

# Memorandum



**Date:** June 6, 2016

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

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

**Subject:** Staff Report for Proposed Boundary Change to Miami Shores Village

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## **Background**

On May 1, 2015, Miami Shores Village (Village) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Miami-Dade Board of County Commissioners (Board) referred the application to the Planning Advisory Board (PAB) at the May 19, 2015 Board meeting. As required by the Code, the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration.

The proposed annexation is approximately 12.9 acres or 0.02 square miles of the Unincorporated Municipal Service Area (UMSA).

The proposed annexation area is bounded on the north by NE 108th Street, on the east by Biscayne Boulevard, on the south by NE 105<sup>th</sup> Street, and on the west by NE 12<sup>th</sup> Avenue, depicted in Attachment A.

The Annexation Area is within County Commission District 3, represented by Commissioner Audrey Edmonson.

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

## **Summary of Issues for Consideration**

1. The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. The remaining municipal streets will become Village roads via an interlocal agreement transferring responsibility.
  - Biscayne Boulevard (State road)
  - NE 108<sup>th</sup> Street (County road)
2. The area should remain within the Miami-Dade Fire Rescue (MDFR) District in perpetuity.
3. The Village does not indicate or explain what it considers the appropriate land use designation and should demonstrate how the contemplated amendments to its comprehensive plan, land use map and zoning code would be consistent with the County's CDMP.

## **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 is not within and does not divide a Census Designated Place (CDP).

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

The proposed annexation area is currently comprised of one vacant lot and some commercial uses including Chase bank, K-Mart, a car wash, a tire shop, window tinting shops and a grocery store. The properties within the proposed annexation area are zoned BU-1A (Limited Business District) and are designated "Business and Office" on the County's LUP map.

The proposed annexation area is abutted to the south and west by lands developed with a hotel/motel use zoned A-2 (Multifamily and Hotel) and single family residences zoned R-15, respectively, that are within the Village limits. The areas north and east of the proposed annexation area are in UMSA. The A-2 zoned properties to the south are designated as "Restricted Commercial" and the R-15 zoned properties west of the proposed annexation area are designated as "Single-Family Residential" on the Future Land Use Map of the Village's Comprehensive Plan.

The proposed annexation area is compatible with the existing and planned land uses and zoning of the Village. However, the Village has not provided details on the contemplated amendments to its Comprehensive Plan, Land Use Map and Zoning Code. Therefore, should the annexation be approved, it is not clear if the Village's contemplated amendments would seek to preserve or maintain compatibility between the proposed annexation area, the abutting lands currently within the Village and adjacent lands that would remain in UMSA.

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

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

4. Will the annexation impact public safety response times?

Fire and Rescue:

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

Police:

In the event the annexation application is approved, the total service area within UMSA will be reduced. Conversely, departmental resources may need to be reallocated from

the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation endeavors, the full impact upon UMSA is yet to be determined.

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

The proposed annexation area has no related traffic impacts to the County. However, NE 108<sup>th</sup> Street provides important accesses to the subject area and should be kept by the County with accessibility for current traffic movements. Additionally, Biscayne Boulevard/SR 5 is a state road and may require input from the Florida Department of Transportation (FDOT).

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

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

Telecommunications Service Providers are required to register with the County only if they have facilities located within UMSA. The purpose of the registration process is to determine users of the County's rights-of-way. Therefore, companies that have facilities within the proposed annexation area will no longer be required to register with the County. Municipalities are responsible for managing their public thoroughfares.

Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas if required.

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

The proposed annexation area is located within the federally designated, 100-year floodplain. This area will flood under sustained rains and property owners within it are required to obtain flood insurance.

The proposed annexation area is located within the County's designated Hurricane Evacuation Zone "C", therefore the area needs to be evacuated when hurricane warnings are issued.

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

The annexation area is located between two major public transportation transfer points, the Downtown Bus Terminal to the south and the Aventura Mall to the north. Metrobus Routes 3 and 93 (Biscayne Max) provide daily service connecting passengers to municipal and county offices, commercial centers, local banks, libraries, and museums.

The Department of Transportation and Public Works (DTPW) is pursuing implementation of the Biscayne Enhanced Bus Service along the Biscayne Corridor. DTPW requests notification from the Village, should any future applications to redevelop the bus stop in front of the property located at 1700 Biscayne Boulevard (Folio #30-2232-011-0410) be submitted.

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

The proposed annexation area is within the same public school district boundaries as the adjoining unincorporated area and the Village. The public schools serving the proposed annexation area are: Miami Shores Elementary, David Lawrence Jr. K-8 Center, Horace Mann Middle, North Miami Middle, Miami Edison Senior High and Alonzo and Tracy Mourning Senior High Biscayne Bay Campus.

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

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

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

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

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

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

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

The proposed annexation area is not an enclave nor does it create an unincorporated enclave.

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

The boundaries of the proposed annexation area are generally logical and follow Village limits or rights-of-way. The proposed annexation area is generally bounded by NE 108<sup>th</sup> Street to the north, NE 12<sup>th</sup> Avenue to the west, NE 105<sup>th</sup> Street to the south and Biscayne Boulevard to the east.

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

The taxable value within the annexation area is \$12,739,290. At the current Village millage rate (8.4289 mills), the ad valorem revenues attributable to the annexation area would be \$102,009. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$23,337 as noted in the table below. The expected tax increase to the entire annexation area would be an additional 6.5006 mills and \$78,672. There are 4 folios in annexation Area, and the average property owner would pay an additional \$19,668 if this annexation is approved.

<b>Existing and Projected Property Tax Cost</b>		
<b>Miami Shores Village</b>		
<b>FY 2015-16</b>		
	Millage Rate	Millage x Taxable Value
<b>Miami Shores Village</b>		
Municipal Millage	8.429	\$102,009
<b>Unincorporated Area</b>		
UMSA Millage	1.9283	\$23,337
<b>Increase</b>	<b>6.5006</b>	<b>\$78,672</b>

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

The proposed annexation area is located inside the 2020 UDB of the Adopted 2020 and 2030 LUP map of the County's CDMP.

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

The total taxable value of the annexation area is \$12,739,290. The area generates an estimated \$27,060 in revenue. The County spends an estimated \$135,297 per year providing services to the area. Therefore, the net revenue gain to the UMMA budget is an estimated \$108,238 (Attachment B).

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees are estimated at \$2,652 and utility taxes are estimated at \$9,256 will be retained by the County.

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

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

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

The CDMP Adopted 2020-2030 LUP map designates the properties within the proposed annexation area as "Business and Office". The "Business and Office" land use category allows the full range of sales and service activities, which include "retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities. The category also allows residential uses, and the mixing of residential use with commercial, office and hotels provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact but provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity".

The Village states on page 14 of its annexation application that all businesses, in the proposed annexation area are currently permitted uses within the zoning code of the Village with the exception of an existing car wash business. However, the Village states that the car wash business would be permitted to continue its operations and that "appropriate future land use and zoning amendments would be required subsequent to approval of the annexation application", and (on page 15 under 'Local Planning Services') that "...the appropriate land use designation will be adopted in accordance with Florida Statutes". The need for amendments to the Village's Comprehensive Plan, Land Use Map and Zoning Code is stated on page 17 of the Annexation report.

The Village does not explain how the car wash would be allowed to continue operations nor does it indicate or explain what it considers to be an appropriate land use designation. Therefore, the Village should demonstrate how the car wash would be allowed to continue to operate and how the contemplated amendments to its Comprehensive Plan, Land Use Map and Zoning Code would be consistent with the County's Comprehensive Development Master Plan.

**Departmental Analysis**

**Police**

MDPD currently provides police services to the proposed annexation areas. However, if annexed, the Village has a full service law enforcement agency that will be providing police protection to the proposed area. The Village currently has thirty-seven (37) sworn full-time officers and four (4) sworn reserve officers that serve the Village a minimum of twenty-four hours a month. The current 2015-16 Village budget is \$6,664,712.

According to the application, no additional officers will be needed to service the annexed area.

The following MDPD tables represent all calls for uniform and non-uniform police calls within the proposed annexation area the for calendar year 2015.

**Calls For Service – Miami Shores Village Annexation Area**

Year	Criteria	All Calls
2015	Total Calls	439

**Part I and Part II Crimes – Miami Shores Village Annexation Area**

Year	Part I Crimes	Part II Crimes	Total
2015	51	4	55

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

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

**Fire and Rescue**

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

The MDRF has no objection to the proposed annexation and conditions that the Village, through an Interlocal Agreement with the County, shall agree that the proposed annexation will remain within the Miami-Dade Fire Rescue District in perpetuity.

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

Existing Stations:

The annexation area is presently served by Station 30 located at 9500 NW 2 Avenue in the Village. Station 30 is equipped with a rescue and an engine which serves the annexation area 24 hours a day, seven days a week. The station is located approximately one (1) mile from the annexation area. Additional emergency service to the annexation area can be provided by Station 20 located at 13000 NE 16 Avenue. Station 20 is equipped with a rescue, engine and Battalion Chief. Station 20 is located approximately one and a half (1 1/2) miles from the annexation area.

Planned Stations:

In an effort to minimize impact to existing service and maintain adequate travel time to incidents, MDRFR owns a parcel of land at 1275 NW 79 Street that will serve to construct Station 67. The construction of the fire station is undetermined at this time.

Service Delivery – Last Three Calendar Years Annexation Area:

	2012	2013	2014
<b>Life Threatening Emergencies</b>			
Number of Alarms	187	171	169
Average Response Time	7:32	7:01	7:21
<b>Structure Fires</b>			
Number of Alarms	6	4	9
Average Response Time	4:54	5:42	5:38

Based on data retrieved during the last three calendar years, travel time to the vicinity of the proposed annexation area complies with national industry performance objectives. The objectives require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents.

Water and Sewer

The proposed Village annexation is within the City of North Miami's Water and sewer service area. The water for the annexation area is within the area supplied by the Miami-Dade Water and Sewer Department (WASD). The City of North Miami purchases approximately 35% of its total Water needs from WASD.

Request for future water supply availability within the annexation area shall be determined at the time the proposed development occurs based on the capacity of the County's water supply system at the time of the proposed development. At this time, there are no WASD General Obligation Bond projects under construction. There are no WASD facilities of countywide significance in the annexation area. The annexation will have no impact on WASD's ability to provide services to the remaining areas in the vicinity.

Department of Solid Waste Management (DSWM)

The annexation request is not expected to have any impacts on the ability of the DSWM to provide services to the remaining unincorporated area in the vicinity. The Village maintains an interlocal agreement for the disposal of waste.

DSWM has no objections to the proposed application with the exception of delegation of waste collection authority as outlined in section below, "Waste Collection, Disposal and Recycling."



#### Waste Collection, Disposal and Recycling

Per County Code Sections 20-8.4, Retention of garbage and refuse collection and disposal; and 15-13, County collection of solid waste, the DSWM is permitted to delegate the authority to collect residential waste to the governing body of the municipality in those geographic areas comprising the Waste Collection Service Area (WCSA) as of February 1996. As such, if the City desires to collect waste from residential units in the newly annexed area, the City may request an interlocal agreement with Miami-Dade County for delegation of solid waste collection authority. A separate delegation agreement is required for each annexation request. Any municipality that requests delegation of waste collection authority in a proposed annexation area must have an existing 20-year waste disposal agreement with the County. The City has an existing waste disposal agreement with the County which extends to the year 2035.

A letter relating to the potential impact of municipal annexations on the Solid Waste System (System), issued by the Department's Bond Engineer on February 12, 2014, states that delegation of any part of the County's WCSA to an annexing municipality would result in a loss of System revenue required to support future bonding capacity and provide for adequate debt service coverage. Having reviewed the annexation application based on the guidance provided in the Bond Engineer's letter, at this time, the department plans to retain residential waste collection authority in the proposed annexation area.

The Village currently provides waste hauling services that are capable of servicing the annexation area. The proposed annexation area does not have any active residential accounts for garbage and recycling collection, as the area is entirely composed of commercial properties. If the proposed annexation is approved, businesses will continue to be serviced by the Village.

#### Collections

According to the application, the Village will provide services for Garbage and Refuse Collection Disposal. The Village currently offers bulk trash pick-up every two to three weeks depending on the season, and disposes of waste in Miami-Dade County facilities. In the event land or property within the proposed annexation area is developed for residential units, the DSWM will provide collection and disposal services to those units as described above in section 2, "Waste Collection Disposal and Recycling."

#### Disposal

The Village currently has a long-term disposal agreement with the DTPW for use of the WCSA through October 1, 2035. According to the agreement, the Village shall deliver any and all municipal solid waste (MSW) it collects for disposal, or cause delivery of the MSW which is collected for it by third parties for disposal; excluding source separated recyclable materials, to a County Solid Waste Management System facility at a prevailing disposal fee rate.

#### Effect on Ability to Provide Services to UMSA

The annexation request is not expected to have any impacts on the ability of DSWM to provide services to the remaining unincorporated area in the vicinity. The City maintains an interlocal agreement for the disposal of waste.

#### Department of Transportation & Public Works (DTPW)

The proposed annexation bears no impacts of particular significance to the County and there are no impacts to the maintenance service level. NE 108<sup>th</sup> Street is County maintained and will

remain so, while Biscayne Blvd will continue to be maintained by the FDOT. NE 105<sup>th</sup> Street is currently, and will continue to be maintained by the Village.

#### Street Maintenance

The timetable for supplying services for street construction and maintenance will be immediate as the Village maintains all local streets within its jurisdiction.

The County will continue to maintain services to roads over which it currently presides.

NE 108<sup>th</sup> Street will continue to be a County road. Therefore, there are no miles to report for this annexation application.

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

A description of the services provided by Division of Environmental Resources Management (DERM), information relating to Chapter 24 of the Code of Miami-Dade County, Florida (the Code) and assessment of environmental issues with the proposed annexation are included below. Services provided by this department in the proposed annexation area include but are not limited to:

#### Review and approval or disapproval of development orders

This includes the following:

- Municipal Building Permits
- Municipal Zoning Actions
- Platting Actions (Land Subdivision)
- Municipal Occupational Licenses/Municipal Certificates of Use

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

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection
- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

#### Operating Permits

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

#### Pollution Prevention and Educational Programs

The Office of Environmental Education and Communication (EECO) is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban

CO<sub>2</sub> reduction and environmental education in general. The office can be reached at 305-372-6784 for additional information regarding these services.

#### Enforcement Activities

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

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

#### Water Supply and Distribution

The proposed annexation area is located within the MDWASD service area; however this area is serviced by City of North Miami utility.

The proposed annexation is located within the North Miami Water and Sewer Department franchised area. Several distribution lines run along the north, west and south boundaries of the annexation area. These lines are owned and operated by the North Miami Water and Sewer Department.

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

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

The proposed annexation area is located within the WASD franchised service area; however this area is serviced by City of North Miami utility.

The existing K-Mart and Carwash located in the annexation area are connected to a private pump station (PSO 125) which directs the flow to the City of North Miami force main 06-FM-I, then to North Miami pump station 06-I, then to MDWASD pump station 30-347 and finally to the North District Wastewater Treatment Plant.

The following Nominal Average Pump Operating Time (NAPOT) information for the abovementioned pump stations is based on the potential development and current conditions of the sanitary pump station. Please note at the time of final development orders, sewer capacity certification will be required.

PSO 125 is currently under Initial Moratorium (IM). Force main 06-FM-I and pump station 06-I are currently under Incomplete Status. WASD pump station and the North District Wastewater Treatment Plant are currently working under OK status, within the mandated criteria set forth in the new Consent Decree (case 1:12-cv-24400-FAM), effective December 6, 2013.

A DERM Sewer Extension Permit 2014-SEW-EXT-076 was issued on August 7, 2014 and is valid for 5 years, for the connection of a future food store to the public sewer system. The proposed sewer system will direct the flow to WASD pump station 30-0347.

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

Improved properties in the proposed annexation area are currently paying stormwater utility fees to the County. This fee is used to administer stormwater management programs throughout the UMSA. These properties and their associated Utility accounts, currently under the County, would immediately become part of the Village service area when the annexation is formally approved. Therefore, all fees collected in the annexed area after approval of the annexation, will become the Village's fees.

If stormwater utility accounts in the annexed area are billed through WASD, it will be the responsibility of the Village to communicate with WASD to create a stormwater billing Agreement.

At the time of annexation, three conditions will be required as part of this annexation: 1) The Village must execute or modify (if applicable) a stormwater billing agreement with WASD to continue billing; 2) The Village must execute a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities, if applicable; and 3) The Village must pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Refunding Bonds, Series 2013, for the incorporated area. Payment to the County for the Municipality debt service on these bonds and secondary canal maintenance will initiate immediately upon incorporation.

#### (1) WASD Billing Agreement

An Agreement between WASD and the Village, to provide for debt service payments due the County from Stormwater utility fees collected from the annexed area residents and business' SWU debt service.

#### (2) Canal Maintenance Interlocal Agreement

No canals are impacted by the proposed annexation area, so a canal maintenance agreement is not required.

#### (3) Stormwater Utility Revenue Bonds

A Stormwater Utility Revenue Bonds Interlocal Agreement is necessary. Actual bond payments will be determined at the time of incorporation and billed independently (annually, or as a one-time payment) via an Interlocal Agreement with the County. Currently, UMSA's total ERU is approximately 649,440 (including the proposed annexation area), while the proposed annexation area has approximately 320 Equivalent Residential Unit (ERU). Based on this, and an approximate County Annual Debt Service payment of \$7,235,000.00, the debt service payment of the proposed annexation area to the County would be approximately \$3,600.00 annually, until FY 2029.

#### Stormwater Infrastructure (and Road Transfer)

There is one important drainage system along NE 108<sup>th</sup> Street, which connects to the drainage system of sub-basin Bayridge, with a total area of 104 acres. This service area is also connected to the Biscayne Shores Pump Station.

#### Pollution Control

There is one record of a current contaminated site within the proposed annexation area: Northside Tire Service (DERM file UT-87). This is a Petroleum contaminated site. Currently in a state administered cleanup program.

There are no records of current contamination assessment/remediation or historical records of contamination assessment/remediation issues regarding non-permitted sites within the proposed annexation areas.

#### Natural Resources

The area proposed for annexation does not contain wetlands as defined by Chapter 24-5 of the Code, or wetlands capable of sustaining halophytic vegetation (coastal wetlands). However, there may be tree resources within the annexation area. Section 24-49 of Chapter 24, the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/ Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24.

Pursuant to Objective Con-8I of the CDMP and Section 24-49.9 of the Code, should there be prohibited species as listed in Chapter 24-49.9 of the County Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species as a condition of plat approval.

#### Storm water Management

For all new developments within the new limits of the Village, storm water drainage systems may be required to reduce potential flooding and to improve the water quality of the storm water runoff. DERM may require a Surface Water Management Permit if the size of the development is greater than 2 acres of impervious surface.

A Class VI may be required for the installation of a new drainage system within any contaminated sites. The entire annexation area is located within the Flood Zone AE, elevation 8.0, which is a flood plain as per Federal Emergency Management Agency's definition of the 100 year flood event. County Flood Criteria is at elevation +5.00 feet National Geodetic Vertical Datum. Any development in the annexation area will have to comply with the requirements of Chapter 11C, of the Code and the current Florida Building Code for flood protection.

#### Air Quality

Future land use and zoning amendments requesting to change current Land Use Designations may require a traffic study to determine level of impact on local traffic conditions like intersections and parking areas. According to the Florida Department of Environmental Protection (FDEP) all Level of Service (LOS) "E" or "F" intersections impacted by 5% or more projected traffic and all surface parking areas of 1,500 vehicle trips per hour, or parking garages of 750 vehicle trips per hour, are required to be considered for air quality modeling. If modeling is deemed necessary, an air quality methodology meeting is to be held with DERM and the FDEP to determine which intersections and parking facilities need to be modeled, as well as the analysis parameters.

Any improvements that will effectively reduce congestion and travel time will facilitate a reduction in vehicular emissions and positively impact local air quality. Consequently, DERM requests to review any studies conducted on how the proposed changes could impact local roads, wetlands, historic sites, etc.

The Transportation Element of the CDMP states that Miami-Dade County shall:

- a. Promote mass transit alternatives to the personal automobile, such as rapid transit, fixed route bus and paratransit<sup>1</sup> services. (TE-1A.)
- b. Seek to ensure that updated plans provide high quality intermodal connections at optimal transfer points. (TE-1C.)
- c. Pursue and support transportation programs that will help to maintain or provide necessary improvement in air quality and which help conserve energy. (TC-6E.)

Additionally, demolition, removal and/or renovation of any existing structure(s) and/or underground utilities, resulting from the implementation of any of the proposed changes, will require asbestos survey(s) from a Florida-licensed asbestos consultant, prior to any such construction activities. If the results from the asbestos survey(s) indicate the presence of regulated asbestos containing materials in amounts exceeding those prescribed by applicable federal, state or local environmental regulatory criteria, then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor, pursuant to all applicable federal, state and local regulatory requirements. To those effects, a NOTICE OF ASBESTOS RENOVATION or DEMOLITION form, along with the asbestos survey, must be filed with the Air Quality Management Division of DERM for both the abatement/renovation work and the demolition activity, at least ten (10) working days prior to starting of any and all field work. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of adverse emissions, especially during project construction activities.

The DERM Office of Air Quality Management Division can be reached at (305) 372-6764 .

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

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

#### **Demographic Profile of the Areas**

As shown on Table 1, the estimated 2010 Census population of the proposed annexation areas is 0 persons, while the Miami Shores Village's population is 10,493 persons.

**Table 1**

**Miami Shores Village Proposed Annexation Area  
Demographic and Economic Characteristics**

<b>Miami Shores Village Area and Miami-Dade County</b>			
	<b>Study Area Estimates</b>	<b>Miami Shores</b>	<b>Miami- Dade</b>
<u>Population Characteristics, 2010</u>	0	10,493	2,496,435
Percent White, Not Hispanic	0.0	42.1%	15.4%
Percent Black, Not Hispanic	0.0	22.4%	17.1%
Percent Other, Not Hispanic	0.0	4.8%	2.5%
Percent Hispanic Origin	0.0	30.6%	65.0%
<u>Income *</u>			
Median Household Income	\$0	\$81,696	\$43,100
Per-capita Income	\$0	\$36,800	\$23,174
<u>Housing</u>			
Total Housing Units	0	3,935	989,435

**Source:** U.S. Census Bureau, Census 2010 Summary File 1; U.S. Census Bureau, 2009-2013 American Community Survey, 5-Year Estimates; and Miami-Dade County, Department of Regulatory and Economic Resources, Planning Research and Economic Analysis, June 2015.

\* Estimates for median household income and per-capita income are based on the U.S. Census Block Groups that the proposed annexation area is contained within using the U.S. Census American Community Survey, 5-Year Estimates.

Table 2 shows the 2015 land use profile for the proposed annexation area, for the Village and the County. Of the approximate 12.9 acres within the proposed annexation area, roughly 91.5 percent of the land is in commercial and office and transient residential use, and 8.5 percent is undeveloped.

Table 2 also shows that approximately 91.5 percent of the proposed annexation area is in commercial and office and transient residential use, while 2.4 percent of the land within the Village is in that use. In addition, approximately 8.5 percent of the land within the proposed annexation area is undeveloped, while 0.2 percent of the Village's land is undeveloped.

Table 2

**Miami Shores Village Proposed Annexation Area**  
**West of Biscayne Boulevard and North of N. E. 105th Street**  
**2015 Existing Land Use**

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	Miami Shores Village (Acres)	Miami Shores Village (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	835.0	37.6	112,126.4	8.9
Commercial, Office, and Transient Residential *	11.8	91.5	53.2	2.4	14,713.8	1.2
Industrial	0.0	0.0	0.2	0.0	18,800.8	1.5
Institutional	0.0	0.0	153.9	6.9	14,846.0	1.2
Parks/Recreation	0.0	0.0	146.1	6.6	833,733.6	65.8
Transportation, Communication, and Utilities	0.0	0.0	1,018.5	45.8	87,176.4	6.9
Agriculture	0.0	0.0	0.0	0.0	62,903.9	5.0
Undeveloped	1.1	8.5	3.7	0.2	84,473.5	6.7
Inland Waters	0.0	0.0	12.6	0.6	37,534.3	3.0
<b>Total:</b>	<b>12.9</b>	<b>100.0</b>	<b>2,223.3</b>	<b>100.0</b>	<b>1,266,308.8</b>	<b>100.0</b>

\* Transient Residential includes Hotels and Motels

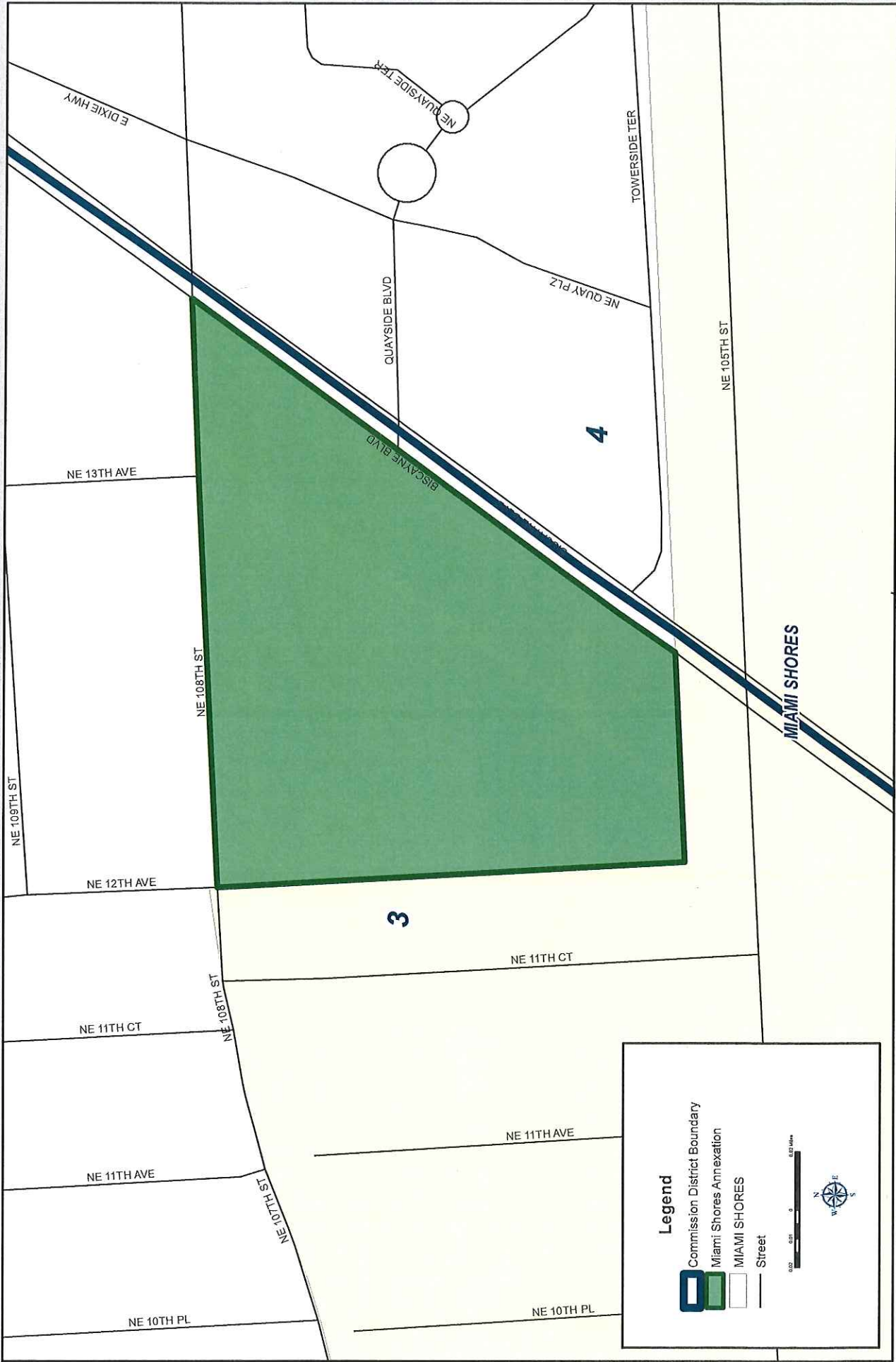
Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Section - February 2015

Attachments:

- A. Map of proposed annexation
  - B. Estimated Impact on UMSA Budget Statement
  - C. Miami Shores Village Annexation Application
- C: Jennifer Moon, Director, Office of Management and Budget



MIAMI-DADE COUNTY  
Miami Shores Annexation



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division. For the Office of Management and Budget January, 2016

This map and associated information is to be used only for public business as may be authorized by law and no reproduction for commercial use or sale is permitted. No expressed or implied warranties including but not limited to the implied warranties of merchantability or fitness for a particular purpose is made. User is warned the materials contained herein are provided "as is".

# ATTACHMENT B

Based on FY 2015-16 Budget	Annexation Assumptions	
Property Tax Revenue	Allocation based on tax roll & millage	\$23,337
Franchise Fees	N/A	
Sales Tax	Allocation based on \$73.47 per person	\$0
Utility Taxes	N/A	
Communications Tax	Allocated based on tax roll/population	\$3,692
Alcoholic Beverage License	Allocation based on \$0.23 per person	\$0
Occupational License	Allocation based on \$1.45 per person	\$0
Interest	Allocation based on .079% of total revenue	\$31
Sheriff and Police Fees	Allocation based on population	\$0
Miscellaneous Revenues	Allocation based on \$0.88 per person	\$0
Revenue to UMSA		\$27,060
<b>Cost of Providing UMSA Services</b>		
Police Department UMSA Police Budget (without specialized)		\$116,656
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	\$0
Policy Formulation Commission, Mayor, County Attorney	Direct Cost multiplied by 3.52%	\$4,106
Internal Support Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget	Direct Cost multiplied by 9.36%	\$10,919
Planning and Non-Departmental Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	Direct Cost multiplied by 3.1%	\$3,616
QNIP Debt Service Payment	Utility Taxes as a % of debt service 13.7%	
<b>Cost of Providing UMSA Services</b>		<b>\$ 135,297</b>
<b>Net to UMSA</b>		<b>(\$108,238)</b>
<p>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</p> <p>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.</p>		
2015 Taxable Property Rolls		\$12,739,290
2015 Area Population		0
2015 UMSA Population		1,139,366
2015-16 UMSA Millage		1.9283
Patrollable Sq. Miles - UMSA		207.90
Total Calls For Service - UMSA CY 2015		625,766
Part 1 Crimes - UMSA 2015		43,454
Part 2 Crimes - UMSA 2015		17,279
Patrollable Sq. Miles - Study Area		0.02
Total Calls for Service - Study Area		439
Part 1 Crimes - Study Area		51
Part 2 Crimes - Study Area		4
Cost per Centerline Mile		\$2,069
Number of Centerline Miles		0
Per Capita Taxable Value		



MEMORANDUM

Agenda Item No. 15(B)3


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TO: Honorable Chairman Jean Monestime, and  
Members, Board of County Commissioners

DATE: May 19, 2015

FROM: Harvey Ruvin, Clerk  
Circuit and County Court

SUBJECT: Proposed Boundary Change to the  
Commercial area west of Biscayne  
Boulevard from 105<sup>th</sup> Street north to  
108<sup>th</sup> Street by Miami Shores Village

  
Christopher Agrippa, Director  
Clerk of the Board Division

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Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board Division has received a petition from Miami Shores Village requesting a boundary change to the commercial area west of Biscayne Boulevard from 105<sup>th</sup> Street north to 108<sup>th</sup> Street in Miami Shores Village. (See legal description in the attached application).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

CA/dmcb  
Attachment



**MIAMI SHORES VILLAGE  
ANNEXATION REQUEST**

for the

**Commercial Area West of  
Biscayne Boulevard  
From 105<sup>th</sup> Street to 108<sup>th</sup> Street**

**Submitted to:  
Clerk of the  
Miami-Dade County Commission  
May 1, 2015**

A. An accurate legal description of the land area involved in the proposed boundary change can be found on the following pages.

A - 1

LEGAL DESCRIPTION: "ANNEXATION PARCEL"

EXHIBIT "A"

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

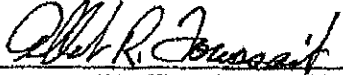
COMMENCE AT THE CENTERLINE INTERSECTION OF NORTHEAST 108TH STREET AND NORTHEAST 12TH AVENUE (NORTH) AS SHOWN ON THE PLAT OF "REVISED AMENDED AND CORRECTED PLAT OF BISCAYNE SHORES UNIT NO. 2", SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40 AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE CONTINUE ON AN ASSUMED BEARING OF DUE SOUTH ALONG THE CENTERLINE OF THE SAID NORTHEAST 12TH AVENUE FOR A DISTANCE 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE SAID NORTHEAST 108TH STREET AND THE POINT OF BEGINNING OF THE "ANNEXATION PARCEL"; THENCE RUN SOUTH 89°54'00" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 108TH STREET FOR A DISTANCE OF 964.52 FEET THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 128°47'58", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 56.20 FEET, TO A POINT OF TANGENCY WITH THE WEST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD; THENCE CONTINUE SOUTH 38°53'58" WEST ALONG THE SAID WEST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD FOR A DISTANCE OF 1019.21 FEET TO THE SOUTHEAST PROPERTY CORNER OF TRACT 1, OF THE PLAT OF EL-KEUL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39 AT PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 89°56'15" WEST ALONG THE SOUTH PROPERTY LINE OF THE SAID TRACT 1 AND ITS EXTENSION FOR A DISTANCE OF 343.90 FEET TO THE INTERSECTION WITH THE EAST PROPERTY LINE OF BLOCK 2, PLAT OF MIAMI SHORES ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ALSO KNOWN AS THE EAST BOUNDARY LINE OF THE "VILLAGE OF MIAMI SHORES"; THENCE RUN DUE NORTH ALONG THE EAST LINE OF THE SAID BLOCK 2 FOR A DISTANCE OF 835.18 FEET TO THE POINT OF BEGINNING. CONTAINING 567,477.33 SQUARE FEET OR 13.03 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS A LEGAL DESCRIPTION OF THE EXTERIOR BOUNDARY ONLY OF A PROPOSED ANNEXATION AREA PREPARED FOR THE VILLAGE OF MIAMI SHORES. THERE ARE THREE RECORD PLATS RECORDED IN THIS ANNEXATION AREA WITH INTERIOR STREET RIGHT OF WAYS THAT HAVE BEEN CLOSED BY MIAMI-DADE COUNTY, RESOLUTIONS. A TITLE SEARCH HAS NOT BEEN PROVIDED AT THIS TIME.

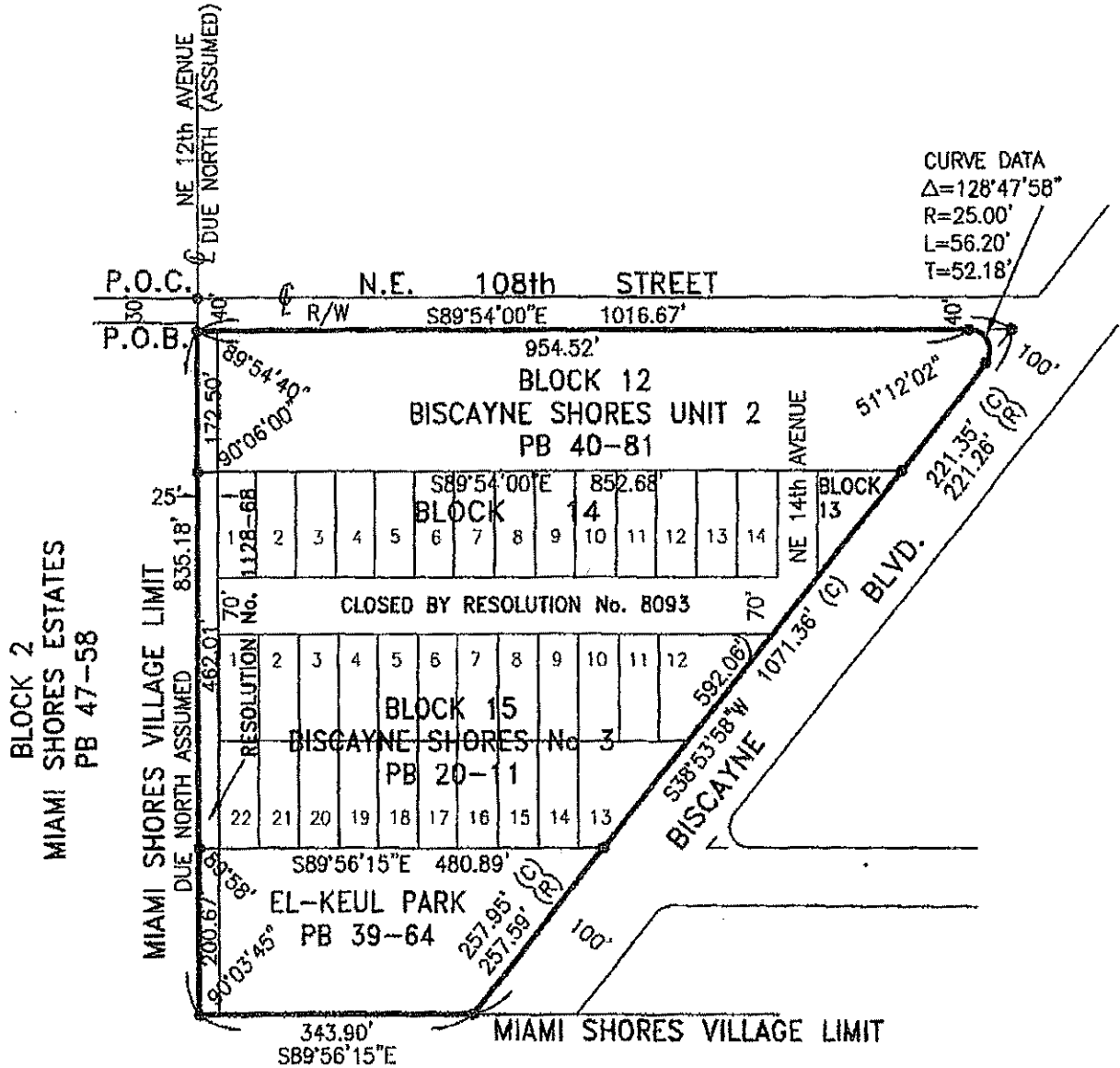
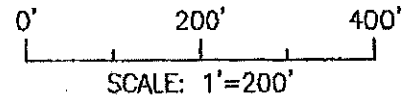
A.R. TOUSSAINT & ASSOCIATES, INC.  
LAND SURVEYORS

FLORIDA CERTIFICATE OF AUTHORIZATION LB-273  
620 N.E. 126th STREET NORTH MIAMI, FLORIDA 33161

BY:  PRES.  
ALBERT R. TOUSSAINT  
REGISTERED ENGINEER NO. 8939  
REGISTERED SURVEYOR AND MAPPER NO. 907  
STATE OF FLORIDA

LEGAL DESCRIPTION: "ANNEXATION PARCEL"

EXHIBIT "A"  
THIS IS NOT A SURVEY



A.R. TOUSSAINT & ASSOCIATES, INC.  
 LAND SURVEYORS  
 FLORIDA CERTIFICATE OF AUTHORIZATION LB-273  
 620 N.E. 126th STREET NORTH MIAMI, FLORIDA 33161

BY: *Albert R. Toussaint* PRES.  
 ALBERT R. TOUSSAINT  
 REGISTERED ENGINEER NO. 8939  
 REGISTERED SURVEYOR AND MAPPER NO. 907  
 STATE OF FLORIDA

SECTION 32-53-42

B. A map or survey sketch accurately showing the location of the area proposed for annexation, the existing boundaries of Miami Shores Village and the relationship of the proposed annexation area to Miami Shores Village may be found on the following pages.

B - 1





### BOUNDARIES

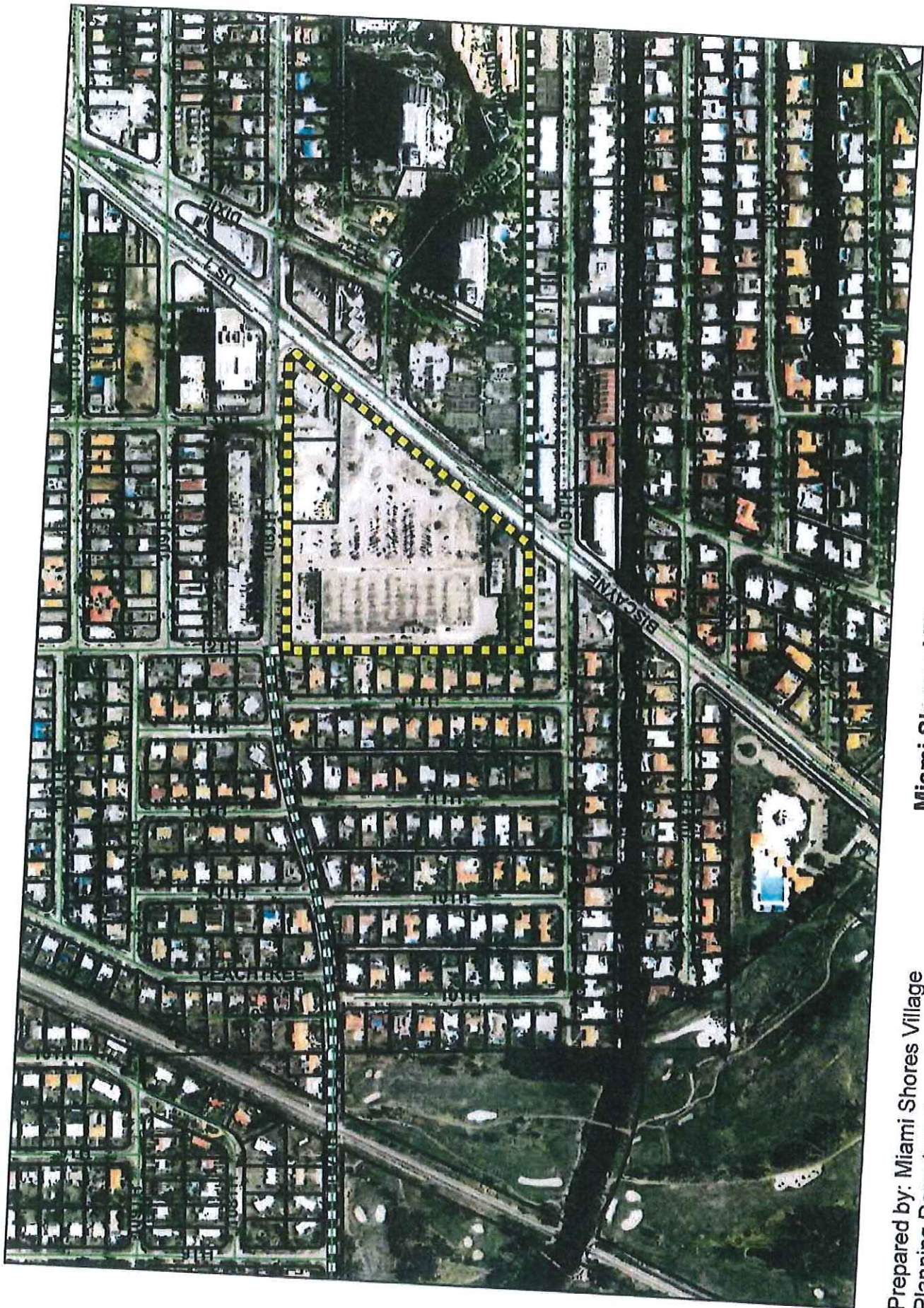


Potential Annexation Area



Existing Village Boundary

Prepared by: Miami Shores Village  
Planning Department  
May 20, 2013

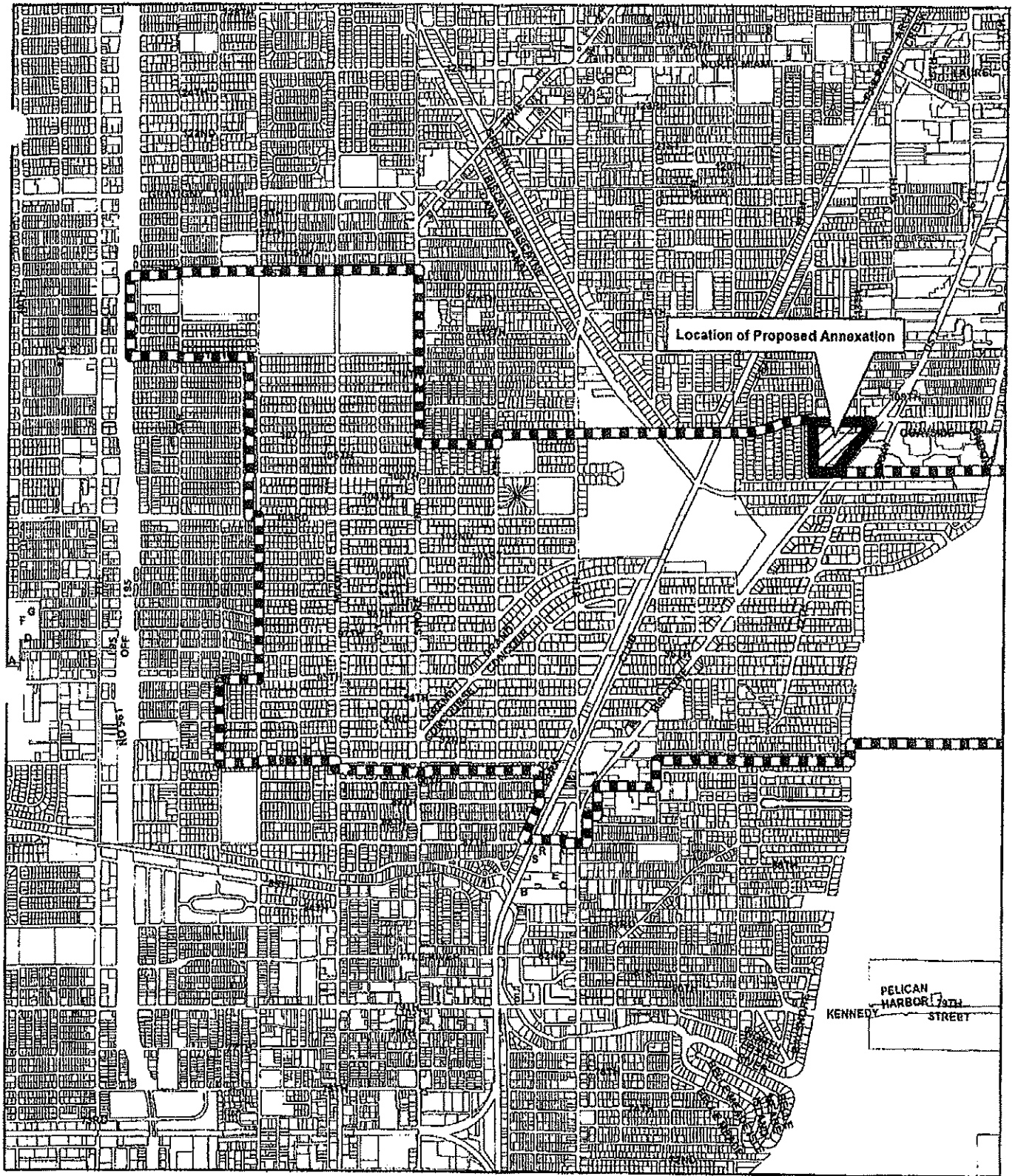


BOUNDARIES



**Miami Shores Village  
Proposed Annexation**



Prepared by: Miami Shores Village  
Planning Department  
February 5, 2015



Prepared by: Miami Shores Village  
 Planning Department  
 February 5, 2015

**Miami Shores Village  
 Proposed Annexation Area  
 Location Map**

**BOUNDARIES**

-  Potential Annexation Area
-  Existing Village Boundary

C. The proposed annexation area is entirely comprised of commercial property. (See Page G-1) There are no residential properties and therefore, no qualified electors are affected by the annexation application.

C-1

**D. A brief statement outlining the reasons for the proposed boundary change.**

Following are reasons for annexing this area into Miami Shores Village.

- This annexation is in compliance with the requirements set forth in Section 20-3 of the Miami-Dade County Code. The proposed annexation will be an extension of the Village's existing boundary, and includes all properties that are considered to be part of the proposed annexation area. The proposed annexation will not create an enclave area.
- The area to be annexed will receive improved law enforcement. While Miami Shores Village police currently provide backup response to the area proposed to be annexed, annexation will ensure that police response by the Village will be provided on par with other parts of the Village. The Village's average police response time is less than 3 minutes for emergency calls.
- The property owners in the area to be annexed will receive more responsiveness from the Village than from Miami-Dade County government. In addition to the Administrative offices, the Code Enforcement, Planning and Building departments are all located at Village Hall and are fully staffed. The Miami Shores Village Hall is less than 2 miles from the area to be annexed, offering greatly improved convenience, and access is greatly eased by virtue of the Village's small size and community-based government.
- There is a strong commercial relationship between the residents of the Village and the establishments located on the area to be annexed. Many of the people who shop in the area to be annexed are residents of Miami Shores.

E. The proposed annexation does not create an enclave as defined in Section 20-7 (A)(1)(c) of the Miami-Dade County Code.

E - 1

F. The following pages contain additional information included in the proposed boundary change application, as required by Section 20-3 (F) of the Miami-Dade County Code.

1. Land use plan and zoning.
2. List of services to be provided.
3. Timetable for providing the services listed above.
4. Financing of the services listed above.
5. The tax load on the area to be annexed.
6. Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map.

F (1) Land Use Plan and Zoning – Miami-Dade County’s designated land use for this area is BU-1A, Limited Business District. The proposed annexation area includes commercial businesses including a bank (Chase Bank), a national retail store (K-Mart), locally owned businesses including a car wash, tire shop and window tinting establishments, and a grocery store which is currently under construction. With the exception of the car wash, all businesses located in the proposed annexation area are permitted uses within the zoning code of Miami Shores Village. However, the car wash would be permitted to continue operations. Appropriate future land use and zoning amendments would be required subsequent to approval of the annexation application.



F (2) List of Services to be Provided by Miami Shores Village – This section describes the type and amount of services that Miami Shores Village will provide to the proposed annexation area.

**MUNICIPAL SERVICES**

The following municipal services would be provided to commercial property owners if annexed by Miami Shores Village:

• **Police:**

Miami Shores provides a police response time of approximately 2 minutes for a panic alert, which is comparable to a burglary or robbery in progress. The proposed commercial area, which is currently served by the Miami-Dade Police Department, has a typical response of 20 minutes to 4 hours. This is because the Village has 15 police officers per square mile versus 7 for the north-eastern Unincorporated area.

• **Code Compliance:**

The Village's immediate response to a complaint about a property with blight characteristics provides much greater protection to property owner's values. Problems are corrected promptly as opposed to the more lax code enforcement inspections and follow-up in the Unincorporated areas.

• **Trash Pick-Up and Other Public Works Services:**

Miami Shores offers improved commercial garbage collection service which can be customized to fit the needs of each individual property. In addition, the Village provides curb-street sweeping, tree trimming, tree planting and sidewalk repairs.

• **Building Department Services:**

The Miami Shores Village Department will provide permitting and inspection services to the proposed annexation area allowing for a more timely and convenient permitting process.

• **Local Planning Services:**

Miami Shores Village will provide planning services to the area. This area will be incorporated into the Village's Comprehensive Plan and the appropriate land use designation will be adopted in accordance with Florida Statutes.

• **General Government:**

Miami Shores Village was incorporated in 1932. The Village government is vested in an elected council of five, elected at large, who are residents of the Village. The Council is responsible for appointing a mayor, adopts the Village's annual budget, sets policies and appoints the Village Manager, Village Attorney and Village Clerk. The Village Manager is responsible for administration of the day-to-day operations of the Village.

**F (3) Timetable for supplying municipal services to the proposed annexation area:**

**• Police:**

Miami Shores Village will provide police services immediately after the annexation is approved by the Board of County Commissioners.

**•Code Compliance:**

Miami Shores Village will provide code enforcement/compliance services immediately after the annexation is approved by the Board of County Commissioners.

**•Trash Pick-Up and Other Public Works Services:**

The Village will request that the County allow the Village to provide sanitation services to the proposed annexation area. Other Public Works services will begin immediately upon approval by the Board of County Commissioners.

**•Building Department Services:**

Services provided by the Miami Shores Village Building Department are anticipated to begin immediately following the annexation approval by the Board of County Commissioners.

**•Local Planning Services:**

Miami Shores Village will provide planning services immediately after the annexation is approved by the Board of County Commissioners.

**•General Government:**

Miami Shores Village government will be responsible for the affairs of the area to be annexed immediately after the annexation is approved by the board of County Commissioners.

#### F (4) Financing of the services to be provided to the proposed annexation area.

- **Police:**

Based on a review of the current use and calls for service as reported by the Miami-Dade Police Department, the Village's Police Department can absorb the area without the need to increase departmental personnel. The increase in physical territory may generate a minimal increase in vehicle operation costs such as fuel, vehicle maintenance, etc., however no significant financial impact is anticipated.

- **Code Compliance:**

Annexation of the proposed area will have minimal impact on the Code Enforcement Departmental budget and no additional costs are anticipated.

- **Trash Pick-Up and Other Public Works Services:**

Should the Village be permitted to assume responsibility for sanitation services in the proposed annexation area, each property will be evaluated for the appropriate garbage service level and dumpsters purchased. These purchases will be funded through the Village's Sanitation Enterprise Fund. Miami Shores will provide right-of-way maintenance within the annexation area. This service will require the Village to hire one Parks Department worker at an annual cost of approximately \$30,000 including salary and benefits. The Village will fund this expense through its General Fund.

- **Building Department Services:**

Services provided by the Miami Shores Building Department to the proposed annexation area are not anticipated to generate additional costs to the Department.

- **Local Planning Services:**

Approval of the proposed annexation will require amendments to the Comprehensive Plan and the Zoning Code as well as the Land Use Map. These amendments are estimated to amount to a one-time cost of approximately \$8,500, which will be funded through the General Fund.

- **General Government:**

Miami Shores Village does not expect any material increase in general government costs as a result of the proposed annexation.

Table 1 shows the Service Cost Analysis for the proposed annexation area.

**TABLE 1**

**SERVICE COST ANALYSIS**

<b>Department</b>	<b>Annual Cost</b>	<b>One Time Cost</b>
Code Compliance	- 0 -	- 0 -
Police Department	- 0 -	- 0 -
Building Department	- 0 -	- 0 -
Zoning Department	- 0 -	\$ 8,500
Public Works Department		
Parks Department	\$ 30,000	- 0 -
Waste Department	\$ 3,112	\$ 1,400
Administration	- 0 -	\$20,000
<b>TOTAL</b>	<b>\$ 33,112</b>	<b>\$29,900</b>

## F (5) Tax load on the proposed annexation area.

There are four properties in the proposed annexation area. Currently, the proposed annexation area has an assessed value of \$10,797,687 for the four properties. The total County ad-valorem tax millage rate is 18.6540. If the proposed annexation is approved, the Village will receive an additional \$112,062 in revenues from property taxes, sanitation fees, Local Business Tax Receipts and Stormwater Utility fees.

Table 2 provides information regarding the revenue sources.

After annexation, the property owners will not be required to pay the County's general millage of 2.2123 or the 0.2840 millage assessment for County Library services. The property owners will be subject to Miami Shores Village millage of 8.6392, including debt service millage. The total tax millage after annexation will be 25.0809.

Table 3 provides a comparison of Miami-Dade County's and Miami Shores Village's total millage and taxes that will be generated from each of the property owners using current millage information. If current tax levies are applied to the proposed annexation area, the Village will receive an additional \$88,619 in property tax revenues. An analysis of the tax implications are shown in Table 3A.

**TABLE 2**

**Municipal Revenues Resulting from Annexation**

	Additional Revenue	Basis For Projection
Ad Valorem Tax Revenues	\$ 88,619	A
Garbage Fees	\$ 9,943	B
Local Business Tax Receipts	\$ 4,500	C
Stormwater Utility Fees	<u>\$ 9,000</u>	D
	\$112,062	

A: Based on an Assessed Taxable Value of \$10,797,687 at 8.6392 mils. Revenue is calculated at 95%.

B: Based on current service and Miami Shores Village commercial garbage service rates.

C: Based on Village LBTR's tax fees.

D: Based on \$45 per 2,466 square feet annually.

**TABLE 3**

Folio	Property Address	Taxable Value	Dade County		Miami Shores	
			Total Millage	Tax Revenue	Total Millage	Tax Revenue
30-2232-011-0410	10700 Biscayne Blvd	\$ 7,344,000	18.6540	\$ 136,995	25.0809	\$ 184,194
30-2232-011-0420	10760 Biscayne Blvd	\$ 1,384,240	18.6540	\$ 25,822	25.0809	\$ 34,718
30-2232-011-0430	1290 NE 108 St	\$ 639,111	18.6540	\$ 11,922	25.0809	\$ 16,029
30-2232-013-0010	10550 Biscayne Blvd	\$ 1,430,336	18.6540	\$ 26,681	25.0809	\$ 35,874
		\$ 10,797,687		\$ 201,420		\$ 270,816

Folio	Property Address	Taxable Value	Millage	Tax Revenue	Millage	Tax Revenue	Difference
30-2232-011-0410	10700 Biscayne Blvd	\$ 7,344,000	2.2123	\$ 16,247	8.6392	\$ 63,446	\$ 47,199
30-2232-011-0420	10760 Biscayne Blvd	\$ 1,384,240	2.2123	\$ 3,062	8.6392	\$ 11,959	\$ 8,896
30-2232-011-0430	1290 NE 108 St	\$ 639,111	2.2123	\$ 1,414	8.6392	\$ 5,521	\$ 4,108
30-2232-013-0010	10550 Biscayne Blvd	\$ 1,430,336	2.2123	\$ 3,164	8.6392	\$ 12,357	\$ 9,193
		\$ 10,797,687		\$ 23,888		\$ 93,283	\$ 69,396
					@.95	\$ 88,619	

Folio	Property Address	Property		95%		Stormwater Fees	
		Square Footage	Impervious	1 ERU=2,466	@\$45 per ERU		
30-2232-011-0410	10700 Biscayne Blvd	426,177	404,868	164.2	\$ 7,425		
30-2232-011-0420	10760 Biscayne Blvd	38,295	36,380	14.8	\$ 675		
30-2232-011-0430	1290 NE 108 St	51,750	-	-	\$ -		
30-2232-013-0010	10550 Biscayne Blvd	51,478	48,904	19.8	\$ 900		
					\$ 9,000		

Table 3A

**TAX RATE IMPLICATIONS**

The following information compares the property taxes of a property in Miami Shores Village as opposed to the Miami-Dade Unincorporated area:

Property Address	Taxable Value	Miami-Dade		Miami Shores Village	
		Total Millage	Tax Revenue	Total Millage	Tax Revenue
10700 Biscayne Boulevard	\$ 7,344,000	18.6540	\$ 136,995	25.0809	\$ 184,194
10760 Biscayne Boulevard	\$ 1,384,240	18.6540	\$ 25,822	25.0809	\$ 34,718
1290 N.E. 108 <sup>th</sup> Street	\$ 639,111	18.6540	\$ 11,922	25.0809	\$ 16,029
10550 Biscayne Boulevard	<u>\$ 1,430,336</u>	18.6540	<u>\$ 26,681</u>	25.0809	<u>\$ 35,874</u>
	\$10,797,687		\$ 201,420		\$ 270,816

Based on the Fiscal Year 2014-2015 Unincorporated County millage rate of 2.2123 and the Miami Shores millage rate of 8.00 (plus debt service millage of .6392), the owner of a property with an assessed value of \$500,000 would pay an additional 6.4269 mills, or an additional \$3,213 per year in property taxes.



F (6) The proposed annexation area is not designated as a "terminal" in the County's Adopted Land Use Plan Map.



(G) Certificate of the Director of the Department of Planning and Zoning certifying that in the Director's sole determination an area proposed for annexation or separation having two hundred and fifty (250) or fewer registered electors is more than fifty (50) percent developed residential.

Please see attached Memorandum dated April 21, 2015.

G - 1

# Memorandum



**Date:** April 21, 2015

**To:** Christopher Agrippa, Director  
Clerk of the Board

**From:** Nathan Kogon, Assistant Director  
Regulatory and Economic Resources

**Subject:** Certification of the Miami Shores Village Proposed Annexation

---

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

- o The proposed annexation area, described below, is less than 50 percent developed residential. According to the 2015 land use records, as shown in the attached table and figure, there are zero acres of land in residential use (zero percent) within the proposed annexation area. The land area of the proposed annexation is approximately 12.9 acres.
- o The proposed annexation area, which is shown in the attached figure, is generally bounded by NE 108<sup>th</sup> Street to the north, NE 12<sup>th</sup> Avenue to the west, NE 105<sup>th</sup> Street to the south and Biscayne Boulevard to the east.

## Attachments

cc: Jorge Fernandez, Office of Strategic Business Management  
Craig Coller, County Attorney's Office  
Barbara A. Estep, Miami Shores Village Clerk

**Miami Shores Village Proposed Annexation Area  
West of Biscayne Boulevard and North of N. E. 105th Street  
2015 Existing Land Use**

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	Miami Shores Village (Acres)	Miami Shores Village (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	835.0	37.6	112,126.4	8.9
Commercial, Office, and Transient Residential *	11.8	91.5	53.2	2.4	14,713.8	1.2
Industrial	0.0	0.0	0.2	0.0	18,800.8	1.5
Institutional	0.0	0.0	153.9	6.9	14,846.0	1.2
Parks/Recreation	0.0	0.0	146.1	6.6	833,733.6	65.8
Transportation, Communication, and Utilities	0.0	0.0	1,018.5	45.8	87,176.4	6.9
Agriculture	0.0	0.0	0.0	0.0	62,903.9	5.0
Undeveloped	1.1	8.5	3.7	0.2	84,473.5	6.7
Inland Waters	0.0	0.0	12.6	0.6	37,534.3	3.0
<b>Total:</b>	<b>12.9</b>	<b>100.0</b>	<b>2,223.3</b>	<b>100.0</b>	<b>1,266,308.8</b>	<b>100.0</b>

\* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Section - February 2015

# MIAMI SHORES VILLAGE PROPOSED ANNEXATION AREA

West of Biscayne Boulevard and North of N. E. 105th Street



**Legend**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li> Single-Family</li> <li> Two-Family Duplexes</li> <li> Mobile Home Parks</li> <li> Townhouses</li> <li> Low-Density Multi-Family</li> <li> High-Density Multi-Family</li> <li> Residential Government Owned Housing</li> <li> Transient-Residential (Hotels, Motels)</li> <li> Commercial, Shopping Centers, Stadium</li> <li> Office</li> <li> Mixed Use-Business/Residential</li> <li> Institutional</li> </ul> | <ul style="list-style-type: none"> <li> Industrial Extraction</li> <li> Industrial</li> <li> Industrial Intensive, Office type of use</li> <li> Industrial Intensive, Commercial Condominium type of use</li> <li> Airports, Ports</li> <li> Communications, Offices, Terminals</li> <li> Streets, Roads, Expressways, Ramps</li> <li> Streets, Expressway RW</li> <li> Agriculture</li> <li> Parks, Preserves, Conservation Areas</li> <li> Water Conservation Areas</li> <li> Vacant Government Owned, Unprotected</li> </ul> | <ul style="list-style-type: none"> <li> Vacant, Protected, Privately Owned</li> <li> Vacant, Protected, Government Owned</li> <li> Vacant Privately Owned, Unprotected</li> <li> Canal right-of-way</li> <li> Inland Waters</li> <li> Ocean, Bay Waters</li> <li> Proposed Annexation Area</li> <li> Municipal Boundary</li> <li> Streets</li> <li> Property Boundaries</li> </ul> |
|--|---|--|

**NORTH**

Regulatory and Economic Resources Department  
Planning Research Section

February 2015

(H) A petition filed with the Clerk of the County Commission indicating the consent of twenty-five (25) percent plus one (1) of the electors in the area proposed for annexation provided however, no petition shall be required where the property proposed for annexation is vacant or where there are two hundred fifty (250) or less resident electors.

A consent petition is not required for the proposed annexation area as there are 0 resident electors.

H - 1