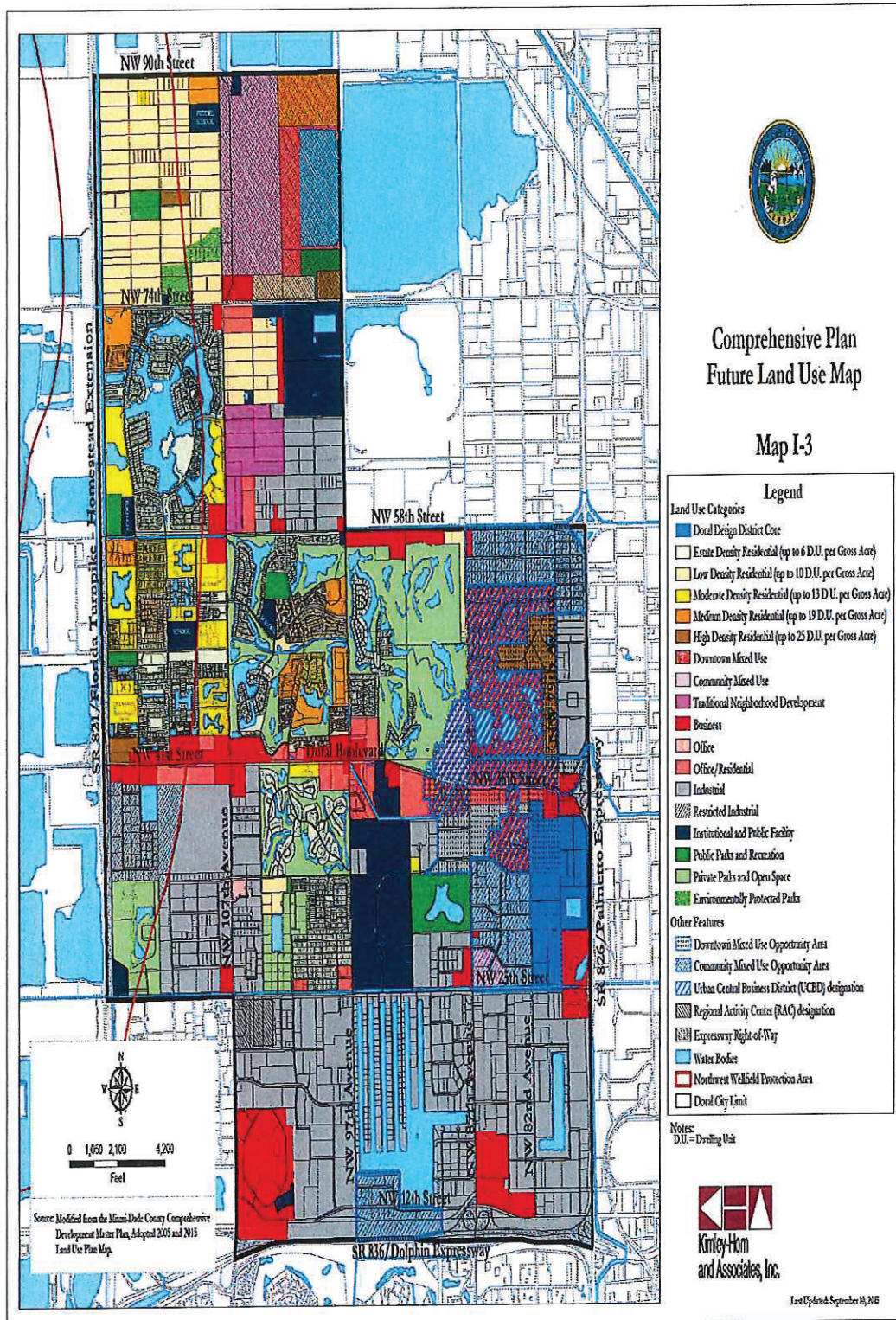
Please see Future Land Use Plan Map for more detailed Land Use designation locations.

Also, for reference purposes, the relevant Land Use Designation descriptions are included and were obtained from the Miami-Dade County Comprehensive Development Master Plan 2015-2025 and the City of Doral Comprehensive Development Master Plan.









## Future Land Use Plan Map Designations (Miami-Dade County)

### Industrial and Office

Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development.

In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on



two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.

TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall be allocated to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshops Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built per area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.

#### Restricted Industrial and Office

Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain

business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.

### Equivalent City of Doral Future Land Use Designations

\* *Business* - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102<sup>nd</sup> Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

\* *Industrial (I)* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

\* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum

of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

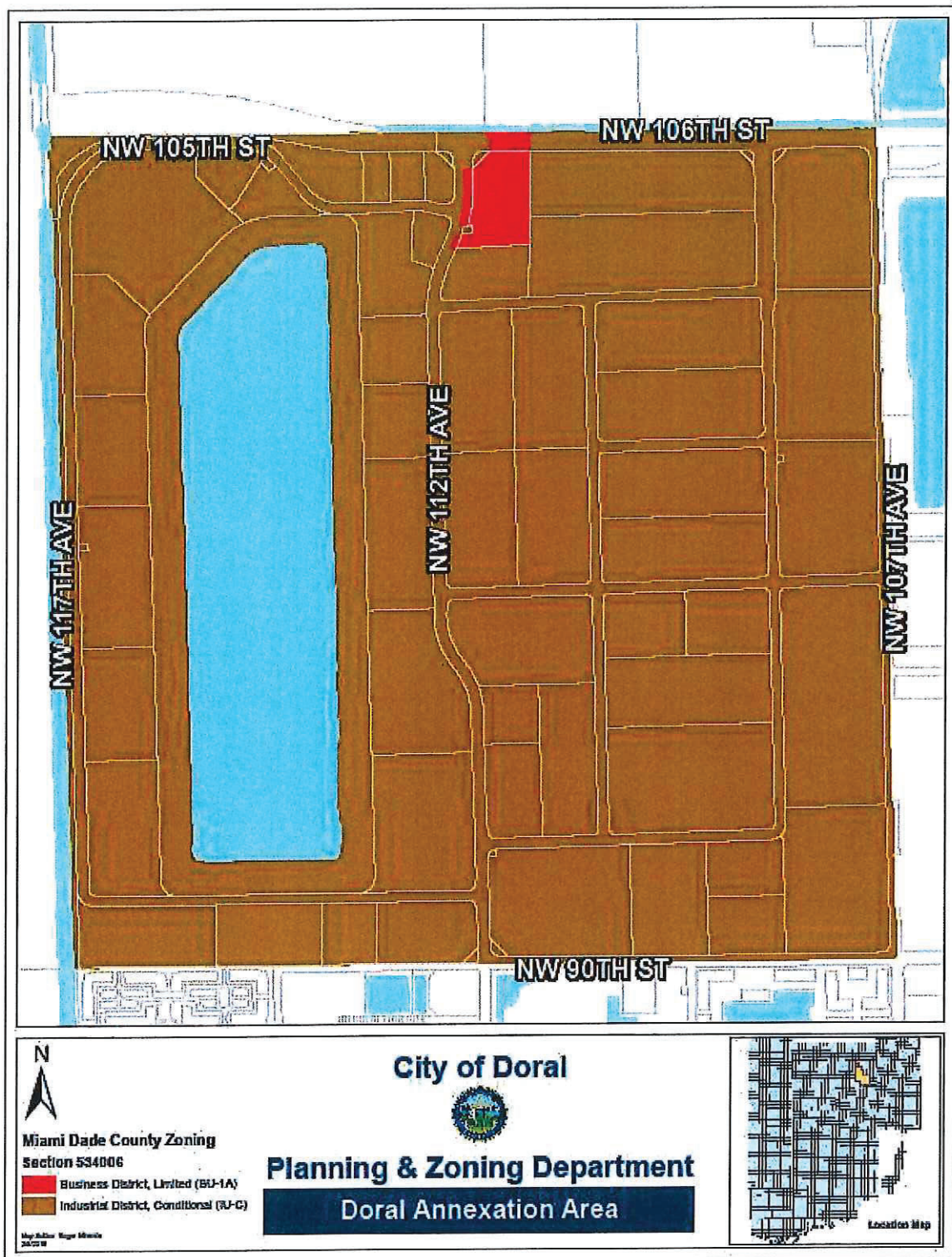
### Zoning

The Annexation Area consists of lands zoned mostly Industrial with a small portion being Limited Business as shown on the Miami-Dade County Zoning Maps. Upon annexation, the City will rezone those properties to the City's closest equivalent.

Section 6 53 40 is generally zoned IU-C – Industrial District, Conditional except for approximately 9 acres at the southeast corner of NW 106<sup>th</sup> Street and NW 112<sup>th</sup> Avenue which is zoned BU-1A – Limited Business District. The City's equivalent, respectively, are "I" (Industrial) and "CC" (Corridor Commercial)

Please see the Section Map for more detailed zoning district location information. Also, for reference purposes, the relevant Zoning District descriptions are included and were obtained from the Miami-Dade County Zoning Code.





Zoning Districts (Miami-Dade County)Article XXV. BU-1A, Limited Business District

## Sec. 33-246. Purpose.

The purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.

## Sec. 33-247. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one (1) or more of the following uses: All uses permitted in the BU-1 District, and such uses as automobile new parts and equipment sales, automobile service stations, banks, including drive-in teller service, dog and pet hospitals in air-conditioned buildings, dry cleaning establishments, furniture and grocery stores and home improvement centers.

Article XXXII. IU-C, Industrial District, Conditional

## Sec. 33-267. Intent.

IU-C District shall be applied only to those lands that appropriately may be used and utilized for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience, and the general welfare of the County. It is intended that this district shall be utilized to provide an adequate reservoir of lands suited for the needs and requirements of large industries, and industrial park developments, to the end that desirable industrial concerns may be attracted to this area. It is intended, however, that this district shall not be used indiscriminately, so as to permit any industrial use which might be offensive or obnoxious by reason of the emanation of odors, gases, dust, noise or vibration, pollution of air or water, or otherwise detrimental to the general welfare of this community; but that it shall be restricted and confined to only those large industrial uses and industrial park type developments which produce a net gain to the community. It is recognized that the rapid development of new and different industrial uses and operations makes it impossible and impractical to accurately enumerate those which would be beneficial or detrimental to the welfare of this community. Therefore, the intent and purpose for the establishment of this district is expressly set forth, and standards set forth for the use of lands embraced within this district.

## Sec. 33-268. Permitted uses.

No land, body of water, or structure in an IU-C District shall be used or permitted to be used, and no structure shall be erected, constructed, moved or

reconstructed, structurally altered, used, occupied or maintained for any purpose (except as a legal nonconforming building or use), except for one (1) or more of the uses hereinafter enumerated, and then only in accordance with the conditions hereinafter set forth:

- (1) Every use permitted in the IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-C District, and every use permitted in the IU-3 Districts (uses permitted in IU-2 District specifically prohibited) and all other industrial uses similar in character shall be permitted in the IU-C District, and shall include utility plants and substations such as, but not limited to, sewage, water, power, communications and gas.
- (2) All residential buildings and uses shall be prohibited in IU-C Districts, except for caretakers' quarters incidental to a permitted industrial use.

City of Doral Equivalent Zoning Districts

Chapter 68, Article VI. Division 3. Industrial District (I)

**Sec. 68-819. - Intent and purpose.**

The intent and purpose of the industrial district (I) is to allow for industrial uses in the city, which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city.

**Sec. 68-820. - Permitted uses—Generally.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial district (I):

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- (1a) Residential, maximum 20 units per acre if located within the District Core of the Doral Design District Plan. Residential units may consists of work/live, multi-family condominium/apartment house and lofts.
- (2) Professional offices.
- (3) Medical offices.
- (4) Restaurants.
- (5) Hotels and motels with a maximum density of 75 units per acre.
- (6) Retail and services, permitted only as an ancillary use with only 15 percent of the entire development in conjunction with principle uses.
- (6a) Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The district core shall contain no more than 10 percent retail and service uses.
  - a. *Exceptions:*
    1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the 10 percent retail district core maximum.
    3. (sic) In the event that the District Core reaches its 10 percent retail and services maximum, ancillary retail and services are still permitted on an individual site up to 15 percent of the development pursuant to (6).
  - b. *Calculations:*
    1. Only retail and services uses pursuant to (6a) shall be calculated toward the maximum 10 percent based on all building square footage within the district core.
    2. Retail and services pursuant to (6a) shall not be added to the overall building square footage of the district core in which retail and services, pursuant to (6a), is calculated.



3. The city's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the district core.
  4. Retail and service uses that are located within either a mixed use or commercially zoned property and that fall within the district core, shall not contribute to the overall 10 percent maximum retail and services allocation. Additionally, building area within these zoning districts shall not contribute to the overall square footage within the district core for the purposes of the aforementioned calculations.
- (7) Educational facilities.
  - (8) Public schools.
  - (9) Trade schools.
  - (10) Religious facilities.
  - (11) Day care facilities.
  - (12) Warehouses.
  - (13) Showrooms.
  - (14) Manufacturing, light.
  - (15) Places of assembly (banquet halls, private clubs, convention and auditoriums).
  - (16) Recreation facilities.
  - (17) Automotive rental.
  - (18) Miniwarehouses.
  - (19) Motion picture production studios.
  - (20) Parking lots.
  - (21) Kennels.
  - (22) Banks.

**Sec. 68-821. - Same—With special development requirements.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for these uses permitted in the industrial district (I).

- (1) Hotels and motels pursuant to section 74-157
- (2) Bars pursuant to chapter 74, article IV.
- (3) Nightclubs pursuant to chapter 74, article IV.
- (4) Auto dealerships and truck sales pursuant to section 74-152
- (5) Auto repair, painting, top and body works pursuant to section 74-148
- (6) Manufacturing, heavy pursuant to section 74-158
- (7) Manufacturing, medium pursuant to section 74-158

**Sec. 68-822. - Special exception uses.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74, article VIII, division 6, for special development regulations for adult uses in the industrial district (I).

**Sec. 68-823. - Development standards and additional regulations.**

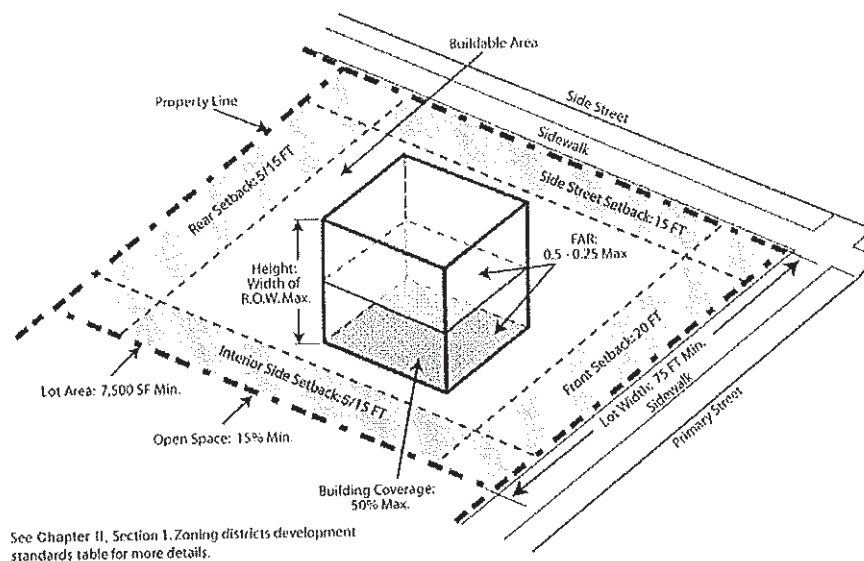
Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping and buffers;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

**Sec. 68-824. - Illustration of district.**

The following is a graphic description of the industrial district (I). If property is located in the district core pursuant to the Doral Design District Plan, then section 53-127 shall apply:

**I — Industrial District**



**Chapter 68, Article VI. Division 4. Industrial Restrictive District (I-R)**

**Sec. 68-842. - Intent and purpose.**

The intent and purpose of the industrial restrictive district (I-R) is to allow for industrial uses in the city with sensitivity to the wellfields located in the city and which shall increase the economic activity as being in close proximity to Miami International Airport.

**Sec. 68-843. - Regulations.**

All regulations in (I-R) district shall be in accordance with industrial zoning district regulations set forth in division 3 of this article with the following exceptions:

- (1) All developments shall comply with the wellfield protection regulations pursuant to chapter 24, division 2 of the Miami-Dade County Code.

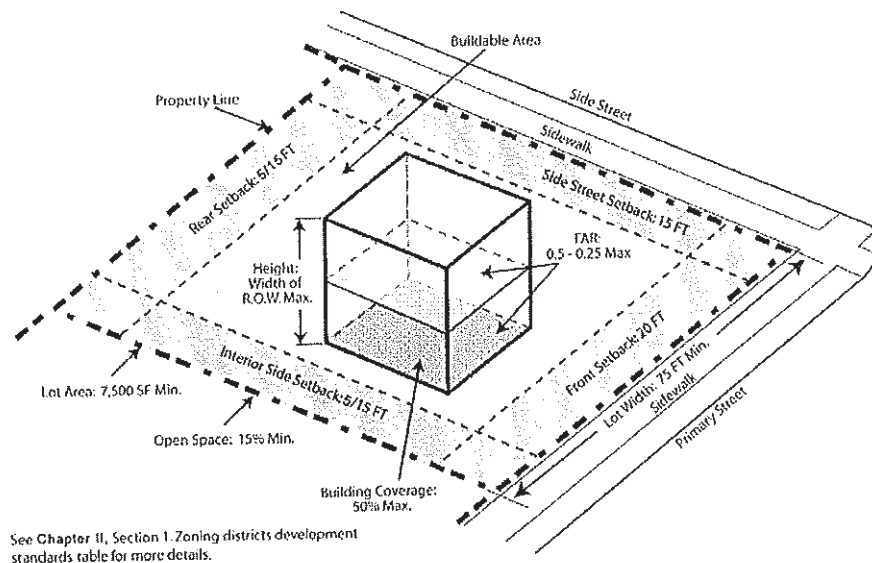


- (2) Adult uses are prohibited.
- (3) Kennels are prohibited.
- (4) Petroleum storage and other similar uses are prohibited.
- (5) All uses that may potentially contaminate the ground and may pose threat to the wellfields are prohibited.

**Sec. 68-844. - Illustration of district.**

The following is a graphic description of the industrial restrictive district (I-R):

**I-R — Industrial-Restrictive District**



Chapter 68, Article IV. Division 3. Corridor Commercial District (CC)

**Sec. 68-382. - Intent and purpose.**

The corridor commercial district (CC) is established to provide for medium to high-intensity business uses on major corridors and prime commercial areas.

**Sec. 68-383. - Permitted uses—Generally.**

The following uses are permitted in the corridor commercial (CC) district, while all other uses are conditional or prohibited:

- (1) Retail services. Refer to chapter 53, article II, division 5, the use compatibility table, for a detailed list of uses under these categories in the following categories:
  - a. Banks.
  - b. Tangible sales.
  - c. Fitness/sports.
  - d. Animal services:
    1. Pet shops.

- 2. Grooming.
- 3. Animal training.
- 4. Veterinarians.
- e. Firearms.
- f. Beauty and personal services.
- g. Religious facilities.
- h. Other services that are similar to uses in this subsection (1) and shall be approved by the director of planning and zoning department.
- (2) Eating establishments:
  - a. Restaurant/cafeteria.
  - b. Drive-in restaurants.
  - c. Wine cafes.
  - d. Wine cafes with retail sales.
  - e. Billiards.
  - f. Liquor sales with tasting.
  - g. Bars and pubs.
- (3) Professional offices. (Refer to chapter 53, article II, division 5 for a detailed list of uses.)
- (4) Medical offices and uses.
- (5) Regional malls.
- (6) Educational and training institutions.
- (7) Public schools.
- (8) Admission facilities like auditoriums, theaters, museums and galleries. (Refer to chapter 53, article II, division 5 for a detailed list of uses.)
- (9) Carwash places.
- (10) Amusements.

**Sec. 68-384. - Same—With special development requirements.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for the following uses:

- (1) Nightclubs pursuant to chapter 74, article IV.
- (2) Hotels and motels (mixed use) pursuant to section 74-157
- (3) Hotels and motels (stand alone) with a maximum density of 75 units per acre.
- (4) Auto/truck/van sales pursuant to section 74-152
- (5) Miniwarehouses and self storage facilities pursuant to conditions mentioned in section 52-5
- (6) Passenger service facilities.

**Sec. 68-385. - Development standards and additional regulations.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

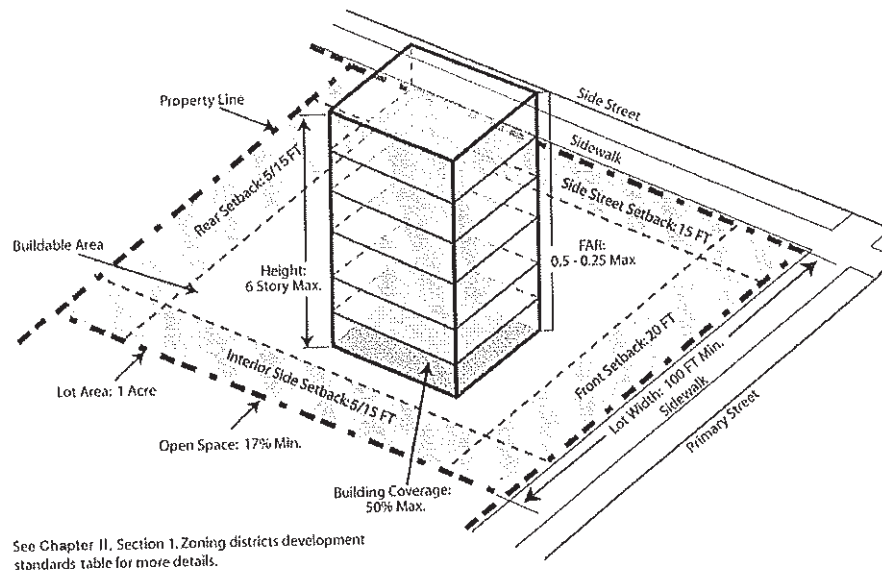
- (1) Chapter 71, landscaping and buffers;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;

- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

**Sec. 68-386. - Illustration of district.**

The following is the graphic description of the corridor commercial district (CC). If property is located in the district core pursuant to the Doral Design District Plan, then section 53-127 shall apply:

**CC — Corridor Commercial District**



## 10. List of Services to be Provided

### a. Police

The City of Doral Police Department comprises 139 full time sworn officers for the current 2015/2016 budget year. There are also 41 administrative positions within the Department. With a \$20.55 Million current year budget the Police Department is prepared to absorb any additional required police services.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area without degradation of police service. If the annexation is successful, an increase of five sworn officers would be contemplated for this area.

### b. Fire Protection

Fire Protection is provided by Miami-Dade County fire services for the City of Doral residents. Primary Fire Rescue service for the proposed annexation area will be provided by Fire Battalion 11 and Battalion 12, as referenced below. The following station territories lie within the proposed annexation area.

#### Battalion 11

Station	Address	Unit
Virginia Gardens 17	7050 NW 36 St	Aerial
Medley 46	10200 NW 116 Way	Technical Response Team
Miami Springs 35	201 Westward Dr	Rescue, Engine
Hialeah Gardens 28	10350 NW 87 Ave	Rescue

#### Battalion 12

Station	Address	Unit
Doral 45	9710 NW 58 St	Medic Engine
Fontainebleau 48	8825 NW 18 Terr	Rescue
Future Station 69	NW 112 <sup>th</sup> Avenue and NW 74 <sup>th</sup> Street	

A Battalion, is defined as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The annexed area will be served by Battalion 11, which is comprised of Virginia Gardens Station 17, Medley Station 46, Miami Springs Station 35, and Hialeah Gardens Station 28, new Station 69 and others. Battalion 12 will also serve the area. Battalion 12 is comprised of Doral Station 45, Fontainebleau Station 48, and other stations. Although these units primarily serve their own communities (Miami Springs, Medley, Miami Gardens) they come together in response to any major incident in the area. They also provide support services when primary response units are on

other service calls. To develop proficiency and unit coordination, the Battalion units regularly drill together.

Battalion 11 is also part of Miami Dade Fire Rescue's Special Operations Division. In addition to their normal firefighting, dive rescue and emergency medical activities, Stations 17, 28, 46, and 48 have some very special capabilities.

Station 46 serves as part of the urban search and rescue (USAR-1) and the Technical Rescue Team (TRT Units). Members of these units are trained in vehicle extraction, confined space rescue, trench rescue and elevated victim rescue. Station 17 is equipped with aerial apparatus units that are especially suited for taller buildings. Stations 28 and 48 comprise the core of the County's Hazardous Materials Response Team, Rescue and USAR-1 rescue support services.

Miami-Dade Fire Rescue Department provides fire and rescue service to the annexation area. There will be no change in this service if annexation occurs. There is no cost to the City of Doral for this service. All costs are directed to the property owners in the annexed area.

c. Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its water supply and distribution system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

d. Facilities for Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its collection and treatment system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

e. Garbage and Refuse Collection and Disposal

The County's Department of Public Works and Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing the County's landfills.

f. Street Lighting

Florida Power and Light provides electricity and lighting to the Annexation Area and will continue to do so.

g. Street Construction and Maintenance

The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. The remaining municipal streets will become City roads.

h. Park and Recreation Facilities and Services

The City has adequate park and recreational facilities to serve the needs of residents and of those employed in the City's municipal boundaries.

i. Building Inspection

The City will be responsible for all building inspections.

j. Zoning Administration

The City will be responsible for all zoning related matters.

k. Local Planning Services

The City will be responsible for local planning services.

l. Special Services Not Listed Above

The City will be responsible for all applications for plat approval and waivers of plat and other special services as needed.

m. General Government

The City has a Mayor-Council-Manager form of government. The Mayor and four Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large for staggered four year terms and may serve no more than two consecutive terms. The Council's powers include establishing public policy and law and directing the City Manager.

The City Manager serves as the Chief Administrative Officer of the City and is responsible to the Council for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is approximately 288 and may be expanded as the City takes on additional responsibilities.



**11. Timetable for Supplying Services****a. Police**

Immediate/No Change. The City would be able to adequately handle any policing needs in the annexation area.

**b. Fire Protection**

Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.

**c. Water Supply and Distribution**

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to supply potable water through its water supply and distribution system.

**d. Facilities for Collection and Treatment of Sewage**

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.

**e. Garbage and Refuse Collection and Disposal**

Immediate/No Change. The Annexation Area will continue to be part of the Public Works Waste Management and Collection System.

**f. Street Lighting**

Immediate/No Change. Any new lighting will be paid for through Special Taxing Districts or funded by FPL through user fees.

**g. Street Construction and Maintenance**

Immediate/No change. The County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets.

**h. Park and Recreation Facilities and Services**

Immediate/No Change. No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

**i. Building Inspection**

Immediate. The City will assume this function.

**j. Zoning Administration**

Immediate. The City will assume this function.

**k. Local Planning Services**

Immediate. The City will assume this function.

**l. Special Services Not Listed Above**

Immediate. Platting functions and other special services will be assumed by the City.

m. General Government

Immediate. After the annexation process is completed, the City of Doral will be responsible for all general government services.

**12. Financing of Services****a. Police**

The City will fund this service through its General Fund via tax collections.

**b. Fire Protection**

Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.

**c. Water Supply and Distribution**

Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and commercial water usage charges will provide the revenues for the continued operation and maintenance of the water supply and distribution system.

**d. Facilities for Collection and Treatment of Sewage**

Wastewater treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial sewer usage charges will provide the revenues for the continued operation and maintenance of the wastewater treatment and collection system.

**e. Garbage and Refuse Collection and Disposal**

The County's Department of Public Works and Waste Management will continue to serve existing customers, if any, but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills. Services provided by the County are financed through tax collections.

**f. Street Lighting**

Street lighting is financed through FP&L or Special Taxing Districts created by new development.

**g. Street Construction and Maintenance**

The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the City's General Fund.

**h. Park and Recreation Facilities and Services**

The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

**i. Building Inspection**

Building Inspections are financed through user fees.

- j.       Zoning Administration  
Zoning Administration services are financed through user fees.
- k.       Local Planning Services  
Local Planning Services are financed through user fees.
- l.       Special Services Not Listed Above  
Platting function costs are financed through user fees.
- m.       General Government  
General Government Services are provided and funded through tax collections.

**13. Tax Load on Annexation Area**

Gross Revenue is based on the 2015 Taxable Real Estate and Personal Property Rolls. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur. Since Section 6 is undergoing rapid development Revenues and Expenditures will be constantly changing as new properties are added to the tax rolls and more services are required.

The City of Doral Budget (FY 15-16) process has been completed and maintains a millage rate of 1.9000. The current Miami-Dade County millage rate is 1.9283.

Property Tax Revenue is determined by the following formula:

$$\text{Revenue} = \text{Taxable Property} \times \text{Millage} \times .95/1000$$

SECTION TOWNSHIP RANGE	2015 TAXABLE REAL ESTATE/ PERSONAL PROPERTY ROLLS	PROPERTY TAX REVENUE*	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
06-53-40	\$508,781,837	\$918,351	\$450,000	+ \$468,351

\* Based on City of Doral millage - Approximate

**14. Certification of Director of Planning & Zoning (now RER)**

See Section 6 above.



**15. Petition with Clerk of County Commission**

Not required for an annexation application initiated by a municipal governing body.

END

Attachment "A" – Certified List of Property Owners



**April 1, 2016**

**Elizabeth Alvarez  
Development Review Coordinator  
City of Doral  
8401 NW 53rd Terrace  
Doral, FL 33166**

**Dear Ms. Alvarez:**

This is to notify your office that Friday, April 1, 2016, the following notices were mailed out:

**HEARING NO.:** 16-04-DOR-20  
**APPLICANT:** City of Doral  
**PROJECT NAME:** Section #6 Annexation Application

**Total number pieces: 792**

Sincerely,  
**The Zoning Specialists Group, Inc.**

**Omara R. Lopez,  
Zoning Consultant**

**LEGAL DESCRIPTION:**

Section 6, Township 53 South, Range 40 of the Public Records of Miami-Dade County, Florida.

**LOCATION:** located between NW 107th and NW 117th Avenues, and between NW 90th and 106th Streets, Doral Florida

PROJECT: SECTION 6-53-40 ANNEXATION

ORDER NO.: 160318

DATE: March 28, 2016



SCALE: 1"= 800'

**The Zoning Specialists Group, Inc.**

7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305)828-1210

[www.thezoningspecialistsgroup.com](http://www.thezoningspecialistsgroup.com)

**I HEREBY CERTIFY:** That all the properties shown herein are lying within a 600-foot radius from all boundary lines of the subject property. I further certify that this radius map is true and correct to the best of my knowledge and belief.

BY: Joe Lopez

JOSE F. LOPEZ, P.S.M.

Professional Surveyor & Mapper  
No. 3086, State of Florida.Professional Surveyor & Mapper  
No. 3086, State of Florida.

**NOTE:**  
NOT VALID UNLESS SEALED WITH  
THE SIGNING SURVEYOR'S SEAL

