

## MEMORANDUM

Amended  
Agenda Item No. 8(G)(1)

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

**DATE:** October 5, 2021

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

**SUBJECT:** Resolution relating to the  
annexation request of the City of  
Sweetwater; directing, after  
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

Resolution No. R-854-21

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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/uw

**Date:** October 5, 2021

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

**From:** Daniella Levine Cava  
Mayor 

**Subject:** City of Sweetwater 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 Sweetwater (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 western municipal boundaries as detailed in Exhibit 1 to the resolution. The proposed annexation area is not deemed an enclave, as defined in Chapter 20 of the Code, nor would the annexation create an unincorporated enclave.

### **Scope**

The proposed annexation area is approximately 1,275.6 acres 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 25<sup>th</sup> Street, on the east by Northwest 117<sup>th</sup> Avenue, on the south by Northwest 12<sup>th</sup> Street and on the west by Northwest 137<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 2020 preliminary roll taxable value within the proposed annexation area is \$763,807,474. As shown in Exhibit 2, the area generates an estimated \$1,682,965 in revenue. The County spends an estimated \$1,106,401 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$576,564 if the area were to be annexed.

If the current City millage rate (3.9948 mills) were to be applied, the ad valorem revenues attributable to the annexation area would be \$2,898,695. At the current UMSA millage rate (1.9283 mills), the ad valorem



revenues attributable to the annexation area is \$1,399,207. The expected tax increase to the annexation area would be 2.0665 mills and \$1,499,488. There are 294 property folios in the area, and the average property owner would pay an additional \$5,100 per year if this annexation is approved.

Additionally, pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area’s utility tax revenues upon annexation. For the proposed annexation, utility taxes estimated to be \$432,491 will be retained by the County.

### **Track Record/Monitor**

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

### **Background**

On September 24, 2020, the City submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Board referred the application to the Planning Advisory Board (PAB) at the November 19, 2020 meeting. As required by Section 20-6 of the Code, OMB reviewed the application, compiled the staff report and processed the application for PAB consideration. After reviewing the staff report and Code considerations, the PAB held a public hearing on June 14, 2021. The public hearing was advertised as required by the Code. The staff report reviewed by the PAB and the annexation application are attached for the Board’s reference (Exhibit 3 to the resolution). The PAB recommended that the Board defer the annexation application for more information, as noted in the PAB resolution (Exhibit 4 to the resolution).

The Code requires a vote of the resident electors if the area has 250 resident electors or is more than 50 percent developed as residential property. The annexation area contains zero registered voters and 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 zoning and land uses in the proposed annexation area are compatible with the zoning and land uses in the City. The predominant zoning and land use in both the portion of the City bordering the proposed annexation area and the annexation area itself is light industry. The City states in its application that if the annexation is approved, the City will adopt the current Miami-Dade County land-use and zoning plan designations for the proposed annexation area in its general land use and zoning plan, as well as maintain Urban Development Boundary policies contained in the County Development Master Plan.

In its annexation application submitted to the County (Exhibit D to Exhibit 3 to the resolution), the City states that its current limited industrial lands place a disproportionate tax burden on those that can least afford to finance city services. The City seeks to diversify its land distribution by including undeveloped industrial lands, which will allow the City to reduce its millage to lessen the tax burden on working class residents.

**Summary of Issues for Consideration**

1. The annexation area contains the Miami-Dade Transit Dolphin Park and Ride facility, which is a Facility of Countywide Significance, and approximately half of the annexation area is included in the County’s Strategic Miami Area Rapid Transit Transportation Infrastructure Improvement District (SMART TIID) that has been designated an Area of Countywide Significance. The County will retain jurisdiction over both the Facility and Area of Countywide Significance.
2. The County will retain jurisdiction of parcels owned by the Florida Department of Transportation and the Miami-Dade Transportation and Public Works Department, and will designate them as Facilities of Countywide Significance (parcels are within the SMART TIID).
3. The County’s Comprehensive Development Master Plan (CDMP) land use element text includes floor area ratio limitations for development within this area and therefore the City’s CDMP must be consistent with the County’s CDMP for this purpose.
4. The County will retain jurisdiction of all land use and zoning covenants within the annexation area.
5. The City is within the Miami-Dade Fire Rescue District and the Miami-Dade Library District. The City has represented that they will remain in those districts and the proposed interlocal agreement will include language providing that the annexation area will remain within those districts in perpetuity.
6. The County will retain residential solid waste collection services, unless the City requests a delegation of collection services agreement for the annexed area and such delegation is approved by the County.
7. The City will be required to enter into an interlocal agreement for canal maintenance for secondary canals.
8. The City will be responsible for Stormwater Utility debt service payments for the annexation area estimated at \$107,450 yearly until 2029.
9. The County will retain ownership of the canals within the annexation area, including the following canals: NW 12 St. and 117<sup>th</sup> Avenue Ditch; Mid/NW 137<sup>th</sup> Ave canal; Mud Creek Canal; Snapper Creek Extension Canal; and North Line Canal.
10. The County will retain control of six Water and Sewer pump stations in the annexation area.
11. The land area of the City would nearly double from its current size of approximately 1,521 acres to approximately 2,797 acres, should the proposed annexation be approved.

**Code Considerations**

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

1. The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.
  - a) Does the area divide a Census Designated Place (an officially or historically recognized traditional community)?

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

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

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

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

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

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

*The boundaries of the proposed annexation area are logical and contiguous to the City's current western municipal boundary. Major streets and highways serve as barriers.*

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

*Staff from the Department of Regulatory and Economic Resources has reviewed zoning records for properties within the proposed annexation area and found numerous properties with covenants resulting from zoning hearings. Said properties' folios and relating resolutions are listed in Exhibit 3 to the resolution - PAB staff report (pages 21-23).*

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 2020 preliminary roll taxable value within the proposed annexation area is \$763,807,474. At the current City millage rate (3.9948 mills), the ad valorem revenues attributable to the annexation area would be \$2,898,695. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$1,399,207. The expected tax increase to the entire annexation area would be 2.0665 mills and \$1,499,488. There are 293 property folios in the proposed annexation area. The average property owner would pay an additional \$5,100 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 within the Adopted 2020 Urban Development Boundary.*

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

*The total taxable value of the annexation area is \$763,807,474. The area generates an estimated \$1,682,965 in revenues. The County spends an estimated \$1,106,401 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$576,564 (Exhibit 2 to the resolution).*

*Pursuant to Section 20-80.2 of the Code, the County retains all utility tax revenues of the area upon annexation. For the proposed annexation, utility taxes of an estimated \$432,491 will be retained by the County.*

*The County will continue to efficiently and effectively provide services 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?

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

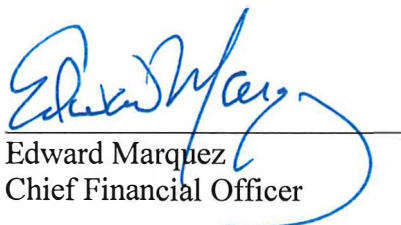
7. Is the annexation consistent with the Land Use Plan of the County's Comprehensive Development Master Plan?

*Page 28 of the City's application states that "The City will adopt the current Miami-Dade County land-use and zoning plan designations for the proposed annexation areas in the general land use and zoning plan of the City of Sweetwater."*

*Further details on the area's land use are included on page 16 of the PAB staff report (Exhibit 3 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:** October 5, 2021

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

**SUBJECT:** Amended  
Agenda Item No. 8(G)(1)

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 \_\_\_\_\_

Amended  
Agenda Item No. 8(G)(1)  
10-5-21

RESOLUTION NO.                    **R-854-21**

RESOLUTION RELATING TO THE ANNEXATION REQUEST OF THE CITY OF SWEETWATER; DIRECTING, AFTER 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 September 24, 2020, the City of Sweetwater (“City”) submitted an annexation request to Miami-Dade County for the property shown on the map attached hereto and incorporated by reference as Exhibit 1; and

**WHEREAS**, the Clerk of the Board placed the annexation request on the Board of County Commissioner’s (“Board”) agenda on November 19, 2020; and

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

**WHEREAS**, staff from the County’s Office of Management and Budget prepared an impact to UMSA analysis and a staff report, both of which are attached hereto and incorporated herein by reference as Exhibits 2 and 3, respectively; and

**WHEREAS**, the PAB, after reviewing the required staff report and after a public hearing, adopted a resolution recommending that the City of Sweetwater’s annexation request be deferred for more information, and the PAB’s resolution is attached hereto and incorporated herein by reference as Exhibit 4; and

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

**WHEREAS**, pursuant to section 20-7(B) of the County Code, the Board, after a public hearing, may either direct the County Attorney to prepare the appropriate 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:

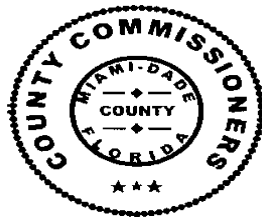
**Section 1.** The foregoing recitals are approved and incorporated in this resolution.

**Section 2.** The Board of County Commissioners hereby takes the following action on the annexation request of the City of Sweetwater: directs the County Attorney to prepare the appropriate items, including an ordinance and interlocal agreement, to accomplish the annexation request. In addition, these items shall also include and reflect the following proposed "swap" to revise the previously designated Areas or Facilities of Countywide Significance within the area shown in Exhibit 1: for the area shown in Exhibit 1 east of NW 127 Avenue, the northwest corner would be designated as an Area or Facility of Countywide Significance under chapter 20 of the Code, so that the entire area east of NW 127 Avenue in Exhibit 1 will be designated; and for the area shown in Exhibit 1 west of NW 127 Avenue, the southeast corner, which is currently designated as an Area or Facility of Countywide Significance under chapter 20, will no longer be designated.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**,  
who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III**  
and upon being put to a vote, the vote was as follows:

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

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



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

HARVEY RUVIN, CLERK

**Melissa Adames**

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A blue ink signature of James Eddie Kirtley, written in a cursive style, is positioned over a horizontal line.

James Eddie Kirtley



# EXHIBIT-1

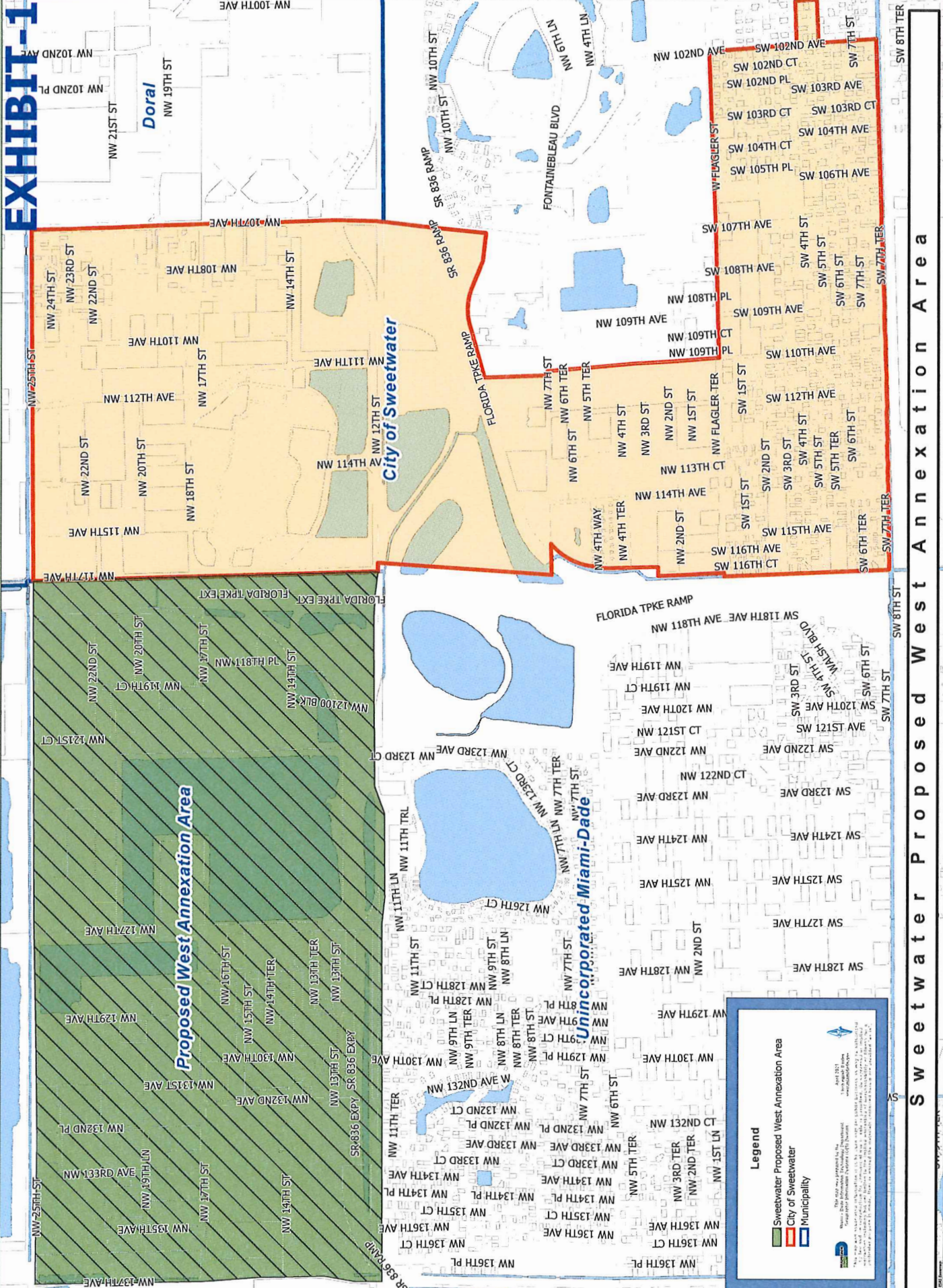




EXHIBIT - 2

| City of Sweetwater - West Annexation Application                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------|
| Based on FY 2020-21 Budget                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assumptions                                       |               |
| <b>Property Tax Revenue</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <i>Allocation based on tax roll &amp; millage</i> | \$1,399,207   |
| <b>Sales Tax</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <i>Allocation based on \$86.87 per person</i>     | \$0           |
| <b>Utility Taxes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <i>County Retains All Utility Taxes</i>           |               |
| <b>Communications Tax</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <i>Allocated based on tax roll/population</i>     | \$107,583     |
| <b>Alcoholic Beverage License</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <i>Allocation based on \$0.14 per person</i>      | \$0           |
| <b>Business Tax</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <i>Allocation based on \$3.18 per person</i>      | \$16,950      |
| <b>Interest</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <i>Allocation based on .305% of total revenue</i> | \$5,967       |
| <b>Sheriff and Police Fees</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <i>Allocation based on population</i>             | \$0           |
| <b>Administrative Reimbursement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <i>Allocated based on tax roll/population</i>     | \$65,266      |
| <b>Cash Carryover</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <i>Allocated based on tax roll/population</i>     | \$87,991      |
| <b>Miscellaneous Revenues</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <i>Allocation based on \$31.11 per person</i>     | \$0           |
| <b>Revenue to UMSA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                   | \$1,682,965   |
| <b>Cost of Providing UMSA Services</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                   |               |
| <b>Police Department</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                   | \$929,782     |
| <b>UMSA Police Budget (without specialized)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   |               |
| <b>Parks, Recreation and Open Spaces Dept.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | <i>Based on cost of parks</i>                     | \$0           |
| <b>Right-of-Way Maintenance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   |               |
| <b>Centerline Miles</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <i>Centerline miles times cost per lane mile</i>  | \$31,302      |
| <b>Policy Formulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                   |               |
| Commission, Mayor, County Attorney                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <i>Direct Cost multiplied by 2.67%</i>            | \$25,661      |
| <b>Internal Support</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |               |
| Information Technology, Internal Services, Human Resources                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |               |
| Communications, Audit and Management, Management and Budget                                                                                                                                                                                                                                                                                                                                                                                                                         | <i>Direct Cost multiplied by 4.65%</i>            | \$44,690      |
| <b>Planning and Non-Departmental</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |               |
| Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure                                                                                                                                                                                                                                                                                                                                                                              | <i>Direct Cost multiplied by 7.8%</i>             | \$74,965      |
| <b>Cost of Providing UMSA Services</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                   | \$1,106,401   |
| <b>Net to UMSA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                   | \$576,564     |
| 1. Does not include gas tax funded projects<br>2. Does not include canal maintenance revenues or expenses<br>3. Does not include proprietary activities: Building, Zoning, Solid Waste<br>4. Does not include Fire and Library Districts<br>5. Revenues are based on allocations not actuals<br>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>2020 Taxable Property Rolls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                   | \$763,807,474 |
| <b>2020 Area Population</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                   | 0             |
| <b>2020 UMSA Population</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                   | 1,205,462     |
| <b>2020-21 UMSA Millage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                   | 1.9283        |
| <b>Patrollable Sq. Miles - UMSA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                   | 207.90        |
| <b>Total Calls For Service - UMSA CY 2020</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                   | 594,615       |
| <b>Part 1 Crimes - UMSA 2020</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   | 32,936        |
| <b>Part 2 Crimes - UMSA 2020</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   | 13,076        |
| <b>Patrollable Sq. Miles - Study Area</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                   | 1.95          |
| <b>Total Calls for Service - Study Area</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                   | 1,036         |
| <b>Part 1 Crimes - Study Area</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                   | 93            |
| <b>Part 2 Crimes - Study Area</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                   | 7             |
| <b>Cost per Centerline Mile</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   | \$2,144       |
| <b>Number of Centerline Miles</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                   | 14.6          |
| <b>Per Capita Taxable Value</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   | N/A           |

## Memorandum



**Date:** June 14, 2021

**To:** Chairman Eric Fresco and Members  
Planning Advisory Board

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

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

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**Background**

On September 24, 2020, the City of Sweetwater (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 November 19, 2020 Board meeting. As required by the Miami-Dade County Code (Code), the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration. The proposed annexation area consists of 1275.6 acres (1.99 square miles) of the Unincorporated Municipal Service Area (UMSA) contiguous to the City's western municipal boundary.

The proposed annexation area is within County Commission District 12 represented by Commissioner Jose "Pepe" Diaz, and is generally described as:

The area adjacent to the City, bounded on the north by Northwest 25<sup>th</sup> Street, on the east by Northwest 117<sup>th</sup> Avenue, on the south by Northwest 12<sup>th</sup> Street and on the west by Northwest 137<sup>th</sup> Avenue.

The proposed annexation area is comprised of 1275.6 acres. Because there are no residents in the proposed annexation area, and the area is not developed residentially, an election in the area will not be required.

It is important to note that the City of Doral has filed an annexation application with the Clerk of the Board that includes the same boundaries being requested by the City of Sweetwater. On May 4, 2021, the Board referred the Doral application to the PAB, as provided by the Code. Staff is in the process of preparing a report to present at a later PAB meeting.

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 contains the Miami-Dade Transit Dolphin Park and Ride facility which is a Facility of Countywide Significance, additionally approximately half of the annexation area is included in the County's Strategic Miami Area Rapid Transit Transportation Infrastructure Improvement District (SMART TIID) that has been designated an Area of Countywide Significance, therefore the County will retain jurisdiction over the facility and area.
2. The County will retain jurisdiction of parcels owned by the Florida Department of Transportation and the Miami-Dade Transportation and Public Works Department and will designate them as Facilities of Countywide Significance (parcels are within the SMART TIID).
3. The County will retain jurisdiction of all land use and zoning covenants within the annexation area.
4. The City is within the Miami-Dade Fire Rescue District and the Miami-Dade Library District. The City has represented that they will remain in those districts and the proposed interlocal agreement



- will include language providing that the annexation area will remain within those districts in perpetuity.
5. The County will retain residential solid waste collection services unless the City requests a delegation of collection services agreement for the annexed area.
  6. The City will be required to enter into an interlocal agreement for canal maintenance for secondary canals.
  7. The City will be responsible for Stormwater Utility debt service payments for the annexation area estimated at \$107,450 yearly until 2029.
  8. The County will retain ownership of the canals within the annexation area including the following canals; NW 12 St. and 117<sup>th</sup> Avenue Ditch; Mid/NW 137<sup>th</sup> Ave canal; Mud Creek Canal; Snapper Creek Extension Canal; and North Line Canal.
  9. The County will retain control of six Water and Sewer pump stations in the annexation area.
  10. The land area of the City would nearly double from its current size of approximately 1,521 acres to approximately 2,797 acres should the proposed annexation be approved.

**Annexation Guidelines:**

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

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

The proposed annexation area does not divide a historically recognized community.

**2. If approved, will the annexation result in an area that is compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed?**

The zoning and land uses in the proposed annexation area are compatible with the zoning and land uses in the City. The predominant zoning and land use in both the portion of the City bordering the proposed annexation area and the annexation area itself is light industry. Furthermore, on page 28 of the Annexation Application, the City states that it will adopt the County's current land-use and zoning plan designations for the proposed annexation area in its general land use and zoning plan, as well as maintain Urban Development Boundary policies contained in the Comprehensive Development Master Plan (CDMP).

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

The annexation is not anticipated to impact the federal or state entitlement funding administered by the Miami-Dade Public Housing and Community Development Department. Additionally, there are no state or federal enterprise zones in the proposed annexation area.

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

**Fire and Rescue:**

The proposed annexation will not impact fire rescue response times. The area is currently served as part of the Miami-Dade County Fire District by Stations 58 and 61. Station 58 is the most approximate to the annexation area, within less than 3 miles. This area will continue to be served by the same stations and resources if the annexation is approved.

Police:

The proposed annexation area will result in a negligible impact on current public safety response times and services provided in the remaining UMSA area. Should the annexation be approved, the City will provide police services to the area as it currently does within its municipal boundaries.

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

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

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

The proposed annexation will continue to be served by the same cable television and telecommunication operators as before. Pursuant to State law effective July 1, 2007, Miami-Dade County no longer has the ability to license new cable television companies and enforcement activities will be limited to rights-of-way issues only. Therefore, the proposed annexation will not have an impact on our ability to enforce rights-of-way issues as per the Code. A list of new cable franchise certificates that may affect the County's rights-of-way can be found at the following site: <http://sunbiz.org/scripts/cable.exe>.

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

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

The proposed annexation area is not located in an evacuation zone, but it is located in FEMA Flood Zones AE and AH. Properties located in Zones AE and AH are at moderate to high risk for flooding. Zone AE corresponds with a flood risk of over three feet, while Zone AH corresponds to a flood risk of between one to three feet.

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

The proposed annexation area is currently served by Metrobus route 836 Express, which provides the annexation area with a weekday connection to Downtown Miami nonstop from the Dolphin Terminal. Metrobus route 836 Express provides direct connection to government offices in Downtown Miami.

The next closest transit service to the annexation area is provided by Metrobus Routes 7, 36, 71, 137 (West Dade Connection), and 238 (East-West Connection/Weekend Express). These Routes converge at Dolphin Mall, which is approximately 1.1 miles away in terms of walking distance



from the nearest point of the proposed annexation area. It should be noted that both SR 821 (Homestead Extension of Florida's Turnpike) and SR 836 (Dolphin Expressway) pose a significant physical barrier for pedestrians wishing to access the Routes serving Dolphin Mall.

Miami-Dade Transit also has a partially funded project that can be accessed at the Dolphin Station Terminal. The East West Corridor Rapid Transit Project will provide Bus Rapid Transit and multimodal solutions for severe traffic congestion along SR-836, the only East-West expressway in central Miami-Dade County. This project will also serve major activity centers including Miami International Airport, the Miami Intermodal Center (MIC), Downtown Miami, and PortMiami, while transporting riders to and from major employment areas (Doral, Mall of the Americas, Blue Lagoon, Miami Central Business District, etc.)

**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 contained within the same school attendance boundaries for elementary and middle school as the adjoining City of Sweetwater area. It is located within the attendance boundary for G. Holmes Braddock Senior High School which also encompasses a portion of the City of Sweetwater located southeast of the proposed annexation area.

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 would be contiguous to the boundaries of the City of Sweetwater and does not create an unincorporated enclave area that cannot be serviced efficiently or effectively.

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

The boundaries of the proposed annexation area are logical and contiguous to the City's current western municipal boundary. Major streets and highways serve as barriers.

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

Staff from the Department of Regulatory and Economic Resources has reviewed zoning records for properties within the proposed annexation area and found numerous properties with covenants resulting from zoning hearings. Said properties folios and relating resolutions are listed in attached Exhibit A.

A portion of the proposed annexation area falls within the boundaries of the Hole-In-The-Donut (Parcel 296) CDMP Amendment Application (See Figure 1 below). The County's Comprehensive Development Master Plan includes a development restriction (see below) for this area aimed at maintaining the County's adopted level of service standards on State and County roads in the vicinity. It is possible that these development restrictions could be modified by the City following annexation without review by the Board of County Commissioners. It is recommended that the County continue to require these development restrictions as a minimum standard and memorialize the City's agreement in the interlocal agreement.

#### **CDMP Development Restrictions**

In order to maintain the County's adopted minimum level of service standards on all State and County roads adjacent to and in the vicinity of the October 2012 Cycle EAR-Based Amendment Application No. 1, Part C, Parcel 296 to amend the CDMP, which is generally bounded by NW 25 Street on the north, the Homestead Extension of the Florida Turnpike (HEFT) on the east, NW 12 Street on the south, and NW 132 Avenue on the west, the maximum allowable intensity under the CDMP shall be a FAR of 0.40 for the Application area.





**Figure 1**  
**Proposed Sweetwater Annexation Area**

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

The 2020 preliminary roll taxable value within the proposed annexation area is \$763,807,474. At the current City millage rate (3.9948 mills), the ad valorem revenues attributable to the annexation area would be \$2,898,695. At the current UMMA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is \$1,399,207. The expected tax increase to the entire annexation area would be 2.0665 mills and \$1,499,488. There are 294 property folios in the area, and the average property owner would pay an additional \$5,100 if this annexation is approved.



| <b>Existing and Projected Property Tax Cost</b> |               |                            |
|-------------------------------------------------|---------------|----------------------------|
| <b>City of Sweetwater Annexation</b>            |               |                            |
| <b>FY 2020-21</b>                               |               |                            |
|                                                 | Millage Rate  | Millage x<br>Taxable Value |
| <b>City of Sweetwater</b>                       |               |                            |
| Municipal Millage                               | 3.9948        | \$2,898,695                |
|                                                 |               |                            |
| <b>Unincorporated Area</b>                      |               |                            |
| UMSA Millage                                    | 1.9283        | \$1,399,207                |
|                                                 |               |                            |
| <b>Increase</b>                                 | <b>2.0665</b> | <b>\$1,499,488</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 within the Adopted 2020 Urban Development Boundary.

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

The total taxable value of the annexation area is \$763,807,474. The area generates an estimated \$1,682,965 in revenues. The County spends an estimated \$1,106,401 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$576,564 (Exhibit B).

Pursuant to Section 20-80.2 of the Code, the County retains all utility tax revenues of the area upon annexation. For the proposed annexation, utility taxes of an estimated \$432,491 will be retained by the County.

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

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

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

Page 28 of the City's application states that "The City will adopt the current Miami-Dade County land-use and zoning plan designations for the proposed annexation areas in the general land use and zoning plan of the City of Sweetwater."

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

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

## **Departmental Analysis**

### **Elections**

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

### **Fire Rescue**

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

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

### **Existing Stations:**

The annexation area is serviced by two Stations as part of UMSA's Fire District providing fire and rescue services to the City of Sweetwater:

- Station 58 – 12700 SW 6<sup>th</sup> Street
- Station 61 – 15155 SW 10<sup>th</sup> Street

Station 58 is located less than 3 miles from the proposed annexation area. Should the annexation be approved, fire protection and emergency medical services will continue to be provided by MDFR and will continue to be served by the same stations and resources.

### **Planned Stations:**

In an effort to enhance emergency service and response times in the area, the Department is in the process of constructing Dolphin Fire Station 68 located at 11091 NW 17<sup>th</sup> Street, less than 2 miles from the annexation area. It is projected to be completed in 2022-2023. The Department also owns a parcel of land located at 2215 NW 129<sup>th</sup> Avenue that will serve to construct Station 75, which will also serve the annexation area. At this time there are no plans to construct Station 75.

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

|                                     | 2018 | 2019 | 2020 |
|-------------------------------------|------|------|------|
| <b>Life Threatening Emergencies</b> |      |      |      |
| Number of Alarms                    | 1384 | 1474 | 893  |
| Average Response Time               | 6:45 | 6:29 | 6:18 |
| <b>Structure Fires</b>              |      |      |      |
| Number of Alarms                    | 33   | 22   | 15*  |
| Average Response Time               | 4:12 | 3:58 | 3:38 |

\*As of Dec 12, 2020

### **Parks, Recreation and Open Spaces**

There are no County parks within the proposed annexation area.

### **Police**

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

The following MDPD's tables represent all calls for uniform and non-uniform police calls within the proposed area for calendar year 2020.

| <b>Year</b> | <b>Criteria</b> | <b>All Calls</b> | <b>Emergency Calls<br/>(Code 3)</b> | <b>Priority Calls<br/>(Code 2)</b> | <b>Routine<br/>Calls</b> |
|-------------|-----------------|------------------|-------------------------------------|------------------------------------|--------------------------|
| 2020        | Total Calls     | 1,036            | 35                                  | 15                                 | 986                      |

Emergency Calls Code 3 are calls with actual threat of serious injury or loss of human life and which demands swift police action, such as seriously injured person, shooting, and sexual battery.

Priority Calls Code 2 are calls with potential threat of serious injury or loss of human life which may require swift police action, such as 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.

| <b>Year</b> | <b>Part I Crimes</b> | <b>Part II Crimes</b> | <b>Total</b> |
|-------------|----------------------|-----------------------|--------------|
| 2020        | 93                   | 7                     | 100          |

Part I Crimes are 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, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigations (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.

Part II Crimes are all crimes not covered under Part I Crimes.

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

The proposed annexation will not have a significant fiscal impact on RER with respect to the various regulatory programs. The proposed annexation area equates to less than one percent of the activities in RER building-trade and enforcement, zoning and neighborhood regulatory service programs. Likewise, the revenue impact is roughly the same to cover the associated operating expenses of such activities. However, this assessment is not indicative of the future demand for RER regulatory services, which would ultimately generate the requisite revenues to cover associated operating costs of the services, such as staffing levels. There are approximately 144 acres of vacant land with future commercial and industrial development potential that would no longer be under RER's service area should the proposed annexation be approved.



The loss of tax base in areas with high growth potential, such as the proposed annexation area, may result in reduced revenue available to serve remaining areas of UMSA. As they aggregate, incorporations and annexations erode RER's service area. RER proactively monitors the progress of proposed annexations and incorporations along with other factors affecting RER's service demand and delivery, and staffing levels, such as economic trends in the construction, real estate, and housing industries. RER will continue to work closely with the Office of Management and Budget and keep the Board of County of Commissioners apprised of information pertaining to incorporations and annexations.

The County has made significant investments in transit-oriented development in the proposed annexation area, including purchase of a former 43-acre FDOT property for this purpose. There are various restrictions in state law that must be addressed to allow for the transit-oriented potential to be realized. These include a state law prohibition on residential density increases in the entire annexation area and requirements for compatibility with nearby rock mining operations (s. 373.4149(4), Florida Statutes). Annexation of the area may compromise the County's efforts to address these development restrictions.

Transfer of Development Rights (TDR) programs involve the yielding of certain development rights on a parcel of land with an important resource, in exchange for the right to develop a property inside of the Urban Development Boundary more intensively. The County currently administers the Severable Use Rights program, which allows for development rights to be transferred from the East Everglades Area to areas within the Urban Development Boundary. In addition, the County is in the process of establishing an Agricultural Transfer of Development Rights Program, as directed by the Comprehensive Development Master Plan. The receiving area for these development rights include areas within the land use regulatory jurisdiction of Miami-Dade County and within any municipality that allows for such use. If the proposed annexation were to be approved, the Receiving Areas for Miami-Dade's TDR programs would correspondingly be reduced, since the City of Sweetwater has not opted into the Severable Use Rights program.

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

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

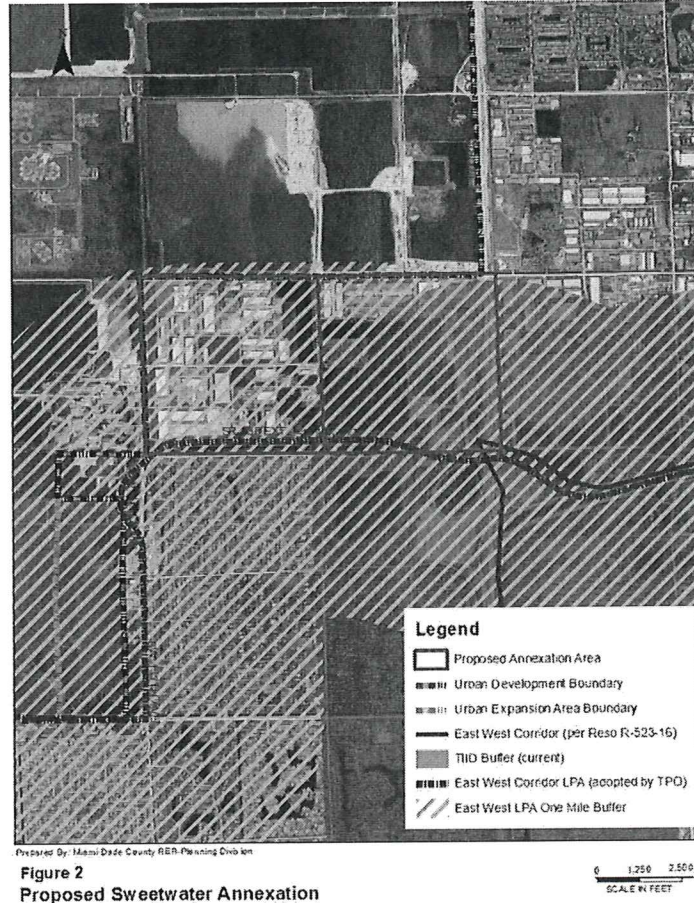
Facilities of Countywide Significance

County Code Section 2-2363 established the County's Transportation Infrastructure Improvement District (TIID), which includes all properties located within one mile of the East-West Corridor. The TIID was established to allow the County to utilize, or pledge through the issuance of bonds, future ad valorem tax revenue increases to help fund SMART Plan rapid transit corridor projects. The boundaries of the TIID were based on the 2016 proposed alignment of the Smart Plan rapid transit corridors. The TIID includes the Dolphin Park-n-Ride Station, which is located in the proposed annexation area.

Resolution R-460-18 designates unincorporated areas located within the TIID as an "Area of Countywide Significance" and stipulates that this designation covers all areas within the TIID that were unincorporated as of the effective date of the resolution (May 1, 2018). In designating unincorporated areas within the TIID as an "Area of Countywide Significance," the Board recognized the critical importance of redevelopment and intensification of areas within the TIID to the viability of a central metropolitan transit system and the pursuit of Federal Transportation Administration funding. Once an area is designated as an "Area of Countywide Significance," sections 20-8.6 and 20-28.1 of the Code require that regulatory jurisdiction over the area would remain with the County, if there is a subsequent annexation to an existing municipality.

Following designation of the TIID as an "Area of Countywide Significance" the East-West Corridor was expanded westward from the Turnpike to NW 137<sup>th</sup> Avenue. This alignment was selected as the Locally Preferred Alternative by the Transportation Planning Organization (TPO) on October 22, 2020 via TPO Resolution #38-2020. However, the TIID has not yet been amended to include the area added to the East-West Corridor by the TPO. If this annexation is approved, it is recommended that the County retain jurisdiction over the area and that the area be designated as an area of Countywide Significance. Figure 2 below depicts both the current TIID one-mile buffer and the one-mile buffer for the Locally Preferred Alternative selected by the TPO in relation to the proposed annexation area.





### Environmental Information

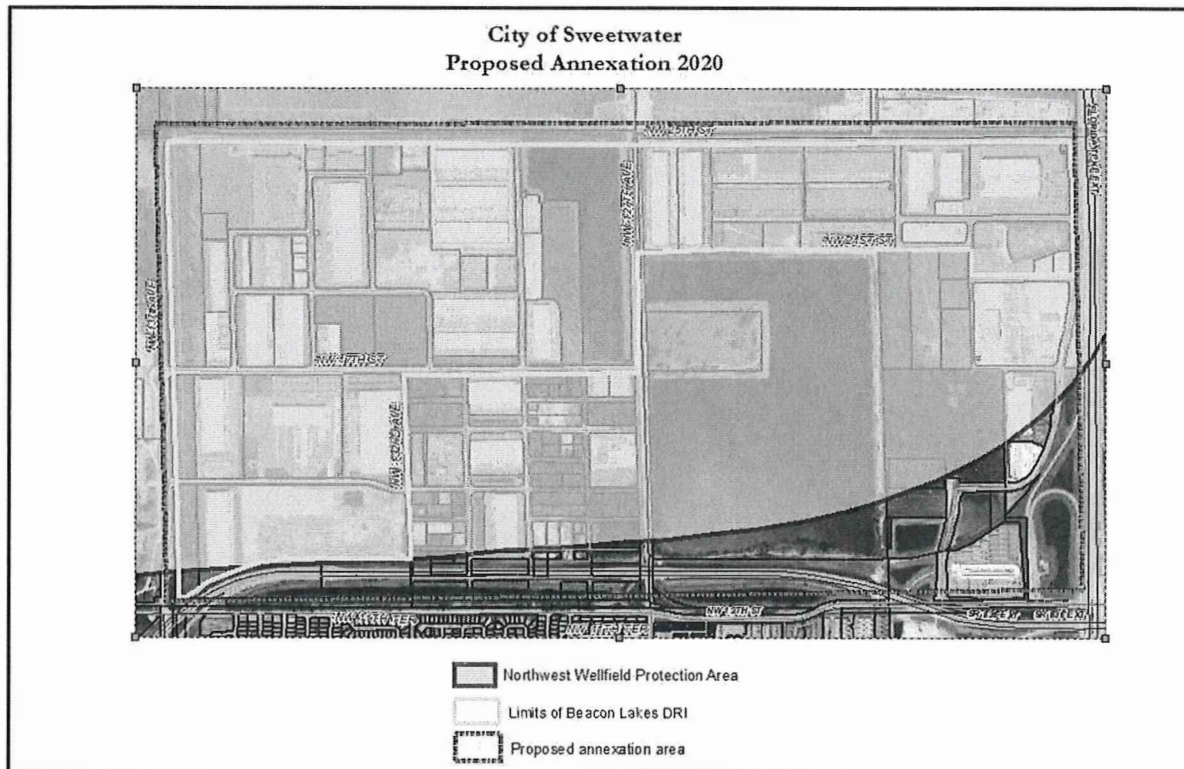
The environmental regulations in Chapter 24 apply countywide and shall continue to apply regardless of this area's annexation to the City. The following information is provided for background, but is not a comprehensive listing of all applicable environmental regulations.

#### Wellfield Protection

A portion of the proposed annexation area is located within the Northwest Wellfield protection area. Section 24-43(5) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any land use within the Northwest Wellfield protection area without obtaining the prior written approval of the RER Director. Further, pursuant to Section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property within the Northwest Wellfield Interim protection area.

The area shown below is within the Beacon Lakes DRI. The Beacon Lakes DRI obtained several variances from Section 24-43(5) of the Code from the County's Environmental Quality Control Board (EQCB) that have allowed certain industrial land uses and variances to allow development without a wellfield protection covenant.





Properties located within the proposed annexation area that are not included in the Beacon Lakes DRI must submit a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials and hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on such properties prior to any non-residential development.

The following DERM Covenants must remain in effect in the proposed annexation area. Please note that this list may not be comprehensive and is being provided only for background purposes.

#### North Trail Basin Cut and Fill Covenants

##### Covenant Recording Information (book and page)

|                       |                       |
|-----------------------|-----------------------|
| Book 30496, Page 1913 | Book 29493, Page 3896 |
| Book 21970, Page 876  | Book 28284, Page 2678 |
| Book 29374, Page 3258 | Book 29901, Page 4136 |
| Book 30068, Page 240  | Book 30943, Page 1675 |
| Book 30943, Page 1657 | Book 31320, Page 1703 |
| Book 31660, Page 1459 | Book 30496, Page 1913 |
| Book 20292, Page 1435 |                       |

#### Wetland Covenants

| <u>STR</u> | <u>Class IV Permit #</u> | <u>Covenant Recording Information (book and page)</u> |
|------------|--------------------------|-------------------------------------------------------|
| 533935     | CLIV-20130004            | Book 29086, Pages 2607-2655                           |

#### Stormwater Covenants

| <u>STR</u> | <u>Class IV Permit #</u> | <u>Covenant Recording Information (book and page)</u> |
|------------|--------------------------|-------------------------------------------------------|
| 533935     | FW 10-014                | Book 28117, Pages 2973-2980                           |
| 533935     | FW 97-024                | Book 20292, Pages 1435-1445                           |
| 533935     | FW 04-009                | Book 24016, Pages 0872-881                            |
| 533935     | CLIV-20160081            | Book 30545, Pages 4576-4583                           |
| 533935     | CLIV-20140031            | Book 30144, Pages 786-788                             |

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

- National Flood Insurance Program (NFIP) Community Rating System:  
The NFIP is a program wherein the Federal Emergency Management Agency (FEMA) agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards. The Community Rating System (CRS) is a voluntary program for NFIP participating communities. The County participates in the CRS and currently maintains a Class 5 rating which provides properties located within UMSA a 25% premium discount within a Special Flood Hazard Area and a 10% premium discount within a non-Special Flood Hazard Area. If approved, the annexation area would no longer benefit from the County's CRS rating. The City does not currently participate in the CRS.
- Flood Protection:  
The proposed annexation area is within Special Flood Hazard Area AH 8 and AE 8 as determined by FEMA Flood Insurance Rate Maps. If approved, the City will assume flood plain management within the area and must report to FEMA that their municipal boundaries have changed.
- Stormwater Management Master Plan:  
The County is divided into drainage basins, which are then modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained. Upon annexation, stormwater master planning for the annexed area will become the responsibility of the City stormwater master planning.
- NPDES Interlocal Agreement  
National Pollutant Discharge Elimination System (NPDES) is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program and has now been delegated to the State of Florida. Municipalities must apply to and receive from the state a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping, drainage inspection and maintenance and various other best management practices.

The County's NPDES permit 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. Co-permittees also cost share NPDES required modeling and results.

The existing interlocal agreement contains provisions for DERM to review and adjust on an annual basis the number of outfalls of each co-permittee to recalculate each co-permittee's share of the total annual costs. The annual cost share of the City may change if the proposed annexation area



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

- Stormwater Utility (SWU) Program and Fees:

Developed properties in the proposed annexation area are currently paying the County's Stormwater Utility fees. In 1995, the Board adopted Ordinance 95-195, thereby granting municipalities the option to obtain an exemption from the Utility, and in turn create a local stormwater utility. In 2000, the Board adopted Resolution R-1046-00, approving an exemption to allow the City to create its own stormwater utility.

In 2019, the Board adopted Resolution R-946-19 approving a new stormwater billing agreement with the City for the billing of stormwater utility charges by the County's Water and Sewer Department (WASD). If the proposed annexation is approved, WASD will bill, collect and remit the stormwater utility charges to the City and the County will continue to retain the City's pro-rata share of its debt service on the Stormwater Utility Revenue Bonds Series Bond 2013 until they are paid in full.

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

- SWU Bond Debt Service Payments Interlocal Agreement

The City shall pay its pro-rata share of the debt service on the County's prior 1999 and 2004 SWU Bonds, now replaced by the SWU Revenue Refunding Bonds, Series 2013, for the annexed areas. Bond debt service payments to the County will initiate immediately upon annexation.

Actual costs for the bonds debt service will be determined at the time of annexation and billed independently via the existing stormwater billing agreement with the County. Currently, the annexation area has approximately nine thousand seven hundred and eighty-five (9,784.96) Equivalent Residential Units (ERU). Sweetwater's debt service payment to the County for the proposed annexation area, based on Series 2013 bonds, would be approximately \$107,450 annually, until 2029.

- Maintenance of Secondary Canals

The County operates and maintains stormwater infrastructure, including a network of County secondary canals. Since 2001, the City has maintained a Five Year Interlocal Agreement for Stormwater Management. In 20016, the Board approved the most recent five-year interlocal.

The existing Interlocal Agreement provides cost-share for maintenance of the secondary canal systems, which may include portions of open channels, slab-covered trenches, and/or culverts that provide stormwater conveyance benefits to the proposed annexation area.

Portions of the following County secondary canals provide drainage services and flood protection benefit to the proposed annexation area:

- NW 12 St and 117 Ave Ditch
- Mud / NW 137 Ave Canal
- Mud Creek Canal
- Snapper Creek Extension Canal
- North Line Canal



DERM recommends that the existing Interlocal Agreement be modified to include the above-noted canals if the proposed annexation area is approved.

#### Development Profile of the Area

Shown below in Table A is the 2021 existing land use profile for the proposed annexation area, for the City of Sweetwater and for Miami-Dade County. Although there is no population in the proposed annexation area and the area consists of only non-residential land uses, it should be noted that the land area of the City would nearly double from its current size of approximately 1,521 acres to approximately 2,797 acres should the proposed annexation be approved. The physical magnitude of this change should be considered in the context of the transfer of responsibilities from Miami-Dade County to the City described in this report.

**Table A – Sweetwater Proposed Annexation Area  
2021 Existing Land Use**

| Land Use                                              | Proposed<br>Annexation<br>Area<br>(Acres) | Proposed<br>Annexation<br>Area<br>(Percent of<br>Total) | City of<br>Sweetwater<br>(Acres) | City of<br>Sweetwater<br>(Percent<br>of Total) | Miami-<br>Dade<br>County<br>(Acres) | Miami-<br>Dade<br>County<br>(Percent of<br>Total) |
|-------------------------------------------------------|-------------------------------------------|---------------------------------------------------------|----------------------------------|------------------------------------------------|-------------------------------------|---------------------------------------------------|
| Residential                                           | 0.0                                       | 0.0                                                     | 433.7                            | 28.5                                           | 112,627.6                           | 8.9                                               |
| Commercial &<br>Office &<br>Transient<br>Residential* | 48.5                                      | 3.8                                                     | 225.2                            | 14.8                                           | 14,155.7                            | 1.1                                               |
| Industrial                                            | 388.2                                     | 30.4                                                    | 158.8                            | 10.4                                           | 19,444.3                            | 1.5                                               |
| Institutional                                         | 9.7                                       | 0.8                                                     | 67.4                             | 4.4                                            | 15,495.1                            | 1.2                                               |
| Parks/Recreation                                      | 18.4                                      | 1.4                                                     | 13.0                             | 0.9                                            | 834,300.4                           | 65.9                                              |
| Transportation,<br>Communication,<br>Utilities        | 310.2                                     | 24.3                                                    | 442.6                            | 29.1                                           | 87,386.5                            | 6.9                                               |
| Agriculture                                           | 30.5                                      | 2.4                                                     | 0.0                              | 0.0                                            | 63,007.0                            | 5.0                                               |
| Undeveloped                                           | 219.2                                     | 17.2                                                    | 102.0                            | 6.7                                            | 82,104.9                            | 6.5                                               |
| Inland Waters                                         | 250.9                                     | 19.7                                                    | 79.1                             | 5.2                                            | 37,792.6                            | 3.0                                               |
| <b>Total:</b>                                         | <b>1,275.6</b>                            | <b>100.0</b>                                            | <b>1,521.8</b>                   | <b>100.0</b>                                   | <b>1,266,314.<br/>2</b>             | <b>100.0</b>                                      |

\* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Economic Analysis Section – June 2021.

- In 2020, a Request for Proposals (#01600) was issued for joint development of properties on and around the Dolphin Station within the proposed annexation area. The County anticipates awarding a Development Agreement to the selected Proposer for the right to develop all or a portion of the vacant property for transit-oriented development.
- Development is generally required to be compatible with surrounding land uses. In this area, existing land uses include significant rock mining activities. With specific regard to rock mining uses, section 373.4149(4), Florida Statutes, requires that land use approvals “concerning properties that are located within 1 mile of the Miami-Dade County Lake Belt Area shall be compatible with limestone mining activities.”

- State law also contains unique provisions restricting residential density in the annexation area. Specifically, “for any property located in sections 35 and 36 and the east one-half of sections 24 and 25, Township 53 South, Range 39 East,” section 373.4149(4), Florida Statutes restricts increasing residential development above “that [which] complies with current regulations” “until such time as there is no active mining within 2 miles of the property.” Active rockmining within the relevant radius is directly north (Vulcan) and west (Cemex) of the proposed annexation area

#### Demographic Profile of the Area

Shown in the table below is the U.S. Census Bureau, estimated American Community Survey 2015-2019, 5-year Estimates for the proposed annexation area. The proposed annexation area has no population or housing units and therefore, no income characteristics.

| <b>City of Sweetwater Proposed Annexation Area<br/>Demographic and Economic Characteristics</b> |                                 |                       |
|-------------------------------------------------------------------------------------------------|---------------------------------|-----------------------|
| <b>City of Sweetwater and Miami-Dade County, ACS 2015-2019</b>                                  |                                 |                       |
|                                                                                                 | Annexation<br>Area<br>Estimates | City of<br>Sweetwater |
| <u>Population Characteristics, 2017</u>                                                         | 0                               | 20,865                |
| Percent White, Not Hispanic                                                                     | 0.0%                            | 2.5%                  |
| Percent Black, Not Hispanic                                                                     | 0.0%                            | 0.8%                  |
| Percent Other, Not Hispanic                                                                     | 0.0%                            | 1.2%                  |
| Percent Hispanic Origin                                                                         | 0.0%                            | 95.5%                 |
| <u>Income<sup>1</sup></u>                                                                       |                                 |                       |
| Median Household Income                                                                         | ---                             | \$39,920              |
| Per-capita Income                                                                               | ---                             | \$17,482              |
| <u>Housing</u>                                                                                  |                                 |                       |
| Total Housing Units                                                                             | 0                               | 6,266                 |

*Source: U.S. Census Bureau, 2015-2019 American Community Survey, 5-Year Estimates; and Miami-Dade County, Regulatory and Economic Resources Department, Planning Research and Economic Analysis, December 2020.*

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

#### Solid Waste Management (DSWM)

DSWM has signed an agreement to provide waste collection services to the City. The proposed annexation area does not contain any active DSWM waste service accounts / units for garbage, trash and recycling collection. In the future, if any residential units are built in accordance with Section 15-1 of the County Code, the DSWM will provide waste collection services to those units.

County Code Section 20.8.4, *Retention of Garbage and Refuse Collection and Disposal*, and Section 15-13, *County Collection of Solid Waste*, provides that DSWM shall either continue to collect and dispose of all residential waste from any part of UMSA that is annexed to existing municipalities subsequent to the effective date of the implementing 1996 ordinance, or delegate to the governing body of the existing

municipality the authority to collect the residential waste through a 20-year interlocal agreement for collection services and a 20-year interlocal agreement for disposal services.

The County retains the right to collect and dispose of waste in the proposed annexation area. Should the City desire to collect waste from any future residential units in the newly annexed area, the City has the option to request an interlocal agreement with the County for delegation of solid waste collection authority, which outlines the terms of that delegation. A separate delegation agreement is required for each individual annexation request. Any municipality that requests delegation of waste collection authority in a proposed annexation area must also have an existing 20-year waste disposal agreement with the County in place. The City has an existing waste disposal agreement with the County.

The DSWM does not have any facilities located within the boundaries of the proposed annexation area. The closest facility is the Snapper Creek Trash & Recycling Center located approximately 4 miles distant to the north. At this time, the DSWM does not have any new facilities or services planned for this area or the immediately surrounding vicinity.

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

### **Transportation & Public Works**

#### **Transit Impacts**

Any incremental transit impacts generated by the requested annexation would be minimal and can be absorbed by the existing transit service in the area. As development within the proposed annexation area is built out, additional Transit service may be provided by the City's Trolley service. Additionally, future extensions of Transit's existing service can be extended into the proposed Annexation area. Metrobus Routes 7 and 137 may be extended into the annexation area in the future as needed.

#### **Transfer and Retain Centerline Miles**

There are approximately 14.6 paved centerline miles in the proposed annexation area. Approximately 6.6 paved centerline miles will be transferred to the City. The County is proposing to retain approximately 7.0 paved centerline miles and 1.0 mile mostly theoretical. The specific roads the County is proposing to retain are:

- NW 137 Avenue from NW 12 Street to NW 25 Street
- NW 127 Avenue from NW 12 Street to NW 25 Street
- NW 122 Avenue from NW 12 Street to NW 25 Street (mostly theoretical)
- NW 12 Street from NW 137 Avenue to NW 117 Avenue
- NW 17 Street from NW 137 Avenue to NW 127 Avenue
- NW 25 Street from NW 137 Avenue to NW 117 Avenue

#### **Interlocal Agreements**

The County's CDMF Policy ICE 3G states that in the event of annexation or incorporation, the County "should retain regulatory control over land use, development and service delivery for all facilities of countywide significance." Furthermore, such policy encourages the establishment of formal agreements among necessary governmental bodies to implement coordinated planning for the development of public facilities and services. As such, in the event this annexation application is approved, Miami-Dade Transit requests that the interlocal agreement include the following provisions:



- Regulatory jurisdiction over lands owned by the Florida Department of Transportation (FDOT) that are in the City's proposed annexation area (Folios 30-3936-000-0230, 30-3936-000-0130, 30-3936-000-0105, and 30-3936-000-0171) should be reserved to the County. These folios are within the County's SMART TIID. Jurisdiction for purposes of comprehensive planning, zoning and building and other development approvals (including but not limited to land use, site plan approvals, issuance of building permits, building inspections, issuance of certificates of occupancy, zoning applications, special exceptions, variances, building or zoning moratoria, and all other types of functions typically performed by the departments responsible for building, planning and/or zoning), water and sewer installations, compliance with environmental regulations, and utility regulation shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provision to the contrary. The County shall not transfer operation, maintenance, or regulatory jurisdiction of said lands to a municipality, unless expressly permitted herein. This interlocal agreement shall be adopted by the annexing municipality prior to the County Commission's adoption of any ordinance authorizing a boundary change.
- Regulatory jurisdiction over lands owned by Miami-Dade County Department of Transportation and Public Works that are in the City's proposed annexation area (Folios 30-3936-007-0010 and 30-3936-000-0104) shall be reserved to the County. Jurisdiction for purposes of comprehensive planning, zoning and building and other development approvals (including but not limited to land use, site plan approvals, issuance of building permits, building inspections, issuance of certificates of occupancy, zoning applications, special exceptions, variances, building or zoning moratoria, and all other types of functions typically performed by the departments responsible for building, planning and/or zoning), water and sewer installations, compliance with environmental regulations, and utility regulation shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provision to the contrary. The County shall not transfer operation, maintenance, or regulatory jurisdiction of said lands to a municipality, unless expressly permitted herein. This interlocal agreement shall be adopted by the annexing municipality prior to the County Commission's adoption of any ordinance authorizing a boundary change.

#### **Water and Sewer**

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

The water for the Annexation 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. Said 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.

Request for future water and sewer service within the subject annexation area 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 Bonds projects under construction within the proposed annexation area.

WASD owns parcels within the proposed annexation area. Parcel numbers 30-3936-001-0060, 30-3935-007-0100, 30-3935-010-0730, 30-3935-013-0030, 30-3935-018-0050, 30-3936-008-0020, contain the following sewage pump stations, which are facilities of countywide significance.

The following WASD's facilities shall remain under the County's jurisdiction:

| <b>Pump Station No.</b> | <b>Moratorium Code Status</b> | <b>Project Nominal<br/>Average Pump Operating<br/>Time (NAPOT) Hours</b> |
|-------------------------|-------------------------------|--------------------------------------------------------------------------|
| 1221                    | OK                            | 0.65                                                                     |
| 1222                    | OK                            | 0.98                                                                     |
| 1225                    | OK                            | 1.28                                                                     |
| 1229                    | OK                            | 0.60                                                                     |
| 1258                    | OK                            | 0.17                                                                     |
| 1261                    | OK                            | 0.35                                                                     |

If approved, this annexation will have no impact on WASD's ability to provide services to the remaining areas in UMSA.

Attachments:

- A. Land Use and Zoning Covenants Map of the Proposed Annexation Area
- B. Estimated Impact on UMSA Budget Statement
- C. Map of the Proposed Annexation Area
- D. City of Sweetwater Annexation Application

C: David Clodfelter Director, Office of Management and Budget



**Table 1 - Covenants in Proposed Sweetwater West Annexation Area**

[illegible]

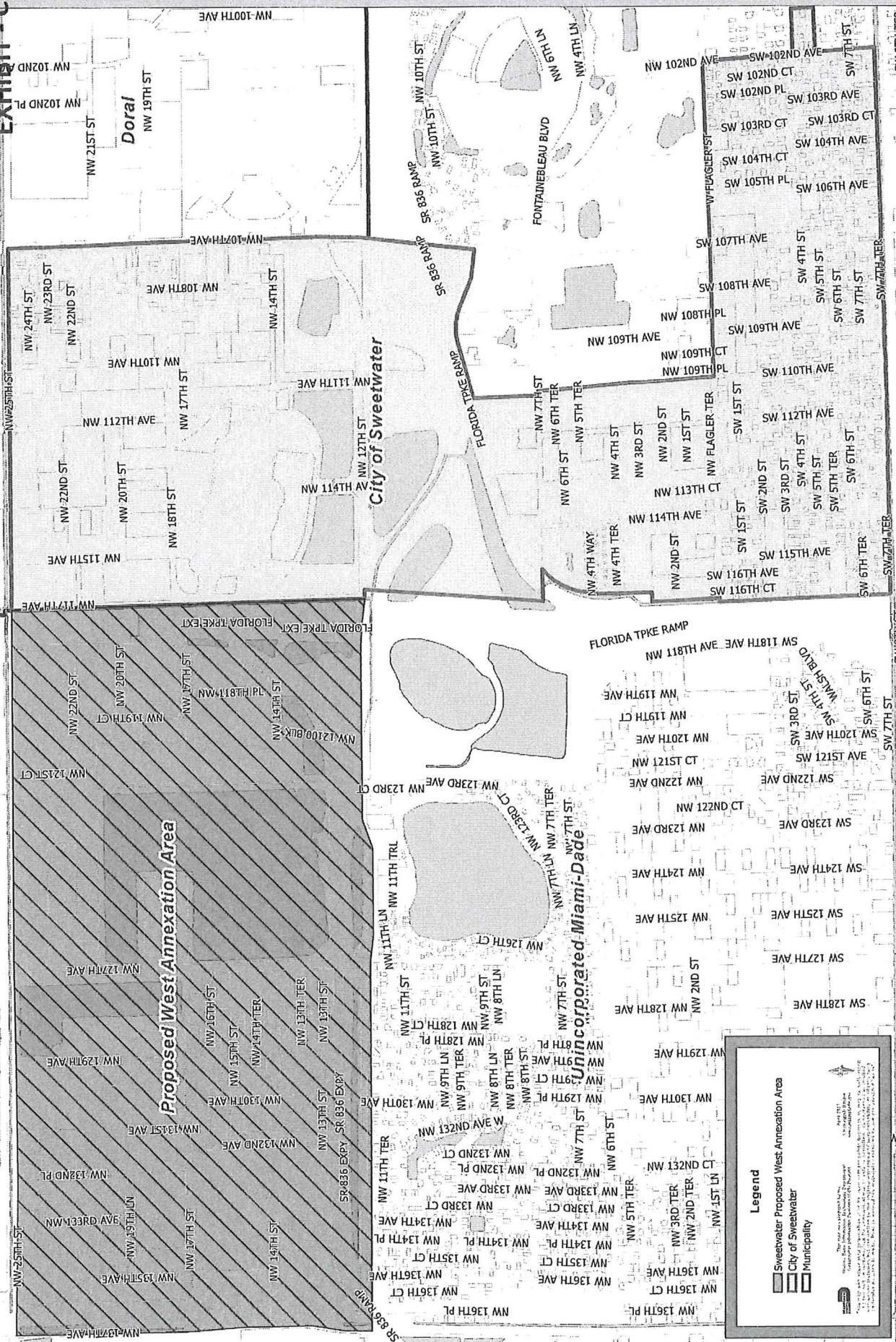






| City of Sweetwater - West Annexation Application                                                                                                                                    |                                            |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------|
| Based on FY 2020-21 Budget                                                                                                                                                          | Assumptions                                |               |
| Property Tax Revenue                                                                                                                                                                | Allocation based on tax roll & millage     | \$1,399,207   |
| Sales Tax                                                                                                                                                                           | Allocation based on \$86.87 per person     | \$0           |
| Utility Taxes                                                                                                                                                                       | County Retains All Utility Taxes           |               |
| Communications Tax                                                                                                                                                                  | Allocated based on tax roll/population     | \$107,583     |
| Alcoholic Beverage License                                                                                                                                                          | Allocation based on \$0.14 per person      | \$0           |
| Business Tax                                                                                                                                                                        | Allocation based on \$3.18 per person      | \$16,950      |
| Interest                                                                                                                                                                            | Allocation based on .305% of total revenue | \$5,967       |
| Sheriff and Police Fees                                                                                                                                                             | Allocation based on population             | \$0           |
| Administrative Reimbursement                                                                                                                                                        | Allocated based on tax roll/population     | \$65,266      |
| Cash Carryover                                                                                                                                                                      | Allocated based on tax roll/population     | \$87,991      |
| Miscellaneous Revenues                                                                                                                                                              | Allocation based on \$31.11 per person     | \$0           |
| Revenue to UMSA                                                                                                                                                                     |                                            | \$1,682,965   |
| Cost of Providing UMSA Services                                                                                                                                                     |                                            |               |
| Police Department                                                                                                                                                                   |                                            | \$929,782     |
| UMSA Police Budget (without specialized)                                                                                                                                            |                                            |               |
| Parks, Recreation and Open Spaces Dept.                                                                                                                                             | Based on cost of parks                     | \$0           |
| Right-of-Way Maintenance                                                                                                                                                            |                                            |               |
| Centerline Miles                                                                                                                                                                    | Centerline miles times cost per lane mile  | \$31,302      |
| Policy Formulation                                                                                                                                                                  |                                            |               |
| Commission, Mayor, County Attorney                                                                                                                                                  | Direct Cost multiplied by 2.67%            | \$25,661      |
| Internal Support                                                                                                                                                                    |                                            |               |
| Information Technology, Internal Services, Human Resources<br>Communications, Audit and Management, Management and Budget                                                           | Direct Cost multiplied by 4.65%            | \$44,690      |
| Planning and Non-Departmental                                                                                                                                                       |                                            |               |
| Regulatory and Economic Resources, Rec. and Culture,<br>Economic Development, Neighborhood Infrastructure                                                                           | Direct Cost multiplied by 7.8%             | \$74,965      |
| Cost of Providing UMSA Services                                                                                                                                                     |                                            | \$1,106,401   |
| Net to UMSA                                                                                                                                                                         |                                            | \$576,564     |
| 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. |                                            |               |
| 2020 Taxable Property Rolls                                                                                                                                                         |                                            | \$763,807,474 |
| 2020 Area Population                                                                                                                                                                |                                            | 0             |
| 2020 UMSA Population                                                                                                                                                                |                                            | 1,205,462     |
| 2020-21 UMSA Millage                                                                                                                                                                |                                            | 1.9283        |
| Patrollable Sq. Miles - UMSA                                                                                                                                                        |                                            | 207.90        |
| Total Calls For Service - UMSA CY 2020                                                                                                                                              |                                            | 594,615       |
| Part 1 Crimes - UMSA 2020                                                                                                                                                           |                                            | 32,936        |
| Part 2 Crimes - UMSA 2020                                                                                                                                                           |                                            | 13,076        |
| Patrollable Sq. Miles - Study Area                                                                                                                                                  |                                            | 1.95          |
| Total Calls for Service - Study Area                                                                                                                                                |                                            | 1,036         |
| Part 1 Crimes - Study Area                                                                                                                                                          |                                            | 93            |
| Part 2 Crimes - Study Area                                                                                                                                                          |                                            | 7             |
| Cost per Centerline Mile                                                                                                                                                            |                                            | \$2,144       |
| Number of Centerline Miles                                                                                                                                                          |                                            | 14.6          |
| Per Capita Taxable Value                                                                                                                                                            |                                            | N/A           |



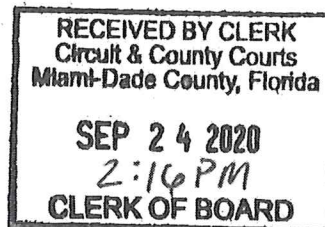


# Sweetwater Proposed West Annexation Area





**City of Sweetwater, Florida**  
**West Annexation**  
**Application**



## Table of Contents

| <u>Contents</u>                                                                                                                                                                                                                                      | <u>Beginning on Page No.</u> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Introduction and Analysis of the Proposed Annexation Area                                                                                                                                                                                            | 5                            |
| Three (3) duly certified copies of Sweetwater Commission Resolutions Expressing Desire to Initiate Proposed Boundary Change Attached                                                                                                                 | 6                            |
| Proof of Written Notice to Affected Property Owners of Public Hearing Where Resolution Was Unanimously Passed II                                                                                                                                     | 22                           |
| A. Accurate Legal Description of the Lands or Land Area Involved in Proposed Boundary Change                                                                                                                                                         | 24                           |
| B. Map Accurately Showing the Location of the Area Involved                                                                                                                                                                                          | 25                           |
| C. Certificate of the County Supervisor of Registration Certifying that the Area Involved in the Proposed Boundary Change Contains Either More than 250 Residents Who Are Qualified Electors, or Less Than 250 Residents that are Qualified Electors | 26                           |
| D. Brief Statement Settings Forth the Grounds for the Proposed Boundary Changes                                                                                                                                                                      | 27                           |
| E. Resolution of Other Affected Municipality                                                                                                                                                                                                         | 28                           |
| F. Additional Required Information Filed With Clerk of the Board                                                                                                                                                                                     | 28-36                        |
| Land Use Map                                                                                                                                                                                                                                         | 29                           |
| Zoning Map                                                                                                                                                                                                                                           | 30                           |
| List of Services to Be Provided                                                                                                                                                                                                                      | 31-36                        |
| Police Protection (a)                                                                                                                                                                                                                                | 31                           |
| Fire Protection (b)                                                                                                                                                                                                                                  | 31                           |



## City of Sweetwater - West Annexation Application

|                                                                         |       |
|-------------------------------------------------------------------------|-------|
| Water Supply and Distribution (c)                                       | 32    |
| Facilities for the Collection and Treatment of Sewage (d)               | 32    |
| Garbage and Refuse Collection/Disposal (e)                              | 32    |
| Street Lighting (f)                                                     | 32    |
| Street Construction and Maintenance (g)                                 | 32    |
| Park and Recreation Facilities and Services (h)                         | 33    |
| Building Inspection (i)                                                 | 34    |
| Zoning Administration (j)                                               | 34    |
| Local Planning Services (k)                                             | 35    |
| Special Services Not Listed Above (l)                                   | 35    |
| General Government (m)                                                  | 36    |
| G. Timetable for Supplying Services Listed Above                        | 36    |
| H. Financing of the Services Listed Above                               | 37-40 |
| I. Tax Load on the Area to be Annexed                                   | 42    |
| J. Certificate of the Director of the Department of Planning and Zoning | 43-44 |



## *City of Sweetwater*

September 23, 2020

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

**HAND DELIVERED**

Re: City of Sweetwater - West Annexation Application

Dear Mr. Mayor:

As Mayor of the City of Sweetwater, it gives me great pleasure to notify you that the City of Sweetwater has completed the necessary documentation and procedures to petition annexation of County lands located West of our City. We hereby file this annexation application pursuant to the provisions of Section 20-3 of Miami-Dade County Code. You will note that all of the required information and documentation are included.

On behalf of the residents of the City of Sweetwater, I thank you for your attention to this matter. I look forward to working with the County through this process. Please feel free to contact me at 305-399-1000 or my Assistant City Manager, Robert Herrada, at 305-525-0594 should you have any questions or comments.

Sincerely,



Mayor Orlando Lopez

## City of Sweetwater - West Annexation Application

### Introduction

The City of Sweetwater is proposing to annex approximately 1,249 acres of unincorporated land West and contiguous to the current city boundaries. A map of the area is provided in Section B herein.

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

As required by Section 20-3, the application includes the following:

- (A) An accurate legal description of the lands or land area involved in such proposed boundary change.
- (B) A map or survey sketch accurately showing the location of the area involved, the existing boundaries of the municipality or municipalities affected, and indicating the relation of the area involved to the existing municipal boundaries.
- (C) A Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains less than two hundred fifty (250) residents who are qualified electors.
- (D) A brief statement setting forth the grounds or reasons for the proposed boundary changes.
- (E) There are no enclaves impacted or created by the proposed annexation. The application for the boundary change **does not** materially affect another municipality, and therefore **does not require** a resolution of the governing body of an affected municipality consenting to the proposed boundary changes as pursuant to Section 20-3.
- (F) Additional Required Information Filed With Clerk of the Board (F 1-5).
- (G) Certificate of the Director of the Department Planning and Zoning. This application **does not** require a petition, because the proposed area has less than 250 resident electors as per Section 20-3 (H).

### Analysis of the Proposed Annexation Area

The City of Sweetwater was incorporated in 1941 and is located in Western Miami-Dade County. The city has an area of approximately 2.4 square miles, and has a minority-enriched population of 20,566, consisting of primarily Hispanic residents who comprise 94% of Sweetwater's population. The city is located adjacent to the area proposed for annexation, and is therefore able and ready to provide municipal services to the area. As a result, the area will greatly benefit from better, more accessible services. Therefore, in order to optimize the use of these resources, the city proposes to annex additional land to expand its borders and acquire property in the area. The proposed annexation area is designated primarily for commercial and industrial purposes. The city's economic base, in turn, has been heavily residential. Annexing this commercial and industrial land is critical to the city's economic sustainability and diversification of its economic base.



## City of Sweetwater - West Annexation Application

Three (3) duly certified copies of Sweetwater Commission Resolutions Expressing Desire to Initiate Proposed Boundary Change

RESOLUTION NO.: 4653

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF SWEETWATER IN ORDER TO ANNEX UNINCORPORATED LANDS WEST OF ITS CURRENT BOUNDARIES FROM MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, 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 Sweetwater ("the City") wishes to initiate a proposed boundary change by resolution after public hearing, upon mailed notice provided to all property owners in the proposed annexation area and within 600 feet of the proposed boundaries and notice provided by publication; and

**WHEREAS**, the City Commission 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 Commission has determined that the annexation of the area West of the City's boundaries in Miami-Dade County, Florida is necessary, appropriate and in the best interest of the city and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, AS FOLLOWS

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

Section 2. The City Commission hereby seeks approval for the extension and enlargement of the City's boundaries to include an area West of the City and currently in unincorporated Miami-Dade County, Florida, as further described in Exhibit A attached hereto, and authorizes the initiation of municipal boundary change procedures pursuant to section 5.04 of the Miami-Dade County home rule charter in chapter 28 of the code of Miami Dade County.



Certified Copy

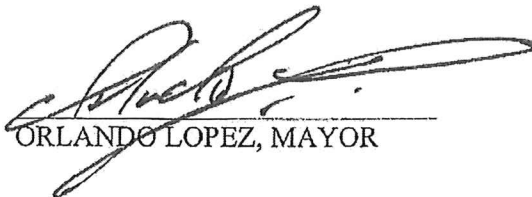
Date: 09/17/2020

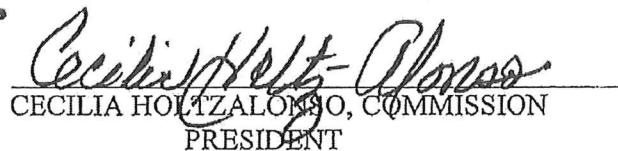
Section 3. The Mayor, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with chapter 20 of the code of Miami-Dade County and submit an annexation petition to the Board of County Commissioners of Miami-Dade County for their consideration.

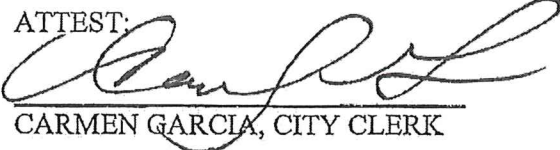
Section 4. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in section 20-3 of the code of Miami-Dade County to the Miami-Dade County Board of County Commissioners, and payment of annexation application fees, if applicable.

Section 5. This resolution shall take effect immediately upon its adoption.

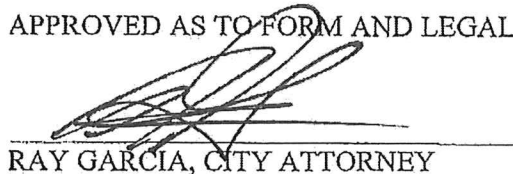
PASSED and ADOPTED this 16<sup>th</sup> September day of 2020.

  
ORLANDO LOPEZ, MAYOR

  
CECILIA HOLTZ-ALONSO, COMMISSION  
PRESIDENT

ATTEST:  
  
CARMEN GARCIA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
RAY GARCIA, CITY ATTORNEY

**VOTE UPON ADOPTION:**

CECILIA HOLTZ-ALONSO, COMMISSION PRESIDENT  
SAUL DIAZ, COMMISSION VICE-PRESIDENT  
ISIDRO RUIZ, COMMISSIONER  
DAVID BORRERO, COMMISSIONER  
JONIEL DIAZ, COMMISSIONER  
MARCOS VILLANUEVA, COMMISSIONER

yes  
yes  
yes  
no  
yes  
yes



Certified Copy

  
Date: 09/17/2020



## EXHIBIT A

### LEGAL DESCRIPTION:

A portion Section 35 and 36, Township 53 South, Range 39 East, according to the public records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the intersection of the Centerline of N.W. 25th Street with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Southerly for 5105.53' feet along the East line of said Section 36 to the intersection with the North Right of Way Line of N.W. 12th Street and said Section Line; thence Westerly for 3154.95' feet along the said North Right of Way Line of N.W. 12th Street to a point of curvature of a circle curve concave to the Southeast; thence Westerly and Southwesterly along the arc of said circular curve to the left, having a radius of 612.96' feet through a central angle of 25°31'53", for an arc distance of 273.14' feet, to a point of tangency; thence Southwesterly for 100.00' feet along the aforementioned North Right of Way line, to a point of curvature of a circle curve concave to the Northwest; thence Southwesterly and Westerly along the arc of said circular curve to the left, having a radius of 532.96' feet through a central angle of 25°31'53", for an arc distance of 237.49' feet, to a point of tangency; thence Westerly for 1030.65' feet along the said North Right of Way line, to a point of curvature of a circle curve concave to the Northeast; thence Westerly and Northwesterly along the arc of said circular curve to the left, having a radius of 1308.14' feet through a central angle of 13°32'33", for an arc distance of 309.19' feet, to a point of curvature of a circle curve concave to the Southwest; thence Northwesterly and Westerly along the arc of said circular curve to the left, having a radius of 1388.14' feet through a central angle of 6°56'33", for an arc distance of 168.20' feet, to the East Right of Way Line of N.W. 127th Avenue; thence Northerly for 9.24' foot along the said East Right of Way to the intersection with the South line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 40.02' feet, along the said Section Line to the Southeast Corner of Section 35, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 5255.53' feet along the said South line of Section 35, Township 53 South, Range 39 East, Miami-Dade County to the East Right of Way line of N.W. 137th Avenue; thence Northerly for 5193.91' feet along the said East Right of Way line to the intersection with the Centerline of N.W. 25th Street; thence Easterly for 10537.05' feet along the said Centerline of N.W. 25th Street to the intersection with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida said point also being the POINT OF BEGINNING.

Containing 54'441,508.87 Sq. Ft. or 1,249.805 Acres ±.  
1.953 Sq. Mi. ±

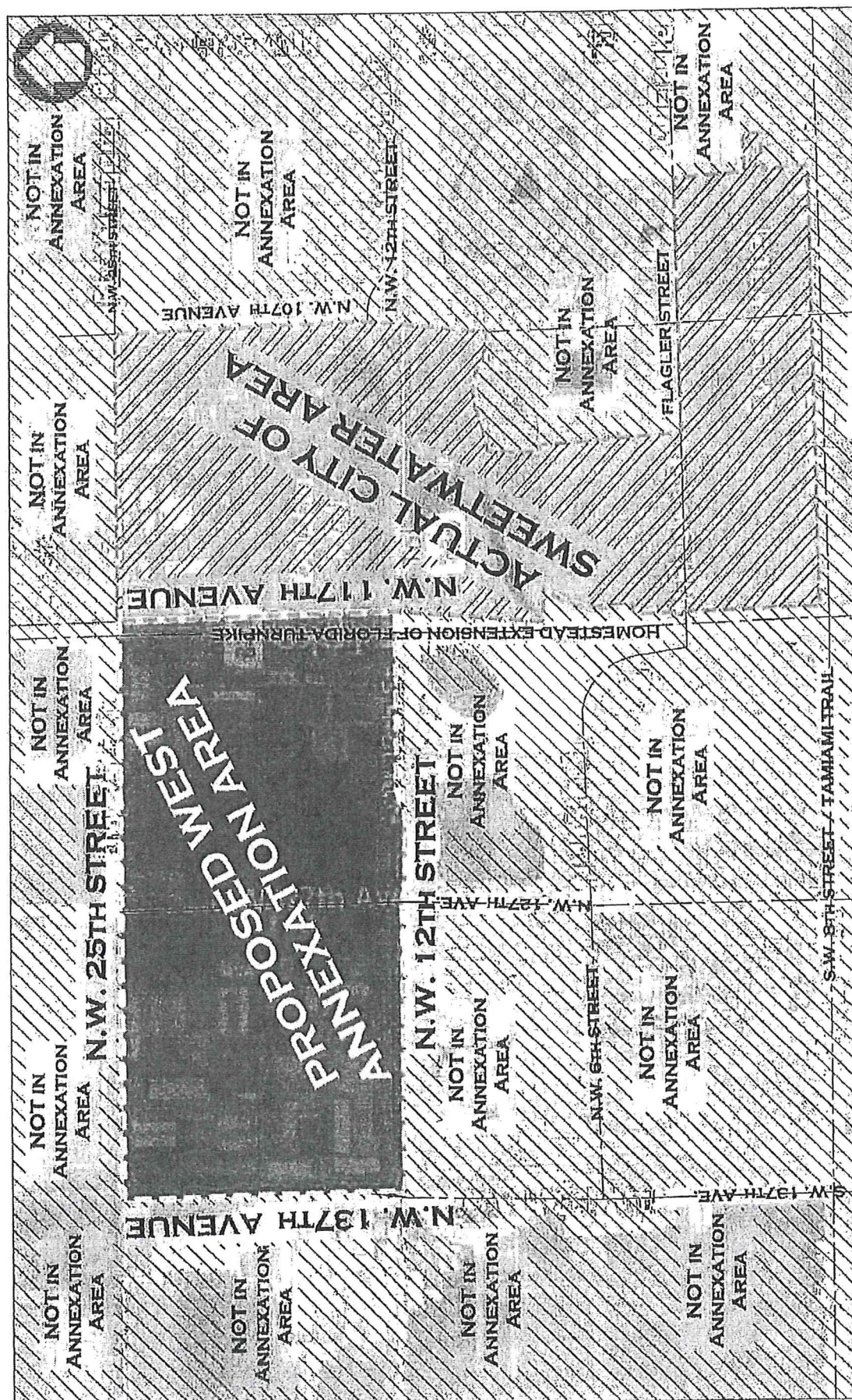


Certified Copy

Date: 09/17/2020



# SWEETWATER PROPOSED WEST ANNEXATION AREA



PROPOSED WEST ANNEXATION AREA

CITY OF SWEETWATER

NOT IN ANNEXATION AREA



Miami Herald Media Company  
3511 NW 91 Avenue  
Miami, FL 33172

**Miami Herald** **el Nuevo Herald**

## AFFIDAVIT OF PUBLICATION

| Account # | Ad Number     | Identification                                                         | PO |
|-----------|---------------|------------------------------------------------------------------------|----|
| 186297    | 0004743567-01 | City of Sweetwater TRIM (Notice of Tax Increase & Budget Summary) 2019 |    |

**Attention:**

CITY OF SWEETWATER  
500 SW 109TH AVE  
MIAMI, FL 33174

**PUBLISHED DAILY  
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before the undersigned authority  
personally appeared: **VICTORIA  
RODELA**, who on oath says that he/she is  
**CUSTODIAN OF RECORDS**  
of The Miami Herald, a daily newspaper  
published at Miami in Miami-Dade County,  
Florida; that the attached copy of the  
advertisement that was published was  
published in said newspaper in the  
issue(s) of:

Publication: Miami Herald

Zone: MIA-Full Run

September 04, 2020

*V Rodella*

Affiant further says that the said Miami  
Herald is a newspaper published at Miami,  
in the said Miami-Dade County, Florida and  
that the said newspaper has heretofore  
been continuously published in said Dade  
County, Florida each day and has been  
entered a second class mail matter at the  
post office in Miami, in said Miami-Dade  
County, Florida, for a period of one year  
next preceding the first publication of the  
attached copy of advertisement; and  
affiant further says that he/she has neither  
paid or promised any person, firm or  
corporation any discount, rebate,  
commission or refund for the purpose of  
securing this advertisement for publication  
in the said newspaper(s).

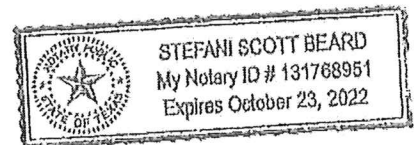
*Steph Red*

Sworn to and subscribed before me this  
4th, day of September, 2020



**Certified Copy**

*[Signature]*  
Date: 09/17/2020





RESOLUTION NO.: 4653

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF SWEETWATER IN ORDER TO ANNEX UNINCORPORATED LANDS WEST OF ITS CURRENT BOUNDARIES FROM MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, 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 Sweetwater ("the City") wishes to initiate a proposed boundary change by resolution after public hearing, upon mailed notice provided to all property owners in the proposed annexation area and within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Commission 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 Commission has determined that the annexation of the area West of the City's boundaries in Miami-Dade County, Florida is necessary, appropriate and in the best interest of the city and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, AS FOLLOWS

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

Section 2. The City Commission hereby seeks approval for the extension and enlargement of the City's boundaries to include an area West of the City and currently in unincorporated Miami-Dade County, Florida, as further described in Exhibit A attached hereto, and authorizes the initiation of municipal boundary change procedures pursuant to section 5.04 of the Miami-Dade County home rule charter in chapter 28 of the code of Miami Dade County.



Certified Copy

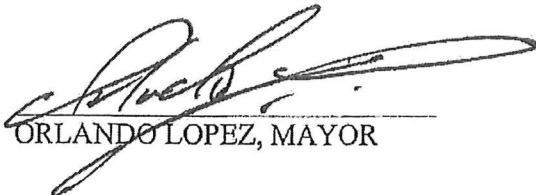
*[Signature]*  
Date: 09/17/2020

Section 3. The Mayor, 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 an annexation petition to the Board of County Commissioners of Miami-Dade County for their consideration.

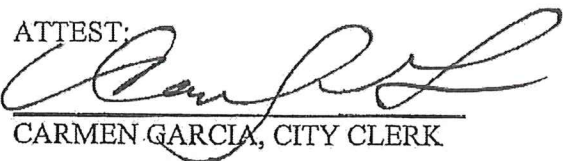
Section 4. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in section 20-3 of the code of Miami-Dade County to the Miami-Dade County Board of County Commissioners, and payment of annexation application fees, if applicable.

Section 5. This resolution shall take effect immediately upon its adoption.

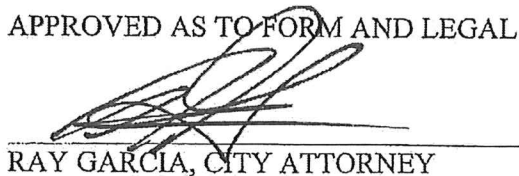
PASSED and ADOPTED this 16<sup>th</sup> September day of 2020.

  
ORLANDO LOPEZ, MAYOR

  
CECILIA HOLTZ-ALONSO, COMMISSION  
PRESIDENT

ATTEST:  
  
CARMEN GARCIA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
RAY GARCIA, CITY ATTORNEY

**VOTE UPON ADOPTION:**

CECILIA HOLTZ-ALONSO, COMMISSION PRESIDENT  
SAUL DIAZ, COMMISSION VICE-PRESIDENT  
ISIDRO RUIZ, COMMISSIONER  
DAVID BORRERO, COMMISSIONER  
JONIEL DIAZ, COMMISSIONER  
MARCOS VILLANUEVA, COMMISSIONER

yes  
yes  
yes  
no  
yes  
yes



Certified Copy

Date: 09/13/2020

## EXHIBIT A

### LEGAL DESCRIPTION:

A portion Section 35 and 36, Township 53 South, Range 39 East, according to the public records of Miami-Dade County, Florida, more particularly described as follows:

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Certified Copy

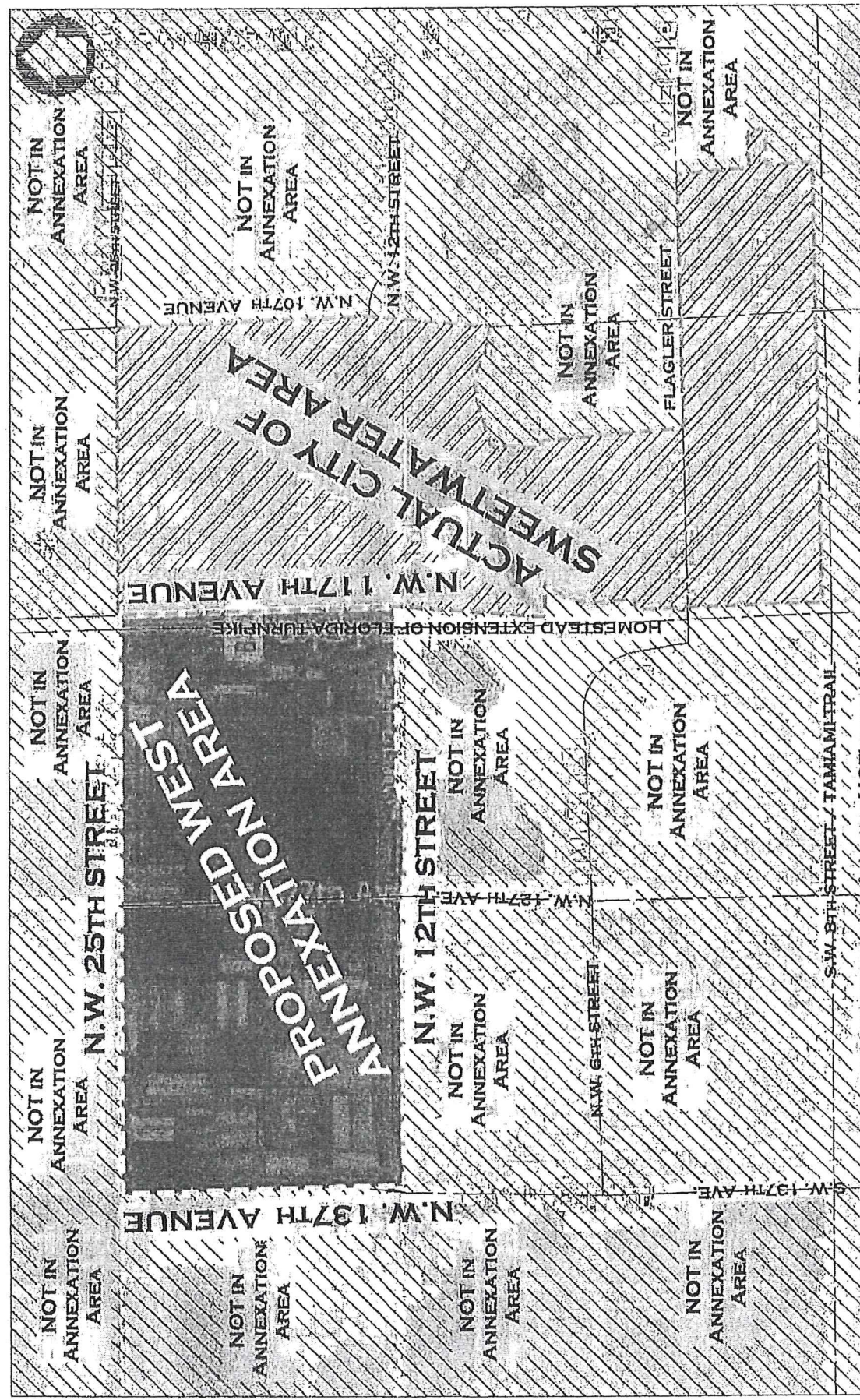
Date: 09/17/2020



Certified Copy  
*[Signature]*  
 Date: 09/17/2020



# SWEETWATER PROPOSED WEST ANNEXATION AREA



PROPOSED WEST ANNEXATION AREA

CITY OF SWEETWATER

NOT IN ANNEXATION AREA



Miami Herald Media Company  
3511 NW 91 Avenue  
Miami, FL 33172

**Miami Herald** **el Nuevo Herald**

### AFFIDAVIT OF PUBLICATION

| Account # | Ad Number     | Identification                                                         | PO |
|-----------|---------------|------------------------------------------------------------------------|----|
| 166297    | 0004743567-01 | City of Sweetwater TRIM (Notice of Tax Increase & Budget Summary) 2019 |    |

**Attention:**

CITY OF SWEETWATER  
500 SW 109TH AVE  
MIAMI, FL 33174

**PUBLISHED DAILY  
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: **VICTORIA RODELA**, who on oath says that he/she is **CUSTODIAN OF RECORDS** of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue(s) of:

Publication: Miami Herald

Zone: MIA-Full Run

September 04, 2020

*V. Rodella*

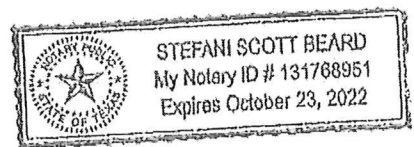
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s).

*Steph Beard*

Sworn to and subscribed before me this  
4th, day of September, 2020



**Certified Copy**  
*[Signature]*  
Date: 09/17/2020



RESOLUTION NO.: 4653

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF SWEETWATER IN ORDER TO ANNEX UNINCORPORATED LANDS WEST OF ITS CURRENT BOUNDARIES FROM MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, 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.

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**WHEREAS**, the City Commission 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 Commission has determined that the annexation of the area West of the City's boundaries in Miami-Dade County, Florida is necessary, appropriate and in the best interest of the city and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, AS FOLLOWS

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

Section 2. The City Commission hereby seeks approval for the extension and enlargement of the City's boundaries to include an area West of the City and currently in unincorporated Miami-Dade County, Florida, as further described in Exhibit A attached hereto, and authorizes the initiation of municipal boundary change procedures pursuant to section 5.04 of the Miami-Dade County home rule charter in chapter 28 of the code of Miami Dade County.



Certified Copy

Date: 09/12/2020

17

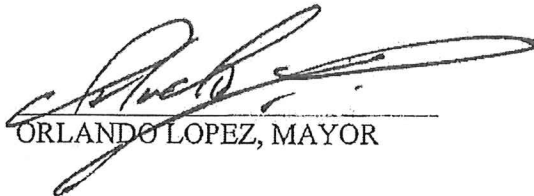


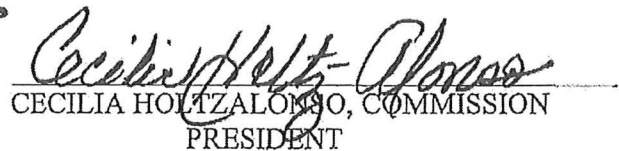
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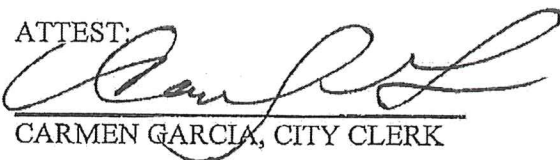
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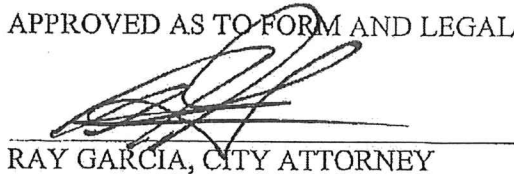
PASSED and ADOPTED this 16<sup>th</sup> September day of September, 2020.

  
ORLANDO LOPEZ, MAYOR

  
CECILIA HOLTZ-ALONSO, COMMISSION  
PRESIDENT

ATTEST:  
  
CARMEN GARCIA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
RAY GARCIA, CITY ATTORNEY

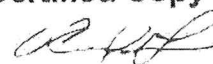
**VOTE UPON ADOPTION:**

CECILIA HOLTZ-ALONSO, COMMISSION PRESIDENT  
SAUL DIAZ, COMMISSION VICE-PRESIDENT  
ISIDRO RUIZ, COMMISSIONER  
DAVID BORRERO, COMMISSIONER  
JONIEL DIAZ, COMMISSIONER  
MARCOS VILLANUEVA, COMMISSIONER

yes  
yes  
yes  
no  
yes  
yes



Certified Copy

  
Date: 09/13/2020

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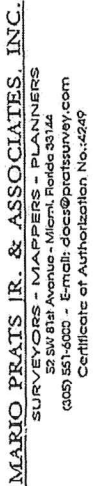
Certified Copy

Date: 09/17/2020





# SWEETWATER PROPOSED WEST ANNEXATION AREA





Miami Herald Media Company  
3511 NW 91 Avenue  
Miami, FL 33172

**Miami Herald** **el Nuevo Herald**

### AFFIDAVIT OF PUBLICATION

| Account # | Ad Number     | Identification                                                         | PO |
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| 186297    | 0004743567-01 | City of Sweetwater TRIM (Notice of Tax Increase & Budget Summary) 2019 |    |

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**PUBLISHED DAILY  
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**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

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personally appeared: **VICTORIA  
RODELA**, who on oath says that he/she is  
**CUSTODIAN OF RECORDS**  
of The Miami Herald, a daily newspaper  
published at Miami in Miami-Dade County,  
Florida; that the attached copy of the  
advertisement that was published was  
published in said newspaper in the  
issue(s) of:

Publication: Miami Herald

Zone: MIA-Full Run

September 04, 2020

*V Rodella*

Affiant further says that the said Miami  
Herald is a newspaper published at Miami,  
in the said Miami-Dade County, Florida and  
that the said newspaper has heretofore  
been continuously published in said Dade  
County, Florida each day and has been  
entered a second class mail matter at the  
post office in Miami, in said Miami-Dade  
County, Florida, for a period of one year  
next preceding the first publication of the  
attached copy of advertisement; and  
affiant further says that he/she has neither  
paid or promised any person, firm or  
corporation any discount, rebate,  
commission or refund for the purpose of  
securing this advertisement for publication  
in the said newspaper(s).

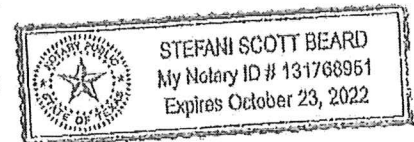
*Stefani Scott Beard*

Sworn to and subscribed before me this  
4th, day of September, 2020



**Certified Copy**

*[Signature]*  
Date: 09/17/2020



## City of Sweetwater - West Annexation Application

### Proof of Written Notice to Property Owners



July 31, 2020

City of Sweetwater  
Planning and Zoning Division  
500 S.W. 109 Ave.  
Sweetwater, FL 33174

RE: Property Owners List within 600 feet of:

**LEGAL DESCRIPTION:** A portion Section 35 and 36, Township 53 South, Range 39 East,  
according to the public records of Miami-Dade County, Florida.

**PREPARED FOR:** City of Sweetwater

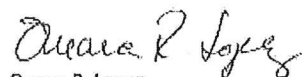
**ORDER NUMBER:** 200711

---

Total number of property owners without repetition: 1240

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

Sincerely,  
THE ZONING SPECIALISTS GROUP, INC.



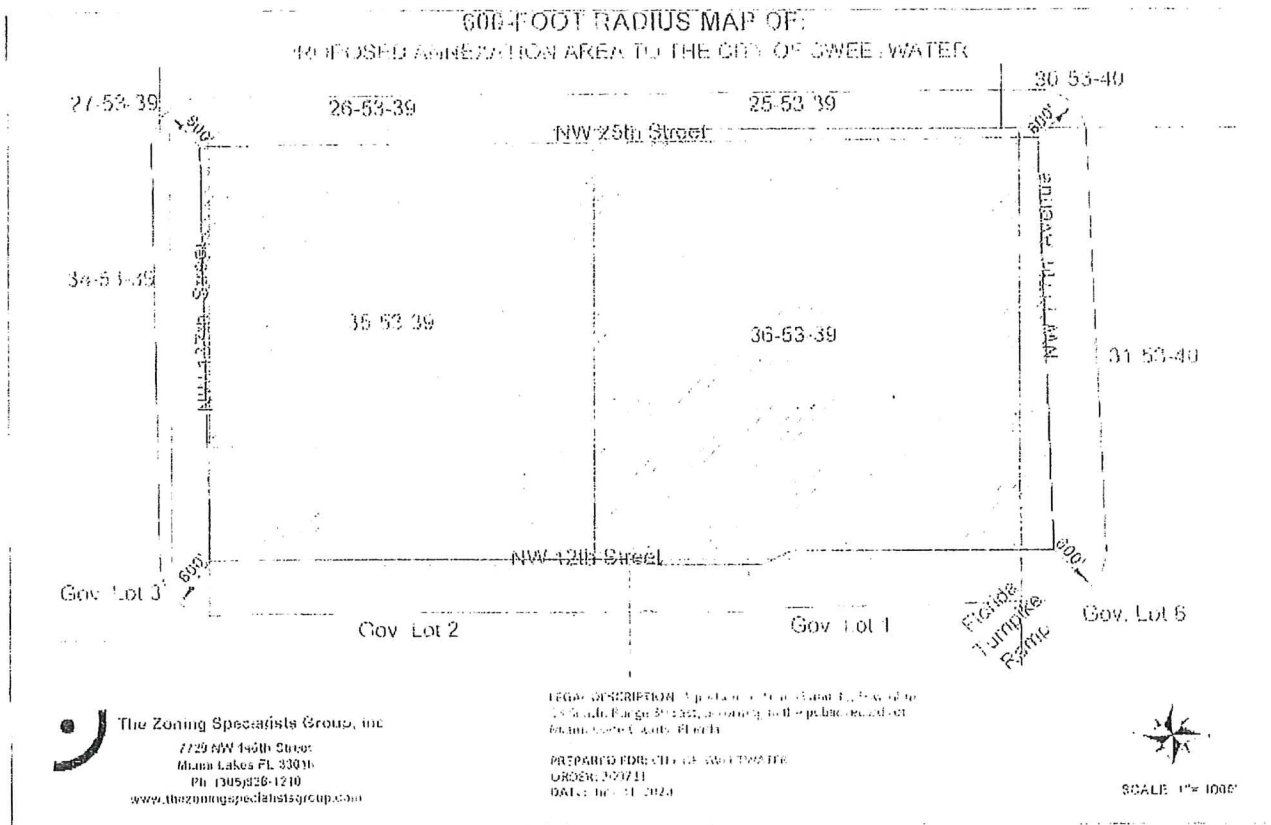
Omara R. Lopez  
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016  
Phone: 305 828-1210  
[www.thezoningspecialistsgroup.com](http://www.thezoningspecialistsgroup.com)

1



# City of Sweetwater - West Annexation Application



## City of Sweetwater - West Annexation Application

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

#### LEGAL DESCRIPTION

A portion Section 35 and 36, Township 53 South, Range 39 East, according to the public records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the intersection of the Centerline of N.W. 25th Street with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Southerly for 5105.53' feet along the East line of said Section 36 to the intersection with the North Right of Way Line of N.W. 12th Street and said Section Line; thence Westerly for 3154.95' feet along the said North Right of Way Line of N.W. 12th Street to a point of curvature of a circle curve concave to the Southeast; thence Westerly and Southwesterly along the arc of said circular curve to the left, having a radius of 612.96' feet through a central angle of 25°31'53", for an arc distance of 273.14' feet, to a point of tangency; thence Southwesterly for 100.00' feet along the aforementioned North Right of Way line, to a point of curvature of a circle curve concave to the Northwest; thence Southwesterly and Westerly along the arc of said circular curve to the left, having a radius of 532.96' feet through a central angle of 25°31'53", for an arc distance of 237.49' feet, to a point of tangency; thence Westerly for 1030.65' feet along the said North Right of Way line, to a point of curvature of a circle curve concave to the Northeast; thence Westerly and Northwesterly along the arc of said circular curve to the left, having a radius of 1308.14' feet through a central angle of 13°32'33", for an arc distance of 309.19' feet, to a point of curvature of a circle curve concave to the Southwest; thence Northwesterly and Westerly along the arc of said circular curve to the left, having a radius of 1388.14' feet through a central angle of 6°56'33", for an arc distance of 168.20' feet, to the East Right of Way Line of N.W. 127th Avenue; thence Northerly for 9.24' foot along the said East Right of Way to the intersection with the South line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 40.02' feet, along the said Section Line to the Southeast Corner of Section 35, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 5255.53' feet along the said South line of Section 35, Township 53 South, Range 39 East, Miami-Dade County to the East Right of Way line of N.W. 137th Avenue; thence Northerly for 5193.91' feet along the said East Right of Way line to the intersection with the Centerline of N.W. 25th Street; thence Easterly for 10537.05' feet along the said Centerline of N.W. 25th Street to the intersection with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida said point also being the POINT OF BEGINNING.

Containing 54'441,508.87 Sq. Ft. or 1,249.805 Acres ±.  
1.953 Sq. Mi. ±





## City of Sweetwater - West Annexation Application

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



Elections  
2700 NW 87th Avenue  
Miami, Florida 33172  
T 305-499-8683 F 305-499-8547  
TTY 305-499-8480  
[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 the proposed City of Sweetwater West Annexation Area, as shown in the attached map, has 0 voters.

A handwritten signature in black ink, appearing to read "Christina 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 17th DAY OF  
JULY, 2020



## City of Sweetwater - West Annexation Application

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

Pursuant to Section 20-3 of the Code of Miami-Dade County, the City of Sweetwater hereby submits this application for annexation of an estimated 1,249 acres located to the West of the existing municipal boundary.

The City of Sweetwater, a municipality in Miami-Dade County of approximately 2.4 square miles in geographic area, is located in the center of a vast area of West Miami-Dade County. The city is composed primarily of lower-to-middle income families with a median household income of \$32,315 and a poverty rate of 23.7% as per the US Census Bureau's QuickFacts for 2014-2018 (source: <https://www.census.gov/quickfacts/fact/table/US,miamidadecountyflorida,sweetwatercityflorida/INC110218#INC110218>). This poverty rate is substantially high compared to Miami-Dade County's poverty rate of 16.0%, and the national U.S. poverty rate which is 11.8%, also per the U.S. Census. Therefore, this annexation would promote social justice and equity by allowing the city to diversify its tax base and lessen the tax burden on the working class and working poor residents in this economically-constrained city.

The city has limited industrial lands, thereby placing a disproportionate tax burden on those that can least afford to finance city services. The City of Sweetwater's annexation application does not seek to create a monolithic municipality in terms of property values. Rather, Sweetwater is seeking to diversify its land distribution by including undeveloped industrial lands for future economic development in the proposed annexation lands. This annexation will allow the City to reduce its millage, thereby lessening the tax burden on working class residents, while maintaining the same level of police and other city services.

The proposed annexation will spread the cost of services and infrastructure needs in the community. The City of Sweetwater's existing governmental structure -- including its highly-regarded, Commission for Florida Law Enforcement Accreditation ("CFA")-accredited Police Department -- is properly-suited to provide efficient and professional services to the area. The Sweetwater Police Department will be ready to service this area immediately, as it already provides some police backup services to Miami-Dade County in the areas to be annexed. The city also intends to establish sub-stations near the proposed annexation area.



## City of Sweetwater - West Annexation Application

Business and property owners in the area will also benefit from closer, more accessible governmental services. As part of its business-friendly philosophy, the city's Building and Zoning Department Director adheres to an open-door policy, which plays a key role in solving issues that often hinder business and construction in other governmental jurisdictions. Similarly, the city's mayor, who is also the city manager, follows an open door policy and is readily available to address issues in the city.

In addition to aiding a small, lower-to-middle income city, the proposed annexation will also benefit the County's operating budget in these difficult fiscal times by relieving the County of some municipal service obligations to UMSA. The proposed annexation will result in a more efficient delivery of municipal services, protection of property values and the availability of closer general governmental services and functions. The annexation area is located entirely within the Urban Development Boundary line and the city intends to fully maintain all UDB requirements and policies.

E. Resolution of Other Affected Municipality

The proposed annexation does not create any enclaves. No other municipalities are affected by this annexation.

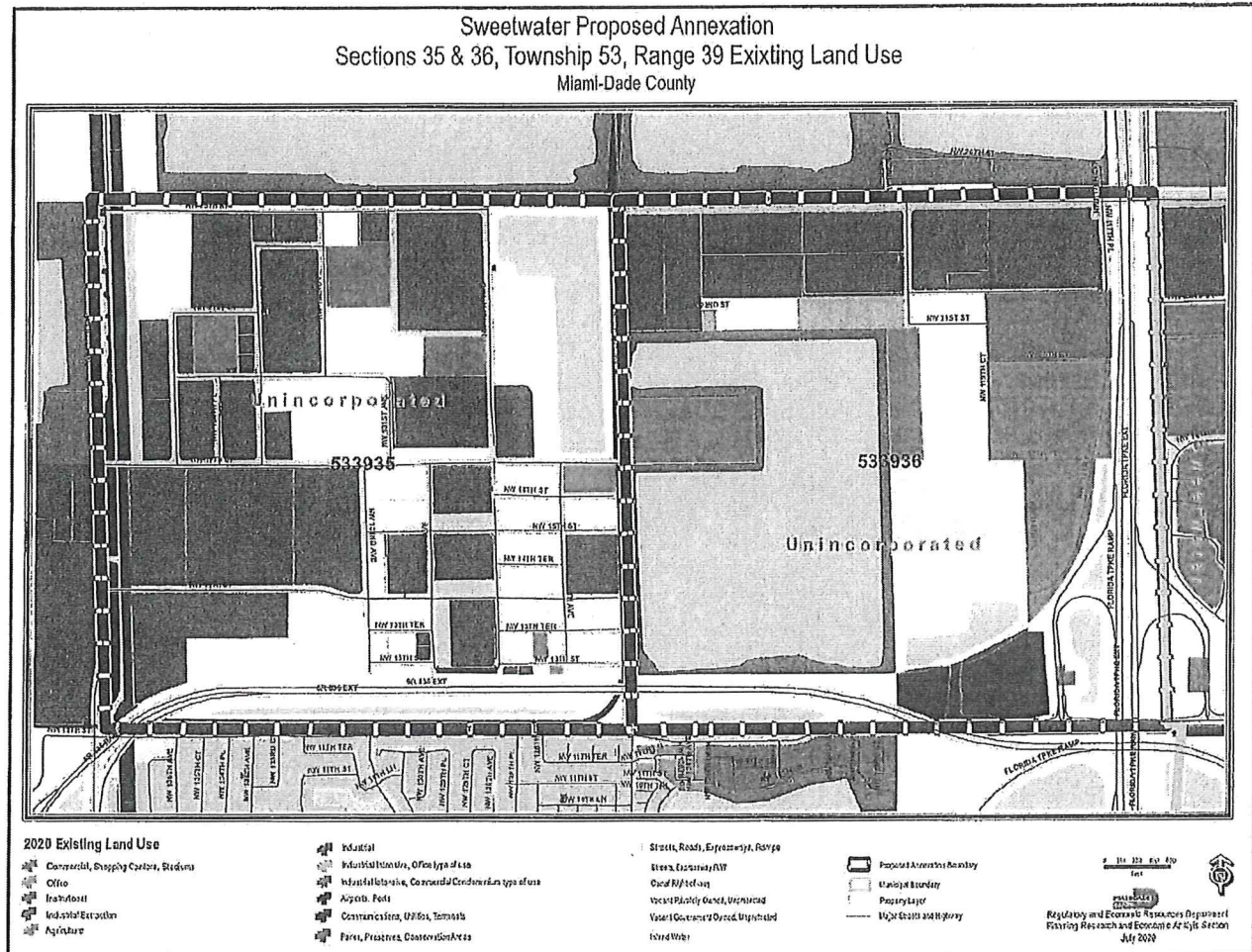
F. Additional Required Information Filed With Clerk of the Board

(1) Land Use Plan & Zoning

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

# City of Sweetwater - West Annexation Application

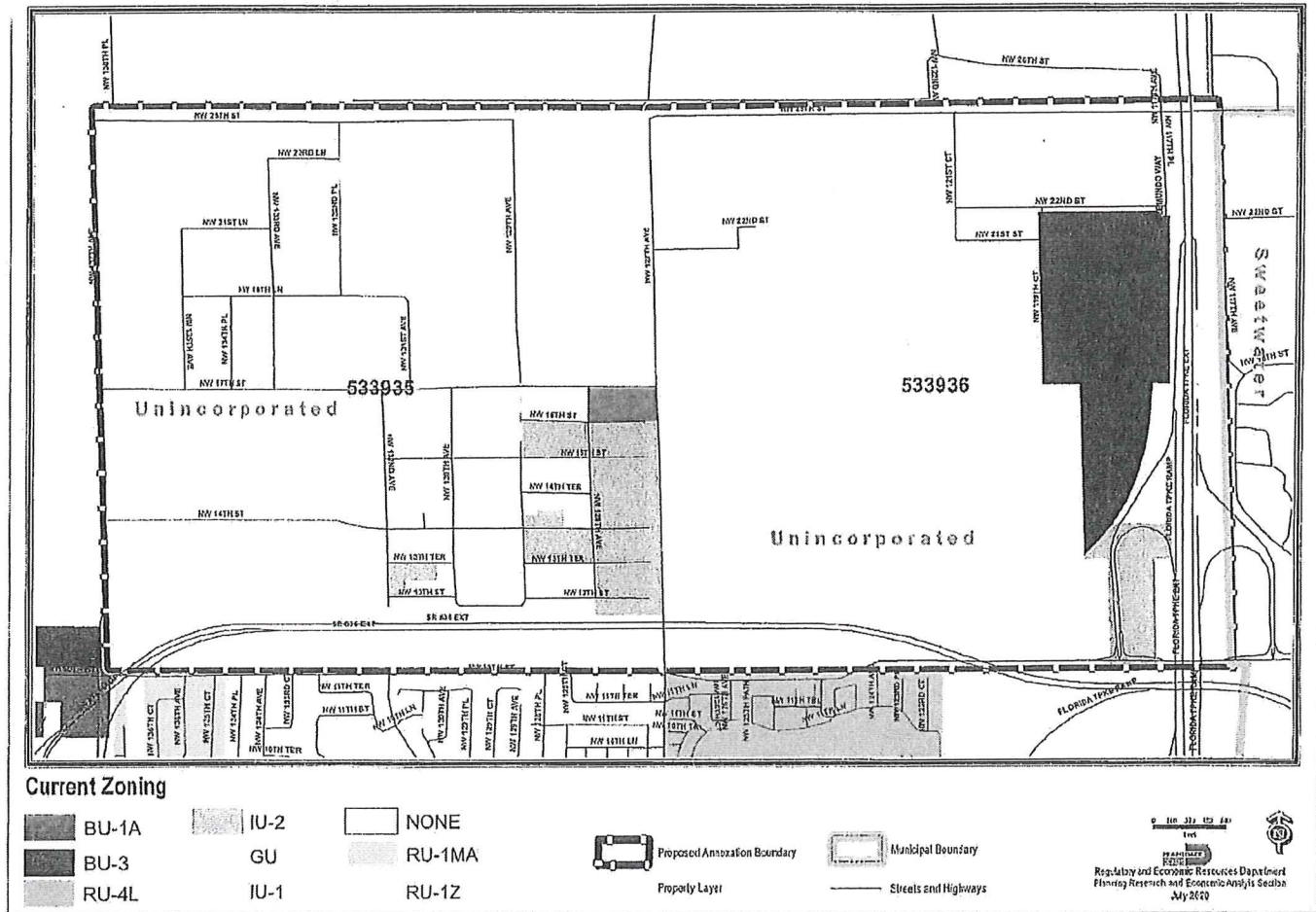
## Land Use Map:



# City of Sweetwater - West Annexation Application

## Zoning Map:

Sweetwater Proposed Annexation  
Sections 35 & 36, Township 53, Range 39 Current Zoning  
Miami-Dade County





## City of Sweetwater - West Annexation Application

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

#### (a) Police Protection

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

The Police Department is currently staffed with 49 full-time officers, 5 part-time officers and administrative secretaries. The Department also has 11 additional sworn reserve police officers. The Department will enhance the service to the proposed area without any disruption.

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

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

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

#### (b) Fire Protection

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

## City of Sweetwater - West Annexation Application

County Fire Station located within Sweetwater on S.W. 107<sup>th</sup> Avenue and 4<sup>th</sup> Street that will continue to provide service to the proposed annexation area. These services will include fire and medical emergency services to all residents and inhabitants of the area.

(c) Water Supply and Distribution

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

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

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

(e) Garbage and Refuse Collection Disposal

The City of Sweetwater currently offers weekly bulk trash pick-up, collecting approximately 4,500 combined tons per year and disposing of the waste in Miami-Dade County solid waste facilities located in central and south Miami-Dade County. Garbage and refuse will continue to be provided by the City of Sweetwater to residential areas, if applicable (General Fund). Currently, commercial establishments in the City of Sweetwater create their own agreements with waste hauling companies of their choosing, and we anticipate the same in the annexation area.

(f) Street Lighting

Florida Power and Light (FPL) currently provides the electrical service and the street lighting system in Sweetwater. FPL has adequate capacity to serve the future electrical needs of the subject area. It is also expected that FPL would provide these services to the proposed annexation area as development occurs. The standards for street lighting in the proposed areas would be fully consistent with Florida Building Code and State Energy Code.

(g) Street Construction and Maintenance

Sweetwater maintains all of the local streets within its jurisdiction. Many minor arterial roads and collector streets are constructed and improved by the private sector as developments

## City of Sweetwater - West Annexation Application

are completed. It is expected that the large majority of roads and streets built in the future would be constructed or improved by private development and maintained by the City of Sweetwater. The additional local roads will receive constant and routine inspections. The Maintenance Department will continue to maintain local streets on an as-needed basis (i.e., filling in potholes and any other necessary repairs).

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

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

The City of Sweetwater has an exceptional system of parks with onsite facilities and recreational programs for youth and adults. The City has four (4) parks. These facilities offer a wide range of programs, including youth and adults sports leagues. Facilities include playground equipment, basketball, volleyball, squash and tennis courts, baseball fields, open playfields, picnic grounds and passive recreational areas. These parks and recreational areas will be available and readily accessible to office and industrial workers who would utilize park facilities.

Parks in the City of Sweetwater are:

**Beasley Linear Park** located between S.W. 107<sup>th</sup> and 115<sup>th</sup> Avenues along S.W. 7<sup>th</sup> Terrace, Sweetwater, FL 33174. Primarily a passive park, near a canal with benches for reading or to rest when you decide to go for a walk.

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



## City of Sweetwater - West Annexation Application

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

**Carlow Park** located at 10600 S.W. 4<sup>th</sup> Street, Sweetwater, FL 33174. Includes a complete kitchen and dining area, and is used for the senior citizens hot lunch program. The facility is also utilized for special events, such as domino tournaments, bingo nights and/or community meetings.

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

### (i) Building, Permitting and Inspections

The City of Sweetwater maintains a full service Building and Zoning Department, that processes building permits, conducts building inspections and issues citations for city and building code violations. These city services would be much closer to the property owners of the proposed annexation area than similar services now provided by Miami-Dade County at the West Dade Permitting and Inspection Center which is located on 11805 SW 26th Street and is 4.1 miles away from the annexation area. The City of Sweetwater Building and Permit department located at 1701 N.W. 112 Avenue and is only 2 miles away. All applicable Federal, State, regional and County stormwater management and environmental permits are required to be obtained prior to the issuance of any specific city permit.

The Building Department Director and management team have open-door policies and personalized service. Accordingly, the Department's service is of the highest efficiency and management is readily available to resolve issues related to building, zoning and permits.

### (j) Zoning Administration

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

## City of Sweetwater - West Annexation Application

matters to the City Commission if there is any appeal to their first decision.

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

### (k) Local Planning Services

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

### (l) Special Services Not Listed Above Stormwater Management

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

### City Clerk's Office

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

## City of Sweetwater - West Annexation Application

### (m) General Government

The City of Sweetwater is a municipal corporation established in 1941, under the laws of the State of Florida and the Miami-Dade County Charter and governed by an elected Mayor and seven (7) elected City commission members. The Mayor is also the City's Chief Executive Officer (i.e., city manager) and is responsible for the direction and supervision of all departments, agencies and employees of the City. This annexation will provide area property owners closer access to their local government and political leaders compared to their current situation where residents must travel to the Downtown Miami-Dade County Governmental Center to participate in Metro Dade governmental activities and meet with their elected representatives; unless special alternative meeting locations are agreed upon. Additionally, as mentioned earlier, the city's Mayor and all administrative staff and directors have an open-door policy. Sweetwater's City Hall located on 500 SW 109th Avenue is only 2.7 miles away from the proposed annexation area, as opposed to Miami-Dade County's Stephen P. Clark Center, which is located at 111 NW 1st Street; an approximate distance of 17 miles from the annexation area.

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

### G. Timetable For Supplying Services Listed Above

| <u>Service</u>                                            | <u>Timetable</u>                                                 |
|-----------------------------------------------------------|------------------------------------------------------------------|
| (a) Police Protection                                     | Immediate                                                        |
| (b) Fire Protection                                       | Currently provided by Miami-Dade County and will remain the same |
| (c) Water Supply and Distribution                         | Currently provided by Miami-Dade County and will remain the same |
| (d) Facilities for the Collection and Treatment of Sewage | Currently provided by Miami-Dade County and will remain the same |



## City of Sweetwater - West Annexation Application

|                                                 |                                   |
|-------------------------------------------------|-----------------------------------|
| (e) Garbage and Refuse Collection Disposal      | As required by future development |
| (f) Street lighting                             | As required by future development |
| (g) Street Construction and Maintenance         | Immediate                         |
| (h) Park and Recreation Facilities and Services | Immediate                         |
| (i) Building Inspection                         | Immediate                         |
| (j) Zoning Administration                       | Immediate                         |
| (k) Local Planning Services                     | Immediate                         |
| (l) Special Services Not Listed Above           | As required by future development |
| (m) General Government                          | Immediate                         |

### H. Financing of The Services Listed Above

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

#### (a) Police Protection

The City of Sweetwater Police Department is funded through the City's General Fund. If the area is annexed into the city, revenues from those areas along with general fund monies will pay for police services needed. The City of Sweetwater Police Department estimates that the City will need approximately six (6) Police Officers for the proposed area. The city estimates the average expense per officer at \$110,000 including salary, vehicle and estimated gasoline expenditures. Therefore, the city estimates a \$660,000 increase in budget in order to serve the proposed annexation area.

## City of Sweetwater - West Annexation Application

(b) Fire Protection

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

(c) Water Supply and Distribution

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

(d) Facilities for the Collection and Treatment of Sewage Sanitary sewer will continue to be provided by Miami-Dade County.

(e) Garbage and Refuse Collection Disposal

Garbage and refuse will continue to be provided by the City of Sweetwater to residential areas, if applicable. Currently, commercial establishments in the City of Sweetwater create their own agreements with waste hauling companies of their choosing, and we anticipate the same in the annexation area.

(f) Street Lighting

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

(g) Street Construction and Maintenance

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

The city will be able to implement full service immediately with the current resources of the Public Works Department. The Department also intends to increase its employees, if

## City of Sweetwater - West Annexation Application

needed, in order to be able to implement a fast and economic way to maintain all the streets in our city and this area.

Public Works Department will provide services such as clearing the side of the roads from debris, keeping drain covers clear and semiannual deep cleaning of all the drains. Therefore, the city estimates that an increase in staff and necessary equipment will cost approximately \$150,000.

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

Parks and recreational programs are funded through the City's General Fund. It is anticipated that existing development in the area will not impose any significant burdens on existing city parks and recreational facilities. These facilities should easily serve the proposed area.

The city may take into consideration to build passive parks adjacent to the different areas.

### (i) Building Inspection

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

### (j) Zoning Administration

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

Due to the estimated increase in demand for the Building Department, the city estimates \$50,000 for the Department to properly provide services to property owners in the proposed area.



## City of Sweetwater - West Annexation Application

### (k) Local Planning Services

Local planning services in the City of Sweetwater are paid from General Fund and fees from private developers. Private sector Comprehensive Plan amendments are funded from application fees.

Fees collected from private developers and/or owners as they submit project applications fund site planning. This procedure will go into effect immediately after annexation takes place.

### Special Services Not Listed Above Stormwater Management

- (l) Local drainage improvements in the proposed area will be funded by the private sector as future development occurs. The South Florida Water Management District (through property tax revenue and other sources) would fund regional stormwater management improvements, if necessary to serve future development.

### (m) General Government

General government services in the City of Sweetwater are funded from the general fund. For the proposed annexation area, these services would be funded from the city's general fund, impact fees and increased property tax revenues.

## City of Sweetwater - West Annexation Application

### **Sweetwater West Expenditures**

| <b>Expenditure Category</b>          |                                  |                                                |                                   |
|--------------------------------------|----------------------------------|------------------------------------------------|-----------------------------------|
| <b>Executive Services</b>            | <b>Sweetwater<br/>Current FY</b> | <b>Proposed<br/>Annexed Area<br/>Estimates</b> | <b>New<br/>City of Sweetwater</b> |
| 1. Legislative                       | 716,448                          | 0                                              | 716,448                           |
| 2. Executive/Administration          | 1,130,487                        | 0                                              | 1,130,487                         |
| <hr/>                                |                                  |                                                |                                   |
| <b><u>Building</u></b>               |                                  |                                                |                                   |
| Building & Licenses                  | 1,148,205                        | 50,000                                         | 1,198,205                         |
| <hr/>                                |                                  |                                                |                                   |
| <b><u>Public Works</u></b>           |                                  |                                                |                                   |
| Public Works (Maintenance)           | 3,350,308                        | 150,000                                        | 3,500,308                         |
| <hr/>                                |                                  |                                                |                                   |
| <b><u>Parks &amp; Recreation</u></b> |                                  |                                                |                                   |
| Parks & Recreation                   | 615,949                          | 0                                              | 615,949                           |
| <hr/>                                |                                  |                                                |                                   |
| <b><u>Public Safety</u></b>          |                                  |                                                |                                   |
| Police                               | 10,820,075                       | 660,000                                        | 11,480,075                        |
| Code Compliance                      | 590,929                          | 50,000                                         | 640,929                           |
| <b>Total Expenditures</b>            | <b>18,372,401</b>                | <b>910,000</b>                                 | <b>19,282,401</b>                 |

## City of Sweetwater - West Annexation Application

### I. Tax Load on the Area to be Annexed

According to Miami-Dade Property Appraiser's Office, the 2019 total taxable property value in the Annexation area is as follows:

|                   |                       |
|-------------------|-----------------------|
| Real Property     | \$ 681,378,048        |
| Personal Property | \$ 73,322,966         |
| <b>Total:</b>     | <b>\$ 754,701,014</b> |

Applying the 1.9283 mills (2020) unincorporated ad valorem tax rate, the 2012 property tax collections by Miami-Dade County from the proposed Area totals approximately \$1,455,290.

Currently, the city's ad valorem tax rate is at 3.9948 mills (current), which would generate an estimated \$3,014,879 annually in real and personal property tax revenues, based on the 2019 tax rolls. However, it is the city's intention to decrease the millage rate.

#### (6) Terminals

There are no areas designated as terminals in the County's Adopted Land Use Plan Map ("terminals") within this annexation area.

#### (7) *Existing Community Redevelopment Agency*

The City of Sweetwater will acknowledge in writing, in a format acceptable to the Office of Management and Budget or its successor department, the existence of any community redevelopment agency operating within the area proposed to be annexed and shall agree to be bound by the provisions of Section 20-8.9.



## City of Sweetwater - West Annexation Application

### J. Certificate of the Director of the Department Planning and Zoning



Department of Regulatory and Economic Resources  
Planning Division, Metropolitan Planning Section  
111 NW 1 Street • 12<sup>th</sup> Floor  
Miami, Florida 33128-1902  
Telephone: 305-375-2835 Fax: 305-375-2560  
[www.miamidade.gov/planning](http://www.miamidade.gov/planning)

July 14, 2020

Robert Herrada, Assistant City Manager  
City of Sweetwater  
500 S.W. 109 Avenue, 2<sup>nd</sup> Floor  
Sweetwater, FL 33174

Subject: Certification of the City of Sweetwater Proposed Annexation

Dear Mr. Herrada:

This 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 July 2020 land use records as shown in the attached table and map, there are zero acres of land in residential use (zero percent) within the proposed annexation area. The land area of the proposed annexation is approximately 1,275.6 acres.
- The proposed annexation area shown is the attached map. It includes Sections 35 and 36 of Township 53, Range 39.

If I can be of further assistance or if additional information is needed, please do not hesitate to contact me at (305) 375-2835 or [Jerry.Bell@miamidade.gov](mailto:Jerry.Bell@miamidade.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Bell".

Jerry Bell, AICP  
Assistant Director for Planning

JB/MA/ma  
Attachments

## City of Sweetwater - West Annexation Application

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

**City of Sweetwater Proposed Annexation Area Sections 35 & 36, Township 53, Range 39**  
**2020 Existing Land Use**

| Land Use                                        | Annexation<br>Area (Acres) | Annexation<br>Area (Percent of<br>Total) | City of<br>Sweetwater<br>(Area Acres) | Sweetwater<br>(Percent of<br>Total) | Miami-Dade<br>County (Acres) | Miami-Dade<br>County (Percent<br>of Total) |
|-------------------------------------------------|----------------------------|------------------------------------------|---------------------------------------|-------------------------------------|------------------------------|--------------------------------------------|
| Residential                                     | 0.0                        | 0.0                                      | 435.4                                 | 28.6                                | 114,049.9                    | 9.0                                        |
| Commercial, Office, and Transient Residential * | 48.5                       | 3.8                                      | 225.2                                 | 14.8                                | 14,448.7                     | 1.1                                        |
| Industrial                                      | 378.5                      | 29.7                                     | 158.8                                 | 10.4                                | 20,330.6                     | 1.6                                        |
| Institutional                                   | 9.7                        | 0.8                                      | 67.4                                  | 4.4                                 | 15,776.0                     | 1.2                                        |
| Parks/Recreation                                | 18.4                       | 1.4                                      | 13.0                                  | 0.9                                 | 834,876.3                    | 65.9                                       |
| Transportation, Communication, Utilities        | 310.2                      | 24.3                                     | 442.6                                 | 29.1                                | 87,928.6                     | 6.9                                        |
| Agriculture                                     | 30.5                       | 2.4                                      | 0.0                                   | 0.0                                 | 61,518.8                     | 4.9                                        |
| Undeveloped                                     | 228.9                      | 17.9                                     | 100.4                                 | 6.6                                 | 78,248.2                     | 6.2                                        |
| Inland Waters                                   | 250.9                      | 19.7                                     | 79.1                                  | 5.2                                 | 39,136.9                     | 3.1                                        |
| <b>Total:</b>                                   | <b>1,275.6</b>             | <b>100.0</b>                             | <b>1,521.9</b>                        | <b>100.0</b>                        | <b>1,266,314.0</b>           | <b>100.0</b>                               |

\* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section July 2020

Item#: PORT-LW700-Ivory-Chiffon  
MPN: LW700-Ivory-Chiffon

M

Item#: PORT-LW702-Rose-Quartz  
MPN: LW702-Rose-Quartz

M

Item#: PORT-LW702-Black  
MPN: LW702-Black

M

Item#: L659-Oxford-Blue  
MPN: 984602

M



RESOLUTION 21-3

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

**WHEREAS**, the City of Sweetwater has submitted an application (the "Application") to annex the area that is generally described below:

Boundaries: The unincorporated area generally bounded on the north by NW 25 Street; on the east by NW 117 Avenue; on the south by NW 12 Street; and on the west by NW 137 Avenue

**WHEREAS**, on November 19, 2020, the Board of County Commissioners referred the Application to the Planning Advisory Board; and

**WHEREAS**, on June 14, 2021, the Planning Advisory Board held a properly noticed and 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 defer the Application for additional information.

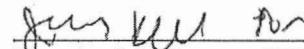
The forgoing resolution was offered by Board Member Cardoch and was seconded by Board Member Alonso. Upon being put to a vote, the motion passed 7 to 1 as follows:

|                       |        |                 |        |
|-----------------------|--------|-----------------|--------|
| Robert Alonso         | Yes    | Michael Montiel | Yes    |
| Carla Ascencio-Savola | Absent | J. Wil Morris   | Absent |
| Lynette Cardoch       | Yes    | William Riley   | Absent |
| Carlos Diaz-Padron    | Yes    | Wayne Rinehart  | No     |
| Horacio C. Huembes    | Yes    | Jesus Vazquez   | Absent |

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

The Chair thereupon declared the resolution duly passed and adopted this 14<sup>th</sup> day of June 2021.

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

  
Lourdes M. Gomez, AICP, Director  
Department of Regulatory and  
Economic Resources