

Memorandum



Date: May 6, 2019

To: Chairperson and Members
Planning Advisory Board

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

Subject: Staff Report for Proposed Boundary Change to the City of Doral – Section 15

Background

On May 4, 2016, the City of Doral (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Miami-Dade Board of County Commissioners (Board) referred the application to the Planning Advisory Board (PAB) at the May 17, 2016 Board meeting. As required by the Code of Miami-Dade County (Code), the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration.

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

The proposed annexation is approximately 145.5 acres or 0.23 square miles of the Unincorporated Municipal Service Area (UMSA). The proposed annexation area is generally bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and that portion of the municipal boundary of the Town of Medley lying within Section 15 to the North, as depicted in Attachment B.

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

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

Summary of Issues for Consideration:

1. The annexation area has fewer than 250 resident electors and less than 50 percent is developed residential; therefore, a vote in the area will not be required.
2. The annexation area will remain within the Miami-Dade Fire Rescue (MDFR) District and the Miami-Dade Library District in perpetuity.
3. Approximately, 5.75 acres of the southwestern corner of the annexation area is within Miami International Airport's "Critical Area Approach Zone". Areas in this subzone have restrictions and limitations regarding the development, expansion, or modification of educational facilities. If the annexation is approved, the municipality would need to comply with the "Airport Land Use Zoning Map for Miami International Airport and Surrounding Area," which contains prohibitions, restrictions, and limitations on land uses permitted on the affected area.

4. The zoning covenants listed below are in effect on properties within the proposed annexation area:
 - Folio No. 30-3015-001-0380: Agreement
 - Folio No. 30-3015-001-0620: Unity of Title
 - Folio No. 30-3015-007-0100: Unity of Title
 - Folio No. 30-3015-060-0010: Agreement
 - Folio No. 30-3015-061-0001: Agreement and any additional covenants.If any additional zoning covenants are in effect at the time of annexation, the City must comply with Section 20-8.8 of the Code.
5. The NW 58th Street Canal (secondary canal) traverses or provides drainage to the area to be annexed. The County will retain jurisdiction over this canal.
6. The County is proposing to keep the following roads:
 - NW 87th Avenue from NW 58th Street to 350' N/O NW 61st Street
 - NW 58th Street from NW 87th Avenue to State Road 826
7. The City must execute a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities.
8. The City shall pay its pro-rate share of the debt service on the County's Stormwater Bonds for the annexed area. Payment to the County for the City's debt service on these bonds and secondary canal maintenance will initiate immediately upon annexation.

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 does not divide a Census Designated Place.

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 existing land uses in the proposed annexation area are compatible with the existing land and zoning of the City. Existing uses in the proposed annexation area are predominantly industrial type uses. Other existing uses include offices, vacant land, commercial uses and institutional. Existing uses south of the proposed annexation area, within the City, are predominantly industrial; other uses include commercial, a private school and vacant lands. A small parcel in the annexation area, approximately 2.5 acres, is zoned BU-1A (Limited Business District); the rest of the annexation area, approximately 143 acres, is zoned IU-3 (Unlimited Industrial). The existing uses in the City would be generally compatible with the existing land uses in the area proposed for annexation.

It is important to note that approximately 5.75 acres of the southwestern corner of the annexation area is located within Miami International Airport's "Critical Area Approach Zone (Subzone CA-B)." Areas located in this subzone have restrictions and limitations regarding the development, expansion, or modification of educational facilities (see Section 33-336 (B)(5) of the Code).

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. If by annexing the area the City's population increases over 50,000, the County's Public Housing and Community Development Department may see a decrease in revenues from the following federal and state programs: Community Development Block Grant (CDBG); HOME; Emergency Solutions Grants (ESG), and State Housing Initiative Partnership (SHIP). The municipality will have the ability to apply for these funding sources directly.

4. Will the annexation impact public safety response times?

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 the 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. Departmental resources will be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation 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 traffic related traffic impacts to the County.

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

The proposed annexation area will continue to be served by the same cable television and telecommunication operators as before. Pursuant to State law effective July 1, 2007, the 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?

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

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

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

The proposed annexation area is served by the Department of Transportation and Public Works (DTPW) Metrobus Route 87 via NW 84th Avenue. The City's Trolley System provides Trolley service (Route 2) along the entire western boundary of the proposed annexation area via NW 87th Avenue. Route 2 provides municipal transit service to the Doral Government Center located just east of NW 87th Avenue at NW 53rd Terrace. In addition, both of these transit services provide a connection to the Palmetto Metrorail Station.

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 district boundaries as the adjoining unincorporated area and the City. The schools serving the proposed annexation area are John I. Smith K-8 Center, Ruben Dario Middle, and Ronald W. Reagan (Doral Senior High).

The existing land use and current uses on the proposed annexation area do not contain residential uses. Therefore, the proposed annexation does not have an impact on public school facilities.

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 in 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?**

Approval of the proposed annexation would not result in the creation of an enclave.

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

The boundaries on east, south, and west follow major roadways; and the boundary on north follows a right-of-way. The proposed annexation area is bounded on the east by the Palmetto Expressway (SR 826), on the south by NW 58th Street and the municipal boundary of the City, and on the west by NW 87th Avenue. The north boundary follows an FPL right-of-way.

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

- a. A search of Miami-Dade County records indicates that no CDMP land use covenants are in effect within the proposed annexation area.
- b. A preliminary search of County records indicates that the zoning covenants listed below are in effect on properties within the proposed annexation area. If additional zoning covenants are in effect at the time of annexation, the City must comply with Section 20-8.8 of the Code.

- Folio No. 30-3015-001-0380: Agreement
- Folio No. 30-3015-001-0620: Unity of Title
- Folio No. 30-3015-007-0100: Unity of Title
- Folio No. 30-3015-060-0010: Agreement
- Folio No. 30-3015-061-0001: Agreement and any additional covenants.

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

The taxable value within the annexation area is \$155,502,563. At the current City millage rate (1.9000 mills), the ad valorem revenues attributable to the annexation area would be \$280,682. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$284,863, as noted in the table below. The expected tax decrease to the entire annexation area would be 0.0283 mills and \$4,181. There are 109 folios in annexation Area, and the average property owner would see a decrease of \$38 if this annexation is approved.

Existing and Projected Property Tax Cost		
City of Doral FY 2018-19		
	Millage Rate	Millage x Taxable Value
City of Doral		
Municipal Millage	1.9000	\$280,682
Unincorporated Area		
UMSA Millage	1.9283	\$284,863
Decrease	0.0283	\$4,181

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

The annexation area is 145.5 acres and is located inside the 2020 Urban Development Boundary (UDB) as depicted on the County's CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map.

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 \$155,502,563. The area generates an estimated \$322,846 in revenue excluding franchise fees (\$27,619) and utility taxes (\$95,911) which would be retained by the County, pursuant to Section 20-8.1 and 20-8.2 of the Code. The County spends an estimated \$171,278 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$151,168 (Attachment C).

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

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

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

Properties within the proposed annexation area are designated "Industrial and Office" on the CDMP Adopted 2020 and 2030 LUP map, except rights-of-way within the southeastern portion of the annexation area that are designated "Transportation", including the Palmetto Expressway (SR 826) ramps, NW 77 Court and NW 58 Street east of NW 79 Avenue.

The City states in the Annexation Report that upon annexation, the City will redesignate the proposed annexation area to the closest equivalent future land use designations on its Future Land Use Map, which are identified by the City as Industrial and Business. Should the City redesignate the annexation area as stated, then the proposed

annexation would be consistent with the CDMP and CDMP Adopted 2020 and 2030 LUP map.

Facilities of Countywide Significance:

The County's policy regarding Facilities of Countywide Significance is to maintain regulatory control over planning, zoning, land use, and development of such facilities. Specifically, Section 20-8.6 (c) of the Code, requires that the County retain jurisdiction of such facilities as a condition of approval for annexation.

As stated in Section 20-28.1 of the Code, the County shall not transfer operation, maintenance, or regulatory jurisdiction to a municipality. Furthermore, adherence to this requirement is a condition of annexation and shall be included in any interlocal agreement for such area.

There are no Facilities of Countywide Significance within the boundaries of this annexation application.

DEPARTMENTAL ANALYSES:

Police

MDPD currently provides police services to the proposed annexation areas. However, if annexed, the City has a full-service law enforcement agency that will be providing police protection to the proposed area. The City currently has one hundred thirty-nine (139) sworn full-time officers and forty-one (41) administrative positions.

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 for calendar year 2017.

Calls For Service – City of Doral – Section 15 Annexation Area

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

Part I and Part II Crimes – Annexation Area

Year	Part I Crimes	Part II Crimes	Total
2017	40	6	46

Definition of Code 2 Emergency: A situation that poses a potential threat of serious injury or loss of human life that may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

Definition of Code 3 Emergency: A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life and which demands swift police action; e.g., seriously ill or injured person, shooting, sexual battery, etc.

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

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

Fire and Rescue

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

MDFR has no objection to the proposed annexation. As a condition of annexation, the City, through an Interlocal Agreement with the County, shall agree that the proposed annexation will remain within the Miami-Dade Fire Rescue District in perpetuity.

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

Existing Stations:

The annexation area is served by Station 45 located at 9710 NW 58th Street in the City. Station 45 is equipped with an engine that serves the City, including the annexation area, 24 hours a day; seven days a week. The station is located less than two miles from the annexation area.

Planned Stations:

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

Service Delivery – Last Three Calendar Years Annexation Area:

	2015	2016	2017
Life Threatening Emergencies			
Number of Alarms	13	1	6
Average Response Time	5:56	4:42	7:55
Structure Fires			
Number of Alarms	1	1	0
Average Response Time	4:07	5:04	N/A

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 eight minutes at 90% of all incidents.

Water and Sewer

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

The water for 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. The annexation area is located within the Doral Basin. WASD has a planned project to address Ocean Outfall Legislation, which consists of a 48-inch force main along NW 58th Street from NW 107th Avenue to NW 79th Avenue. Construction of said project is anticipated to commence in November 2023 and be completed by October 2024.

Request for future water and sewer service within the proposed 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. 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 surrounding areas.

Department of Solid Waste Management (DSWM)

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

The DSWM has no objections to the proposed annexation of this section.

Waste Collection, Disposal and Recycling

In the event that land or property within the proposed annexation areas is developed or rezoned for residential units, the DSWM will provide collection and disposal services to those units in accordance with County Code Sections 20-8.4, Retention of Garbage and Refuse Collection and Disposal; and 15-13, County Collection of Solid Waste.

Department of Regulatory and Economic Resources (RER)

Demographic Profile of the Areas

As shown on Table 1, below, there is no population in the proposed annexation area.

Table 1

Section 53-40-15, South ¼

**Demographic and Economic Characteristics
City of Doral and Miami-Dade County**

	Study Area Estimates	Doral	Miami-Dade
<u>Population Characteristics,</u>			
<u>2014 Estimates</u>	0	49,363	2,600,861
Percent White, Not Hispanic	0.0	14.2%	15.4%
Percent Black, Not Hispanic	0.0	1.3%	17.0%
Percent Other, Not Hispanic	0.0	4.8%	17.6%
Percent Hispanic Origin	0.0	79.7%	65.2%
<u>Income *</u>			
Median Household Income	\$0	\$43,099	\$43,100
Per-capita Income	\$0	\$23,433	\$23,174
<u>Housing</u>			
Total Housing Units	0	18,119	994,596

Source: U.S. Census Bureau, 2014 ACS 5-Year Estimates.

* 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.

Development Profile of the Area

Shown in Table 2, below, is the 2016 land use profile for the proposed annexation area. Currently, there is no residential development within the proposed annexation area, while approximately 15 percent of the land within the City is in residential use. Table 2 also shows that approximately 57 percent of the 145.5 acres of the proposed annexation area is in industrial use, while 17.5 percent of the land within the City is in industrial use.

Table 2
City of Doral Annexation Area
Portion of Section 15, Township 53, Range 40
2016 Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	City of Doral (Area Acres)	City of Doral (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	1,704.5	17.8	112,339.5	8.9
Commercial, Office, and Transient						
Residential *	15.7	10.8	908.3	9.5	14,437.8	1.1
Industrial	83.4	57.3	1,672.9	17.5	19,164.6	1.5
Institutional	0.6	0.4	329.6	3.4	14,997.1	1.2
Parks/Recreation	0.0	0.0	893.2	9.3	834,295.7	65.9
Transportation, Communication, Utilities	29.7	20.4	1,804.7	18.9	87,517.9	6.9
Agriculture	0.0	0.0	208.8	2.2	62,560.7	4.9
Undeveloped	9.6	6.6	1,061.2	11.1	83,351.0	6.6
Inland Waters	6.6	4.5	990.2	10.3	37,649.9	3.0
Total:	145.5	100.0	9,573.4	100.0	1,266,314.2	100.0

* Transient Residential includes Hotels and Motels

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

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

Review and approval or disapproval of development orders

This includes the following:

- Building Permits
- Zoning Actions (district boundary change, site plan review)

- Platting Actions (Land Subdivision)
- Municipal Occupational Licenses

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

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

Operating Permits

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

Enforcement Activities

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

DERM's regulatory activities are enforceable under the Code in both incorporated and unincorporated areas; DERM currently provides the above services to the subject area. 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.

Facilities for the Collection and Treatment of Sewage

Pump station 30-0196 directs the sewer flow to pump station 30-0187 and then to the Central District Wastewater Treatment Plant.

Pump station 30-118 directs the sewer flow to pump station 30-0014, then to 30-0187, and then to the Central District Wastewater Plant.

Pump station 30-0201 directs the sewer flow to either pump station 30-0187 or to the North District Wastewater Treatment Plant.

The aforementioned sanitary sewer pump stations as well as the Central and North District Wastewater Treatment Plants are owned and operated by WASD. The table below shows the status of each pump station in accordance with the new Consent Decree (case 1:12-cv-24400-FAM), effective December 6, 2013, and the current Nominal Average Pump Operating Time (NAPOT) information for each pump station. Please note at the time of final development orders, sewer capacity certification will be required.

PUMP STATION	MORATORIUM STATUS *	NAPOT (HOURS)
30-0118	OK	2.35
30-0201	AH	6.73
30-0014	AC	10.30
30-0187	OK	5.51
30-0196	CM	7.03

*AH = Approved and Corrected HAMA limited

AC = Approved and Corrected

CM = Conditional Moratorium

DERM can issue *conditional* sewer capacity certification for new construction projects to be served by pump stations 30-0196 (CM) and 30-0201 (AH) subject to certification of completion of these pump stations. In accordance with the new Consent Decree, DERM cannot issue Certificates of Occupancy/Certificates of Completion for any associated building permits until these pump stations have been certified complete and operating in compliance.

The rest of the aforesaid pump stations are currently working within the mandated criteria set forth in the new Consent Decree. At this time the Central and North District Wastewater Treatment Plants have sufficient capacity to treat current discharge.

Flood Protection

The western portion of the annexation area is within a wetland area of concern; therefore, an Environmental Resource Permit from the South Florida Water Management District may be required for any proposed development on this site. Any proposed development proposing more than 2.0 acres of impervious surface area east of the wetland area of concern in the proposed annexation area will require a DERM Surface Water Management Standard Permit from the County for the construction and operation of a required surface water management system.

The annexation area is located within a Special Flood Hazard Area identified as Zone AH 7 and Zone X as determined by Federal Emergency Management Agency (FEMA). County Flood Criteria ranges between Elevation 6.50 feet National Geodetic Vertical Datum (NGVD) and 7.00 feet NGVD. Any development in the annexation area will have to comply with the requirements of Chapter 11C of the Code and the current Florida Building Code for flood protection.

Stormwater Utility (SWU) Program and Fees

The area is subject to flood due to the large impervious area; there are five (5) repetitive loss properties in this area. Repetitive loss property “is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program within any rolling ten-year period, since 1978.”

The County Roads in the annexation area include 278 structures (manholes and catch basins), six (6) outfalls to the NW 58th Street canal, and approximately 6,000 linear feet of pipes.

Improved properties in the proposed annexation area are paying a stormwater utility fee to the County. This fee is used to administer stormwater management programs throughout UMSA. It is expected that these stormwater accounts, currently under the County, would immediately

become part of the City's service area when the annexation is formally approved. Therefore, all fees collected in the annexation area after approval of the annexation, will be collected by the City. If stormwater utility accounts in the annexed area are billed through WASD, it will be the responsibility of the City to communicate with WASD to continue or modify an existing Agreement.

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

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

Actual costs for the above will be determined at the time of annexation and billed independently (annually, or as a one-time payment) via an Interlocal Agreement with the County. Currently, UMSA's total equivalent residential units (ERU) are approximately 649,440 (including the annexation area), while the annexation area ERU is approximately 2,009.

Drainage Repair and Maintenance

The County has extensive infrastructure operated and maintained within this boundary. All secondary canals should remain under the control of the County. An Interlocal Agreement will be required for the cost-sharing of the maintenance of the above-mentioned canal that provides drainage services to the proposed annexation area.

Drainage Permitting

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

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

National Flood Insurance Program (NFIP)

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

Stormwater Management Master Plan

The County is divided into drainage basins, which are then modeled to determine 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.

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

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

National Pollutant Discharge Elimination System (NPDES)

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

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

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

Transfer of Roads

There are approximately 3.1 centerline miles in the proposed annexation area. Approximately, 1.9 centerline miles will be transferred to the City. The County is proposing to keep the following roads (approximately 1.2 centerline miles):

- NW 87th Avenue from NW 58th Street to 350' N/O NW 61st Street
- NW 58th Street from NW 87th Avenue to State Road 826

Natural Resources

The area proposed to be annexed contains regulated natural resources. As authorized by the Code, DERM regulates tree and wetland resources in the County. Please note that the City does not regulate tree resources through a County approved tree permitting program.

Section 24-49 of the Code provides for the protection of tree resources. Specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) require preservation pursuant to the specimen tree standards found in Section 24-49.2 of the Code, and as required by Con-8A of the CDMP. Specimen tree resources exist within the area proposed to be annexed. DERM recommends that any change regarding delegated services by the City, including zoning and building, require that specimen tree resources be preserved pursuant to Section 24-49 and CON-8A of the CDMP.

The area proposed to be annexed contains hydric soils according to the USDA soil map. Although, no designated wetland basins are within the annexation area, properties within the area may contain wetlands. A Class IV Permit and Tree Permit will be required for any work that impacts these natural resources.

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

Permits from the US Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for construction projects in the areas proposed for annexation. It is the applicant's responsibility to contact these agencies for necessary approvals.

Air Quality Management

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

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

Parks, Recreation and Open Spaces

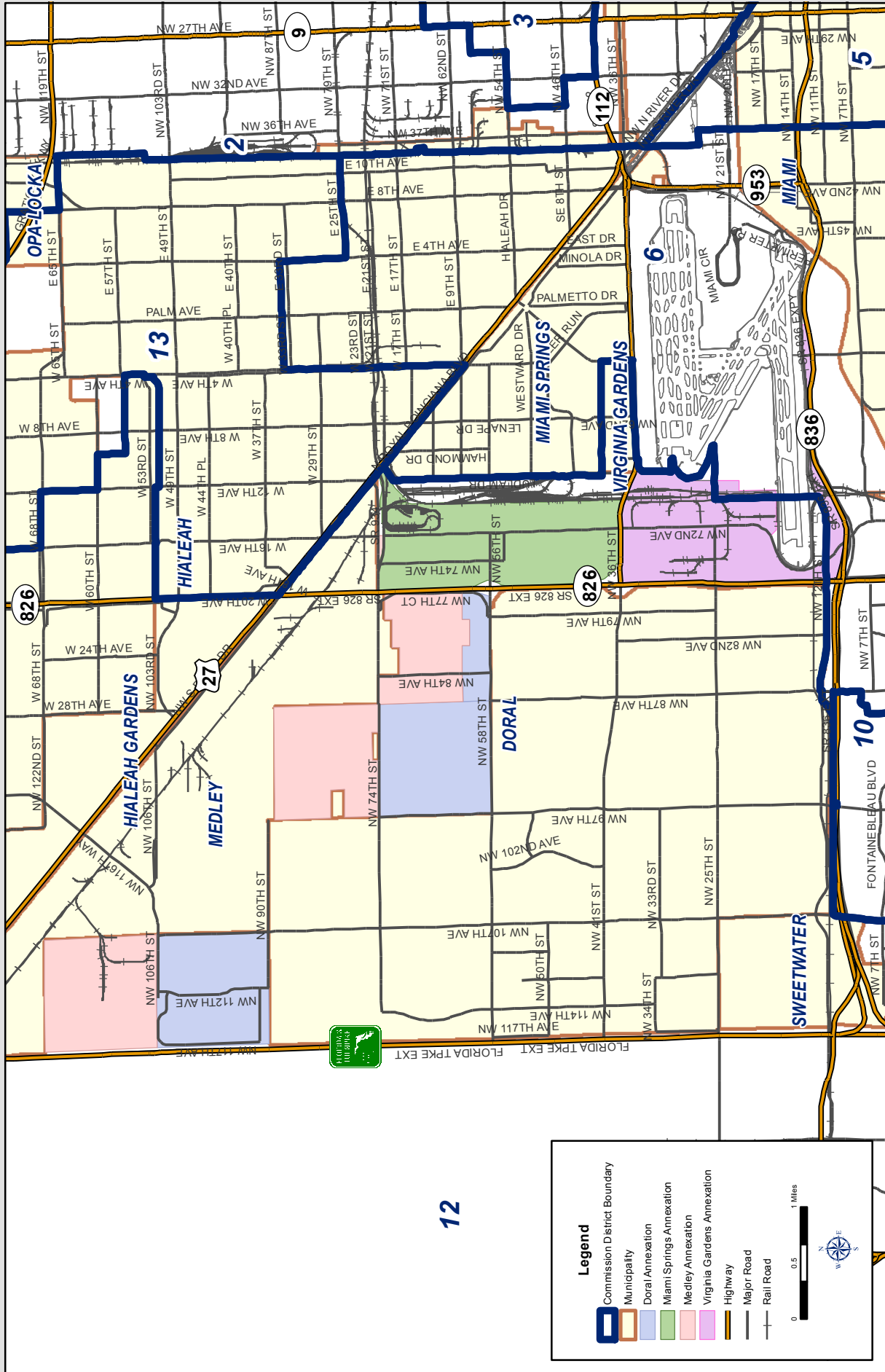
There is one local park located within the proposed annexation area. Manufacturers Industrial Park, which is a 0.37-acre mini-park; there is no operating budget or maintenance costs for the park.

Attachments:

- A. Map of four city proposed annexations
- B. Map of proposed annexation
- C. Estimated Impact on UMSA Budget Statement
- D. City of Doral – Section 15 Annexation Application

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

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





ATTACHMENT C

Doral - Section 15

Based on FY 2018-19 Budget	Assumptions	
Property Tax Revenue	Allocation based on tax roll & millage	\$284,863
Franchise Fees	Allocated based on tax roll/population	
Sales Tax	Allocation based on \$76.52 per person	\$0
Utility Taxes	Allocated based on tax roll/population	
Communications Tax	Allocated based on tax roll/population	\$29,637
Alcoholic Beverage License	Allocation based on \$0.23 per person	\$0
Business Tax		\$5,940
Interest	Allocation based on .542% of total revenue	\$2,406
Sheriff and Police Fees	Allocation based on population	\$0
Miscellaneous Revenues	Allocation based on \$0.79 per person	\$0
Revenue to UMSA		\$322,846
Cost of Providing UMSA Services		
Police Department		\$133,362
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	\$7,294
Policy Formulation		
Commission, Mayor, County Attorney	Direct Cost multiplied by 2.71%	\$3,811.79
Internal Support		
Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget	Direct Cost multiplied by 4.86%	\$6,835.90
Planning and Non-Departmental		
Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	Direct Cost multiplied by 6.7%	\$9,423.97
QNIP Debt Service Payment	Utility Taxes as a % of debt service 11.0%	\$ 10,550
Cost of Providing UMSA Services		\$ 171,278
Net to UMSA		\$151,568
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.		
2018 Taxable Property Rolls		\$155,502,563
2018 Area Population		0
2018 UMSA Population		1,184,388
2018-19 UMSA Millage		1.9283
Patrollable Sq. Miles - UMSA		207.90
Total Calls For Service - UMSA CY 2017		647,328
Part 1 Crimes - UMSA 2017		41,037
Part 2 Crimes - UMSA 2017		17,032
Patrollable Sq. Miles - Study Area		0.23
Total Calls for Service - Study Area		365
Part 1 Crimes - Study Area		14
Part 2 Crimes - Study Area		3
Cost per Centerline Mile		\$3,839
Number of Centerline Miles		1.9
Per Capita Taxable Value		N/A

CITY OF DORAL, FLORIDA
ANNEXATION REPORT

South ¼ Section 15, Township 53, Range 40
(2016 RESUBMITTAL)



April 20, 2016



Pursuant to Resolution No. 16-94, the City of Doral duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

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

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

Prepared by:



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

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Attachment "A" – Certified List of Property Owners

1. Executive Summary

With this re-submittal, the City of Doral (City), wishes to re-initiate the annexation process which was first approved by the City Council in 2004. The City wishes to annex approximately 145.5 acres which is contiguous to the City's current northeastern municipal boundary (See Location Aerial). There are no Terminals designated on the Miami-Dade County Land Use Plan Map within ½ mile of this area nor will this annexation create an enclave.

The Annexation Area is described as: the South ¼ of Section 15, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and generally NW 62nd Street to the North. This area contains numerous industrial warehouse facilities.

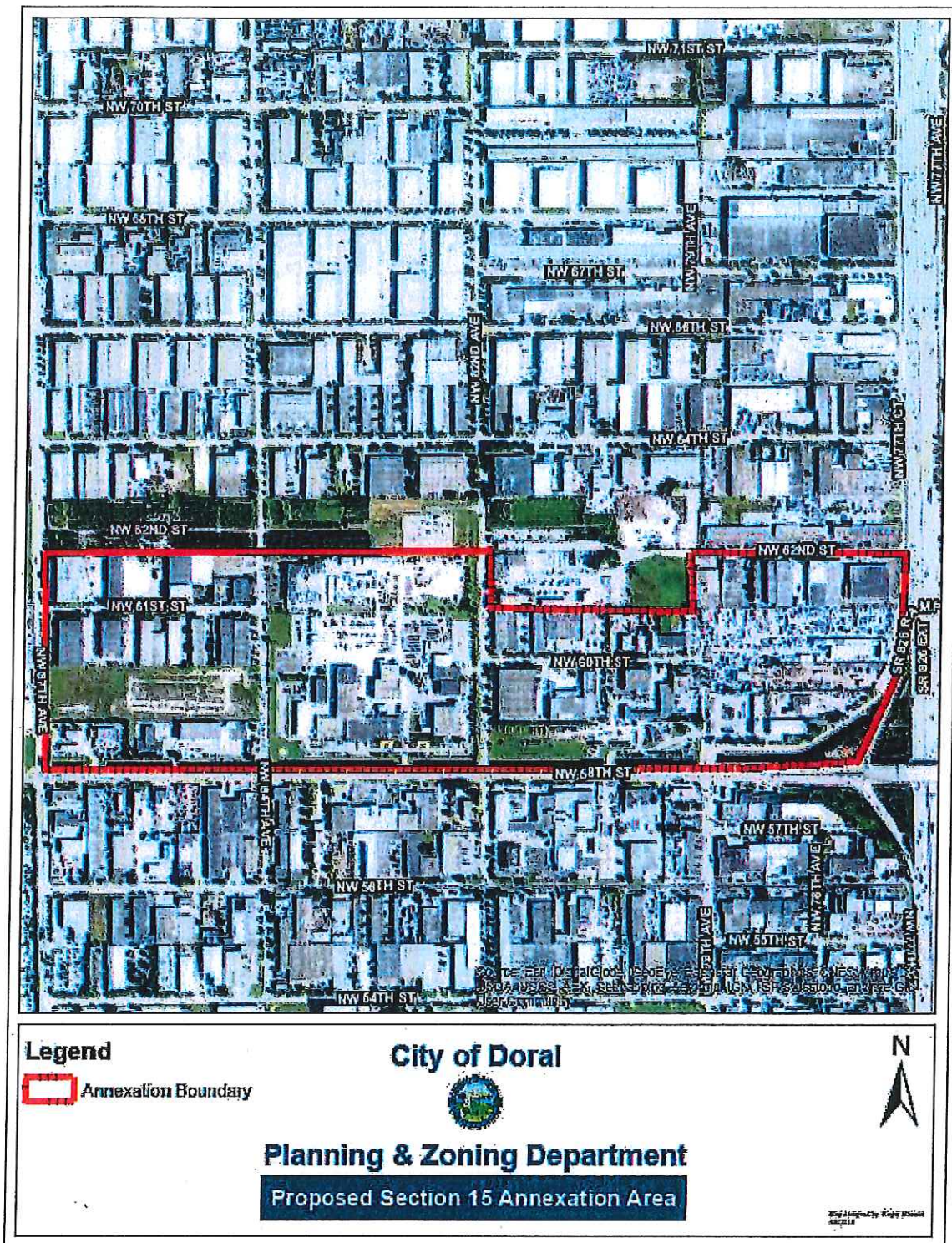
The City is a relatively new municipality, having incorporated in 2003. Miami-Dade County (County) still provides certain services as stipulated in various Interlocal Agreements and will continue to do so for the proposed Annexation Area. The City has adjusted its millage rate downward since the time of incorporation and is now lower than the millage rate for Unincorporated Miami-Dade County. The City is dissimilar from other municipalities that have incorporated in Miami-Dade County over the last 20 or so years due to the unprecedented mix of residential, commercial and industrial uses within the existing boundaries – a benefit to property owners within the annexation area. The City also includes a world class hotel and golf course, excellent schools and is considered an international hub for commerce. Because of the mix of uses and large tax base the City of Doral is considered financially well placed and a donor area.

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

With its current successes the City wishes to expand so that the following goals of the City may be met: Improving services and infrastructure, including streets; and Providing for buffering.

In summary, the Annexation Area will provide additional revenue to the City, provide opportunities to enhance the quality of the environment in this very important commercial/industrial area and allow the City to gain zoning and code enforcement control in order to better buffer residential, commercial and industrial areas existing with the City. Through more localized planning and review and enforcement of regulations the needs of this very important employment and economic center, which is the City of Doral, will be fully realized.

2. Location Aerial



3. Resolutions

As stated previously, the current application for annexation of Section 15 is a resubmittal and update of a previous request. In addition to the current Resolution No. 16-94 approved by the City of Doral City Council on April 20, 2016, Resolutions 13-31 and 04-16 have been included in order to provide a historical record of past City Council actions on this matter.

RESOLUTION No. 16-94

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 13-31 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX THE PROPERTY DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, CITY MANAGER, CITY CLERK AND CITY ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 13-31 after public hearing on February 27, 2013, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolutions 04-16 after public hearing on March 10, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

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

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

WHEREAS, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens.

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

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

Section 2. Affirmation. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. Request to Miami-Dade County. The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade

County, Florida, to adopt an appropriate Resolution approving the request of the City for the annexation of the lands legally described as all of Section 15, Township 53 South, Range 40 in Miami-Dade County.

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

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

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

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


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

PASSED and ADOPTED this 20 day of April, 2016.



LUIGI BORIA, MAYOR

ATTEST:

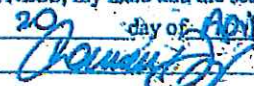


CONNIE DIAZ, CMC
CITY CLERK

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



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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I, Connie Diaz, City Clerk
Of the City of Doral, Florida, do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in the office.
WITNESS, my hand and the seal of said City.
this 20 day of April, AD20 16
By: 

RESOLUTION NO. 13-31

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council has determined that the annexation of the area legally described as a portion of Section 15, Township 53 South, Range 40 East in Miami-Dade County, Florida and further described in Exhibit "A" is necessary, appropriate, and in the best interests of the City and its citizens; and

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

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

Section 2. The City Council hereby approves the enlargement of the City's boundaries to the areas legally described as a portion of Section 15, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as a portion of Section 15, Township 53 South, Range 40 East in Miami-Dade County, Florida, as described in Exhibit "A"

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

Section 5. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the

notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

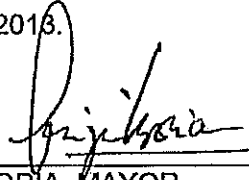
Section 6. This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

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

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

PASSED and ADOPTED this 18th day of March, 2018.



LUIGI BORIA, MAYOR

ATTEST:


BARBARA HERRERA, CITY CLERK

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


JIMMY MORALES, CITY ATTORNEY

EXHIBIT "A"

Legal Description: A Portion of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida. More particularly, the area being requested for annexation is bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and that portion of the municipal boundary of the Town of Medley lying within Section 15 to the North (said municipal boundary varies between NW 71st and NW 74th Streets within this Section).

EXHIBIT B

RESOLUTION NO. 04 16

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A"; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK, AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council has determined that the annexation of the areas set forth in Exhibit "A" of this Resolution is necessary, appropriate, and in the best interests of the City and its citizens.

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

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

Section 2. Annexation. The City Council hereby approves the extension and enlargement of the City's boundaries to include the area legally described in Exhibit "A", and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. County Commission Request. The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described in Exhibit "A" to this Resolution.

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

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

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

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

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

yes
yes
yes
yes
yes

PASSED and ADOPTED this 10th day of March, 2004.

JCB
JUAN CARLOS BERMUDEZ, MAYOR

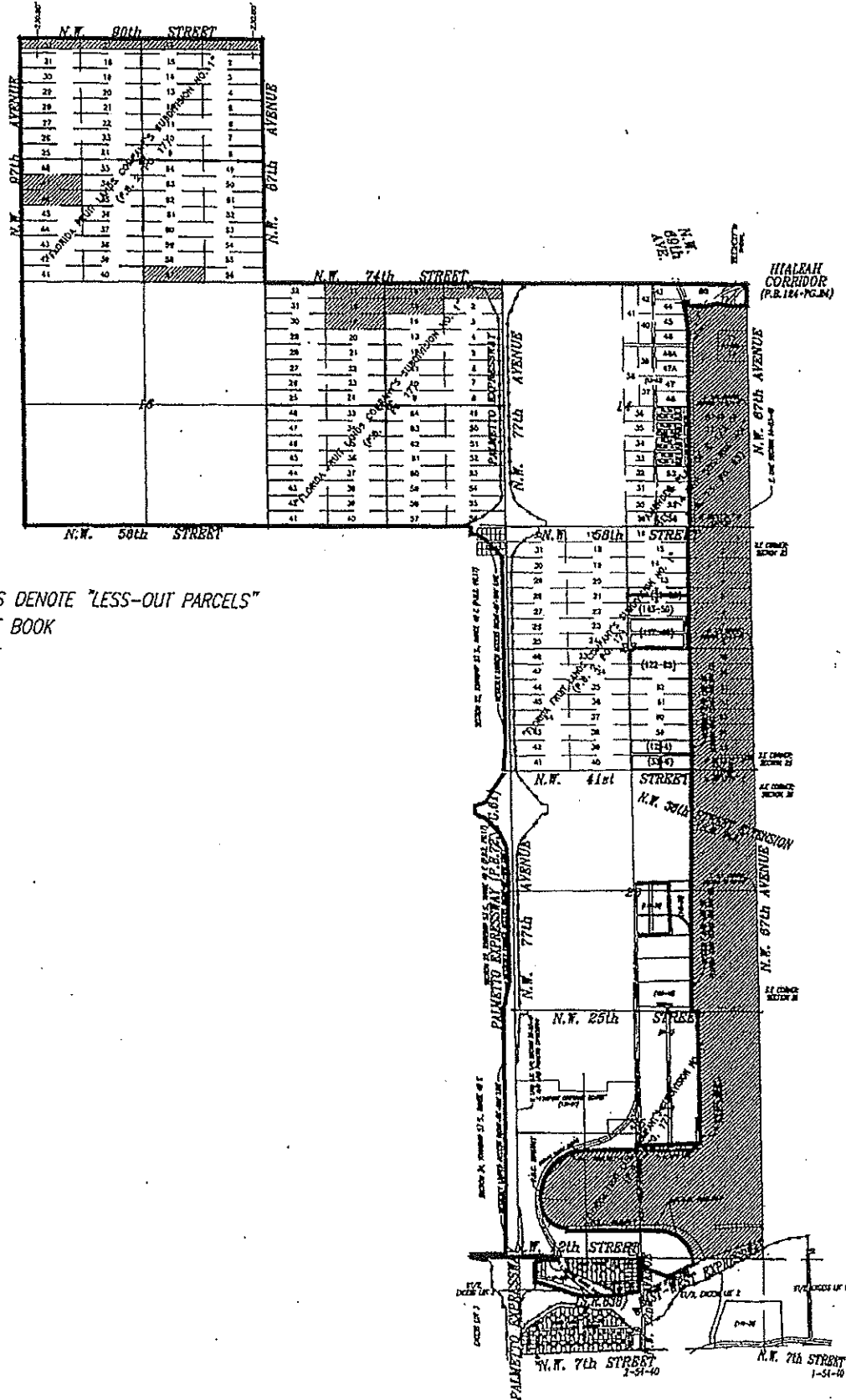
ATTEST:

Sheila Paul
CITY CLERK

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

[Signature]
CITY ATTORNEY

NORTH
SCALE 1" = 3000'



File name: K:\355340\DORALCIT.DWG

5. Map and Legal Description

See Section 2. above for location

Generally being the South $\frac{1}{4}$ of Section 15, Township 53, Range 40

Total Number of Acres: 145.5

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



April 7, 2016

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

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors
City of Doral Annexation Request – Portion of Section 15, Township 53, Range 40

Dear Ms. Townsley:

My client, the City of Doral, is reimbating the process to have the above referenced Section (portion) of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 58th Street on the south, NW 77th Avenue (SR 826) on the east, generally NW 62th Street on the north, and NW 87th Avenue to the west.

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

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

Very truly yours,

Alex A. David, AICP

Attachment

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

1019 NE 104th Street, Miami Shores, FL 33138 • Office: 786.514.0121
www.belldavid.com alex@belldavid.com



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


miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections Designee of Miami-Dade County, Florida, do hereby certify that the City of Doral Annexation Area, bounded by NW 58th Street on the south, NW 77th Avenue (SR 826) on the east, generally NW 62nd Street on the north, and NW 87th Avenue to the west, has 0 voters.



Christina White
Supervisor of Elections Designee

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 14th DAY OF
APRIL, 2016



April 7, 2016

Mr. Jack Osterholt, Director
Miami-Dade County
Department of Regulatory and Economic Resources
111 NW 1st Street, 28th Floor
Miami, FL 33128

RE: Certificate of the Director Determining Percent of Residential Development
City of Doral Annexation Request – Portion of Section 15, Township 53, Range 40

Dear Mr. Osterholt:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 68th Street on the south, NW 77th Avenue (SR 826) on the east, generally NW 62nd Street on the north, and NW 87th Avenue to the west.

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

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

Very truly yours,

Alex A. David, AICP

Attachment

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

1019 NE 104th Street . Miami Shores, FL 33138 . Office: 786.514.0121
www.bell david.com alex@bell david.com

RER RESPONSE

City of Doral Proposed Annexation Area South 1/4 of Section 15, Township 53, Range 40

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	City of Doral (Area Acres)	City of Doral (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	1,704.5	17.8	112,339.5	8.9
Commercial & Office & Transient Residential	15.7	10.8	908.3	9.5	14,437.8	1.1
Industrial	83.4	57.3	1,672.9	17.5	19,164.6	1.5
Institutional	0.6	0.4	329.6	3.4	14,997.1	1.2
Parks/Recreation	0.0	0.0	893.2	9.3	834,295.7	65.9
Transportation, Communication, Utilities	29.7	20.4	1,804.7	18.9	87,517.9	6.9
Agriculture	0.0	0.0	208.8	2.2	62,560.7	4.9
Undeveloped	9.6	6.6	1,061.2	11.1	83,351.0	6.6
Inland Waters	6.6	4.5	990.2	10.3	37,649.0	3.0
Total:	145.5	100.0	9,573.4	100.0	1,266,314.2	100.0

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

CITY OF DORAL PROPOSED ANNEXATION AREA

PORITION OF SECTION 15, TOWNSHIP 53, RANGE 40



7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Doral along NW 58th Street. Annexing the approximately 145.5 acre (<.25 square mile) area will insure that the Doral standards of high quality of life for residents, businesses and visitors will remain and will be brought to the annexation area through continued proper planning and development practices which are extremely important to the City.

It is a fact that the existing development within the annexation area is compatible with and complementary to development already existing in Doral's surrounding office and industrial zones to the south.

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

Finally, since the City is fiscally very sound it is able to service this area without impact to residents, businesses and other stakeholders within the current municipal boundaries.

8. Notification of Property Owners of City Intent

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

9. Land Use Plan and Zoning

The majority of Section 15 is industrial and commercial and supporting services.

The designated future land use is Industrial and Office. The annexation area is zoned IU-3 except for a small portion at the intersection of NW 58th Street and NW 87th Avenue which is zoned BU-1A. These are shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Planning & Zoning the Annexation Area is approximately <.25 square mile (145.5 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses may be found under Section 6 of this report.

Table 1.
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	0.0	
Commercial & Office & Transient Residential	15.7	10.8
Industrial	83.4	57.3
Institutional	0.6	0.4
Parks & Recreation Open Space	0.0	0.0
Transportation, Communications, Utilities	29.7	20.4
Agriculture	0.0	0.0
Undeveloped (Vacant, government owned)	9.6	6.6
Inland Water	9.6	4.5
TOTAL		100.00

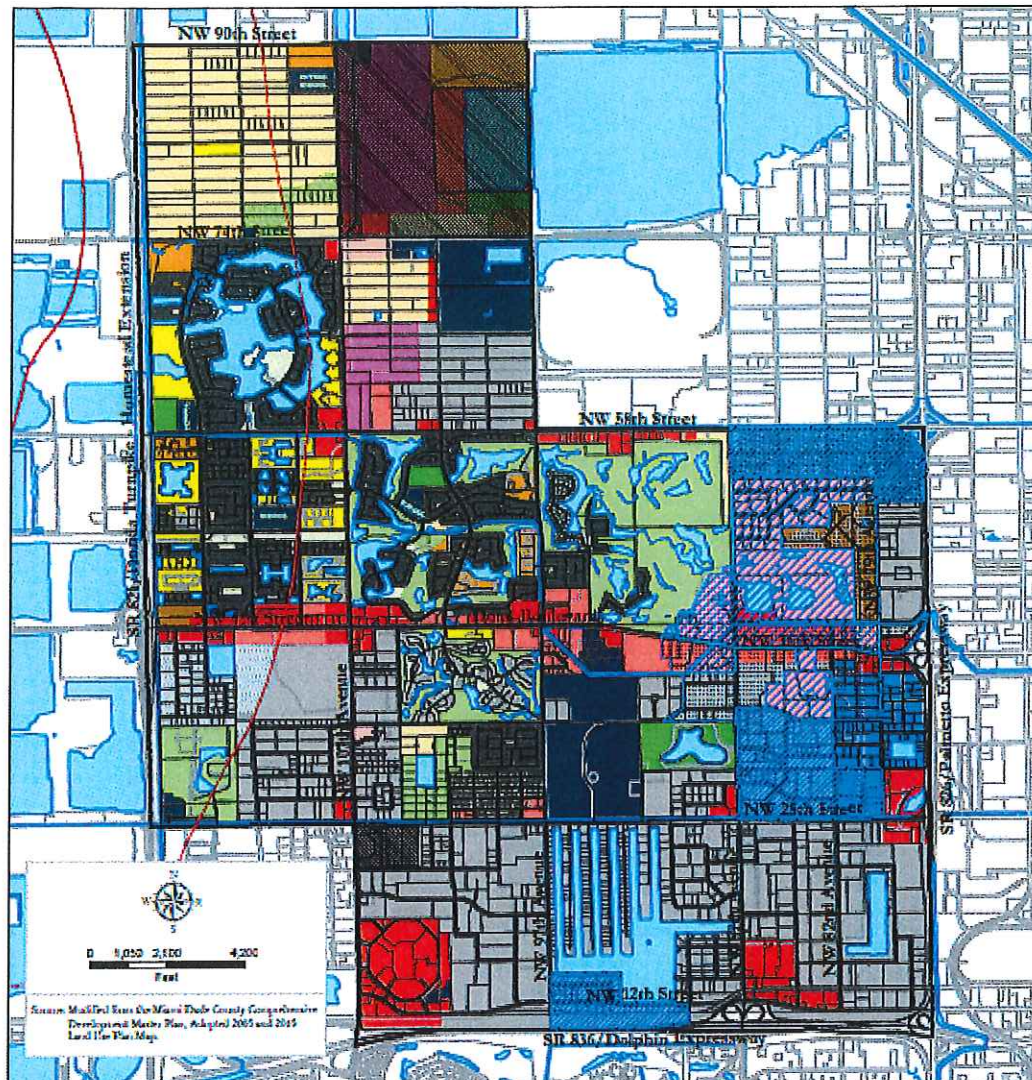
The City has an adopted Comprehensive Development Master Plan and Land Development Code.

Future Land Use Designation for Section

Section 15 53 40 is designated Industrial and Office on the Miami-Dade County Future Land Use Plan Map. Upon annexation of the Southern 1/4, the City will re-designate those properties to the City's closest Land Use equivalent.

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

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



Comprehensive Plan Future Land Use Map

Map I-3

Legend	
Land Use Categories	
	Doral Design District Zone
	Ultra Density Residential (up to 6 D.U. per Gross Acre)
	Low Density Residential (up to 10 D.U. per Gross Acre)
	Moderate Density Residential (up to 13 D.U. per Gross Acre)
	High Density Residential (up to 25 D.U. per Gross Acre)
	Neighborhood Mixed Use
	Community Mixed Use
	Traditional Neighborhood Development
	Business
	Office
	Office/Residential
	Industrial
	Restricted Industrial
	Institutional and Public Facility
	Public Parks and Recreation
	Village Parks and Open Space
	Environmentally Protected Parks
Other Features	
	Downtown Mixed Use Opportunity Area
	Community Mixed Use Opportunity Area
	Urban Central Business District (UCBD) designation
	Regional Activity Center (RAC) designation
	Expressway Right-of-Way
	Water Bodies
	Northwest Wetland Protection Area
	Doral City Limits

Notes:
D.U. = Dwelling Unit

Kimley-Horn
and Associates, Inc.

Revised on 6/1/2012

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

Industrial and Office

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

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

In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is

residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.

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

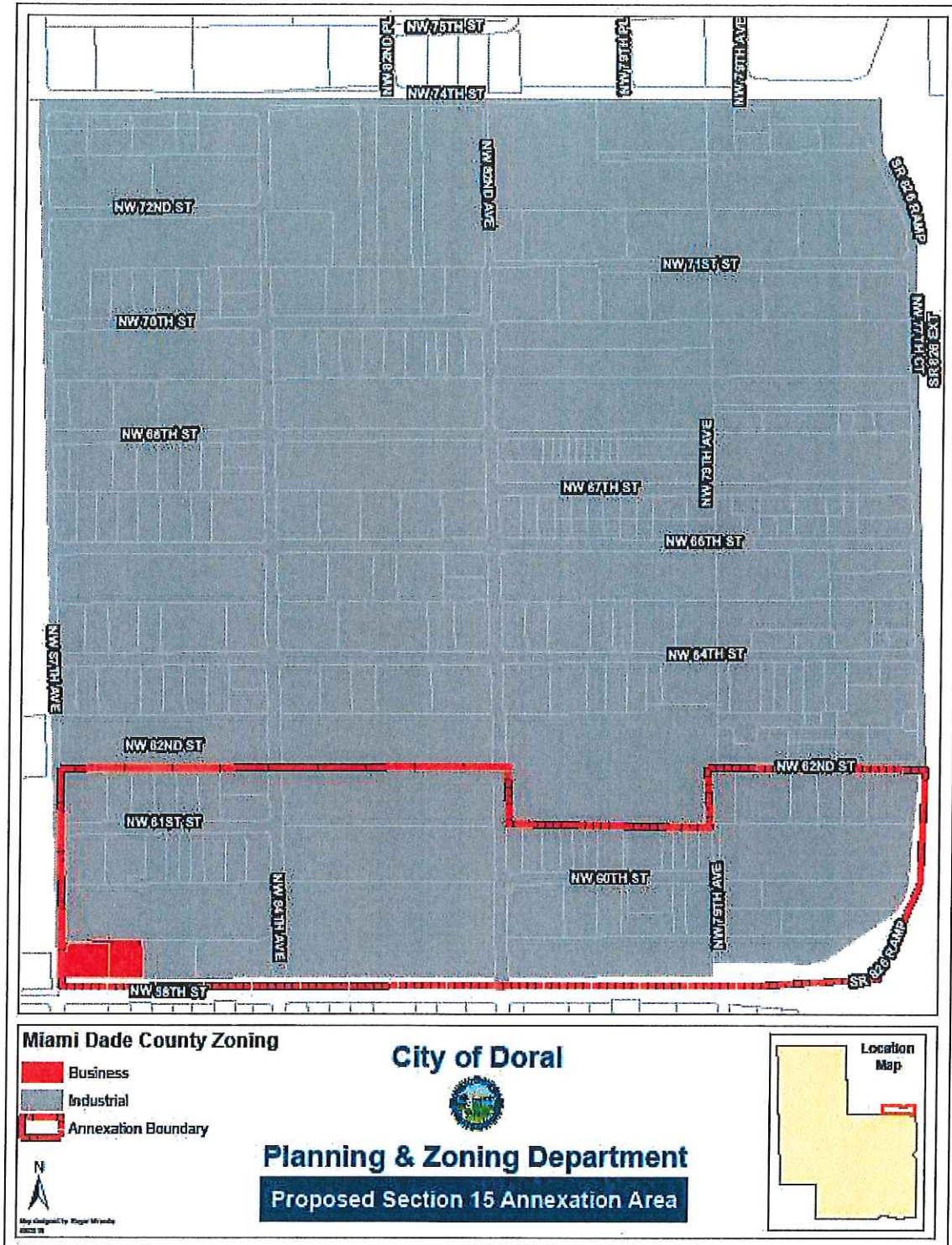
Equivalent City of Doral Future Land Use Designations

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

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

Zoning

The Annexation Area consists of lands zoned IU-3, Industrial, Unlimited Manufacturing District and a small portion zoned BU-1A, Limited Business District, as shown on the Miami-Dade County Zoning Map. Upon annexation, the City will rezone those properties to the City's closest equivalent. The City's equivalents are Industrial (I) and Corridor Commercial (CC).



Zoning Districts (Miami-Dade County)

Article XXXI. – IU-3, Industrial Unlimited Manufacturing District

Sec. 33-264. - Uses permitted.

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in an IU-3 District which is designed, arranged or intended to be used or occupied for any purpose, except for any one (1) or more of the uses listed in this section.

(1) Every use permitted in the IU-1 and IU-2 Districts, except adult entertainment uses as defined in Section 33-259.1, adult day care centers, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-3 District.

(2) Residential uses as a watchman's or caretaker's quarters used in connection with an existing industrial use located on the premises concerned but for no other residential use.

(3) Uses listed below, subject to the provisions of Section 33-265

Acetylene, generation and storage.

Acids and derivatives.

Alcohol, industrial.

Aluminum, powder and paint manufacture.

Ammonia.

Animal reduction plants.

Asphalt or asphalt products.

Atomic reactor.

Blast furnace.

Bleaching products.

Blooming mill.

Boiler manufacture (other than welded).

Brass and bronze foundries.

Calcium carbide.

Casein.

Caustic soda.

Celluloid.

Cellulose products.

Cement, lime, gypsum or plaster of Paris.

Charcoal, lampblack or fuel briquettes.

Charcoal pulverizing.

Chlorine.

Cider and vinegar.

Cleaning and polishing preparation: dressings and blackings.

Coal tar product.

Coke oven products (including fuel gas) and coke oven product storage.

Cotton wadding.

Cottonseed oil, refining.

Creosote.

Distillation, manufacture or refining of coal, tar, asphalt, wood, bones.

Distillery (alcoholic), breweries and alcoholic spirits.

Dyestuff.

Dynamite storage.

Excelsior.

Explosives.

Fat rendering.
 Fertilizer, organic or inorganic, manufacture.
 Film, photographic.
 Fireworks.
 Fish cannery or curing.
 Fish oils, meal and by-products.
 Flour, feed and grain milling.
 Forge plant, pneumatic drop and forging hammering.
 Foundries.
 Gelatin products.
 Glue, gelatin (animal) or glue and size (vegetable).
 Graphite.
 Guncotton (explosive).
 Hair, felt or feathers, washing, curing and dyeing.
 Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage.
 Hydrogen and oxygen manufacturing.
 Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used).
 Ink manufacture from primary raw materials (including colors and pigments).
 Jute, hemp and sisal products.
 Lampblack, carbonblack and boneblack.
 Lead oxide.
 Linoleum and other similar hard surface floor coverings (other than wood).
 Locomotive and railroad car building and repair.
 Match manufacture and storage.
 Metal and metal ores, reduction, refining, smelting and alloying.
 Molasses.
 Nitrate (manufactured and natural) of an explosive nature; and storage.
 Nitroleng of cotton or other materials.
 Nylon.
 Oil cloth, oil treated products and artificial leather.
 Oil refinery.
 Oil wells.
 Oils, shortening and fats (edible).
 Ore pumps and elevators.
 Paint manufacture, depending upon materials and quantities used.
 Paper and paperboard (from paper machine only).
 Paper and pulp mills.
 Petroleum, gasoline and lubricating oil—refining and wholesale storage.
 Phenol.
 Pickles, vegetable relish and sauces, sauerkraut.
 Plastic material and synthetic resins.
 Potash.
 Poultry slaughtering and packing (wholesale).
 Pyroxylin.
 Radioactive waste handling.
 Rayon and rayon yarns.
 Refractories (coal fired).
 Refuse disposal.
 Rendering and storage of dead animals, offal, garbage and waste products.
 Rubber—natural or synthetic, including tires, tubes, or similar products, gutta percha, chicle and valata processing.
 Sawmill.
 Scrap metal reduction.
 Shoddy.

Slaughterhouse.
Smelting.
Soaps (other than from vegetable by-products) or detergents, including fat rendering.
Solvent extraction.
Starch manufacture.
Steel works and rolling (ferrous).
Stockyards.
Storage batteries, wet cell.
Sugar refining.
Testing—jet engines and rockets.
Textiles bleaching.
Turpentine and resin.
Wallboard and plaster, building insulation.
Wire ropes and cable.
Wood preserving treatment.
Wool pulling or scouring.
Yeast.

Sec. 33-265. - Control of uses.

Any person, firm, corporation or other legal entity desiring to use any property or premises situated in an IU-3 District for the manufacture, assembly, processing or packaging of any article or matter enumerated in Section 33-264(3), or for the storage of relatively large quantities of such article or matter (not to include storage where storage is relatively small and incidental to the use of small quantities of such article or matter in connection with manufacture, processing or use permitted in more restrictive districts), or manufacture, assembly, processing, packaging or storage of similar articles or matter, or for any use or operation enumerated in said Section 33-264(3) or for similar use or operation, shall file with the Director a written application setting forth a full description of the proposed use or occupancy, and accurate legal description of the property or premises, a description of the structure or structures to be constructed or occupied, satisfactory proof that the proposed use will conform to the requirements of the Miami-Dade County Pollution Control Ordinance, and such other information as may be reasonably required by the Director, who shall determine from such information, whether or not the proposed use will, in fact, create objectionable influences ordinarily associated with the general type of such uses. If it is found that such use because of the method of operation, or type of materials used, the usual degree of hazardous conditions will not be created, the Director may assign the use to the IU-3 District or to a less restrictive zoning district. However, if it is determined that the high hazards usually anticipated in connection with the uses listed involving fire, explosions, noise, vibration, dust or emissions of smoke, odors, or toxic gases, or other hazards to public health, safety or welfare will be created, the Director shall require approval as result of a public hearing before such use is permitted. Upon filing of the application, the Director shall transmit such application, together with his recommendations, to the Community Zoning Appeals Board, who shall consider the application in accordance with the zoning procedure prescribed by article XXXVI of this chapter, and transmit its recommendations to the County Commission. Provided, however, no use specified in Section 33-264(3) shall be established within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that the spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District.

For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Sec. 33-266. - Wall or dike for storage of petroleum products.

The premises used by gasoline, oil and petroleum storage tanks shall be surrounded by an unpierced fire wall or dike of such height and dimensions as to contain the maximum capacity required by current applicable Miami-Dade County codes. Where an abandoned rock pit is located in an IU-2 or IU-3 District, a permit may be issued to use such pits for oil storage tanks in which dikes may be omitted if the pit has the required capacity. All storage tanks and adjacent structures shall meet the requirements of the current applicable Miami-Dade County codes.

The foregoing paragraph requiring an unpierced fire wall or dike shall not apply to storage tanks containing liquefied petroleum, commonly known as bottled gas; such tanks may be erected without said wall or dike.

Sec. 33-266.1. - Uses confined to buildings or within wall enclosures.

At all manufacturing establishments or rebuildings, storage or repair places permitted in an IU-3 District, all materials and products shall be stored and all manufacturing, rebuilding, storing or renovating operations shall be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls, at least six (6) feet in height but no higher than eight (8) feet, excepting only shipyards, dry docks, boat slips, and the like, where necessary frontage on the water may be open.

Article XXV. – BU-1A, Limited Business District

Article XXV. BU-1A, Limited Business District

Sec. 33-246. Purpose.

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

Sec. 33-247. Uses permitted.

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

City of Doral Equivalent Zoning Districts

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

Sec. 68-819. - Intent and purpose.

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

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

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

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

contribute to the overall square footage within the district core for the purposes of the aforementioned calculations.

- (7) Educational facilities.
- (8) Public schools.
- (9) Trade schools.
- (10) Religious facilities.
- (11) Day care facilities.
- (12) Warehouses.
- (13) Showrooms.
- (14) Manufacturing, light.
- (15) Places of assembly (banquet halls, private clubs, convention and auditoriums).
- (16) Recreation facilities.
- (17) Automotive rental.
- (18) Miniwarehouses.
- (19) Motion picture production studios.
- (20) Parking lots.
- (21) Kennels.
- (22) Banks.

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

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

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

Sec. 68-822. - Special exception uses.

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

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

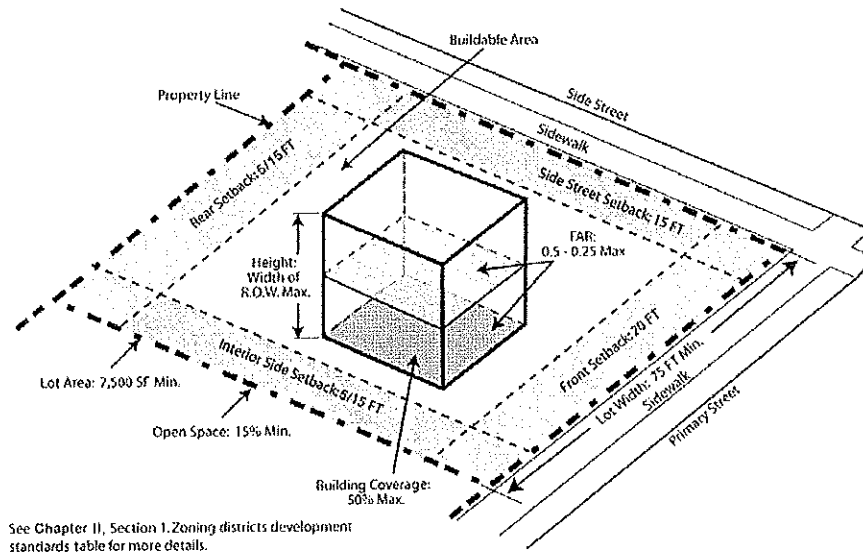
Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

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

Sec. 68-824. - Illustration of district.

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

I — Industrial District



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

Sec. 68-382. - Intent and purpose.

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

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

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

- (1) Retail services. Refer to chapter 53, article II, division 5, the use compatibility table, for a detailed list of uses under these categories in the following categories:
 - a. Banks.
 - b. Tangible sales.
 - c. Fitness/sports.
 - d. Animal services:
 1. Pet shops.
 2. Grooming.
 3. Animal training.
 4. Veterinarians.
 - e. Firearms.
 - f. Beauty and personal services.
 - g. Religious facilities.
 - h. Other services that are similar to uses in this subsection (1) and shall be approved by the director of planning and zoning department.
- (2) Eating establishments:
 - a. Restaurant/cafeteria.
 - b. Drive-in restaurants.
 - c. Wine cafes.

- d. Wine cafes with retail sales.
- e. Billiards.
- f. Liquor sales with tasting.
- g. Bars and pubs.
- (3) Professional offices. (Refer to chapter 53, article II, division 5 for a detailed list of uses.)
- (4) Medical offices and uses.
- (5) Regional malls.
- (6) Educational and training institutions.
- (7) Public schools.
- (8) Admission facilities like auditoriums, theaters, museums and galleries. (Refer to chapter 53, article II, division 5 for a detailed list of uses.)
- (9) Carwash places.
- (10) Amusements.

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

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

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

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

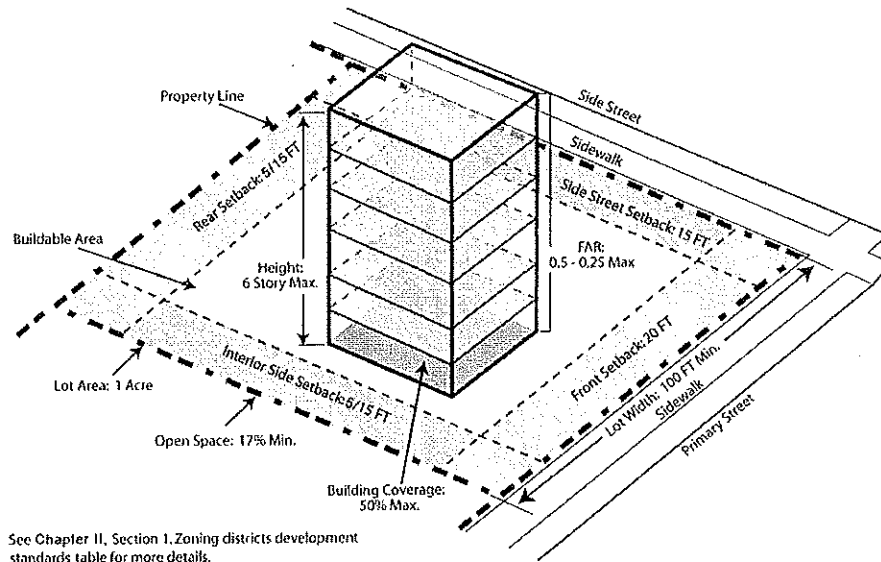
Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

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

Sec. 68-386. - Illustration of district.

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

CC — Corridor Commercial District



10. List of Services to be Provided

a. Police

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

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

b. Fire Protection

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

Battalion 11

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

Battalion 12

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

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

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

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

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

c. Water Supply and Distribution

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

d. Facilities for Collection and Treatment of Sewage

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

e. Garbage and Refuse Collection and Disposal

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

f. Street Lighting

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

g. Street Construction and Maintenance

The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. Streets will become City roads and require one additional Public Works staff.

h. Park and Recreation Facilities and Services

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

i. Building Inspection

The City will be responsible for building inspections.

j. Zoning Administration

The City will be responsible for zoning administration.

k. Local Planning Services

The City will be responsible for local planning services.

l. Special Services Not Listed Above

The City may be responsible for certain special services which are not development related.

m. General Government

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

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

11. Timetable for Supplying Services

a. Police

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

b. Fire Protection

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

c. Water Supply and Distribution

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

d. Facilities for Collection and Treatment of Sewage

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

e. Garbage and Refuse Collection and Disposal

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

f. Street Lighting

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

g. Street Construction and Maintenance

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

h. Park and Recreation Facilities and Services

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

i. Building Inspection

Immediate. The City will assume this function.

j. Zoning Administration

Immediate. The City will assume this function.

k. Local Planning Services

Immediate. The City will assume this function.

l. Special Services Not Listed Above

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

m. General Government

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

12. Financing of Services

a. Police

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

b. Fire Protection

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

c. Water Supply and Distribution

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

d. Facilities for Collection and Treatment of Sewage

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

e. Garbage and Refuse Collection and Disposal

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

f. Street Lighting

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

g. Street Construction and Maintenance

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

h. Park and Recreation Facilities and Services

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

i. Building Inspection

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning Services are financed through user fees.

l. Special Services Not Listed Above

Other special services costs are typically financed through user fees.

m. General Government

General Government Services are provided and funded through tax collections.

13. Tax Load on Annexation Area

Gross Revenue is based on the 2015 Taxable Real Estate and Personal Property Rolls. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur, such as Police and Roadway Maintenance.

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

Property Tax Revenue is determined by the following formula:

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

SECTION TOWNSHIP RANGE	2015 TAXABLE REAL ESTATE/ PERSONAL PROPERTY ROLLS	PROPERTY TAX REVENUE	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
South 1/4 of 15-53-40	\$102,526,279	\$185,059	\$130,000	\$55,059

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

See Section 6 above.

15. Petition with Clerk of County Commission

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

END

Attachment "A" – Certified List of Property Owners



April 2, 2016

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

Dear Ms. Alvarez:

This is to notify your office that Saturday, April 2, 2016, the following notices were mailed out:

HEARING NO.: 16-04-DOR-26
APPLICANT: City of Doral
PROJECT NAME: Section #15 Annexation Application.

Total number pieces: 718

Sincerely,
The Zoning Specialists Group, Inc.

**Omara R. Lopez,
Zoning Consultant**

600-FOOT RADIUS MAP OF:

LEGAL DESCRIPTION:

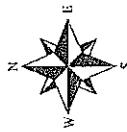
Section 15, Township 53 South, Range 40 of the Public Records of Miami-Dade County, Florida.

LOCATION: located between NW 77th Court and NW 87th Avenue, and between NW 58th and 74th Streets, Doral Florida

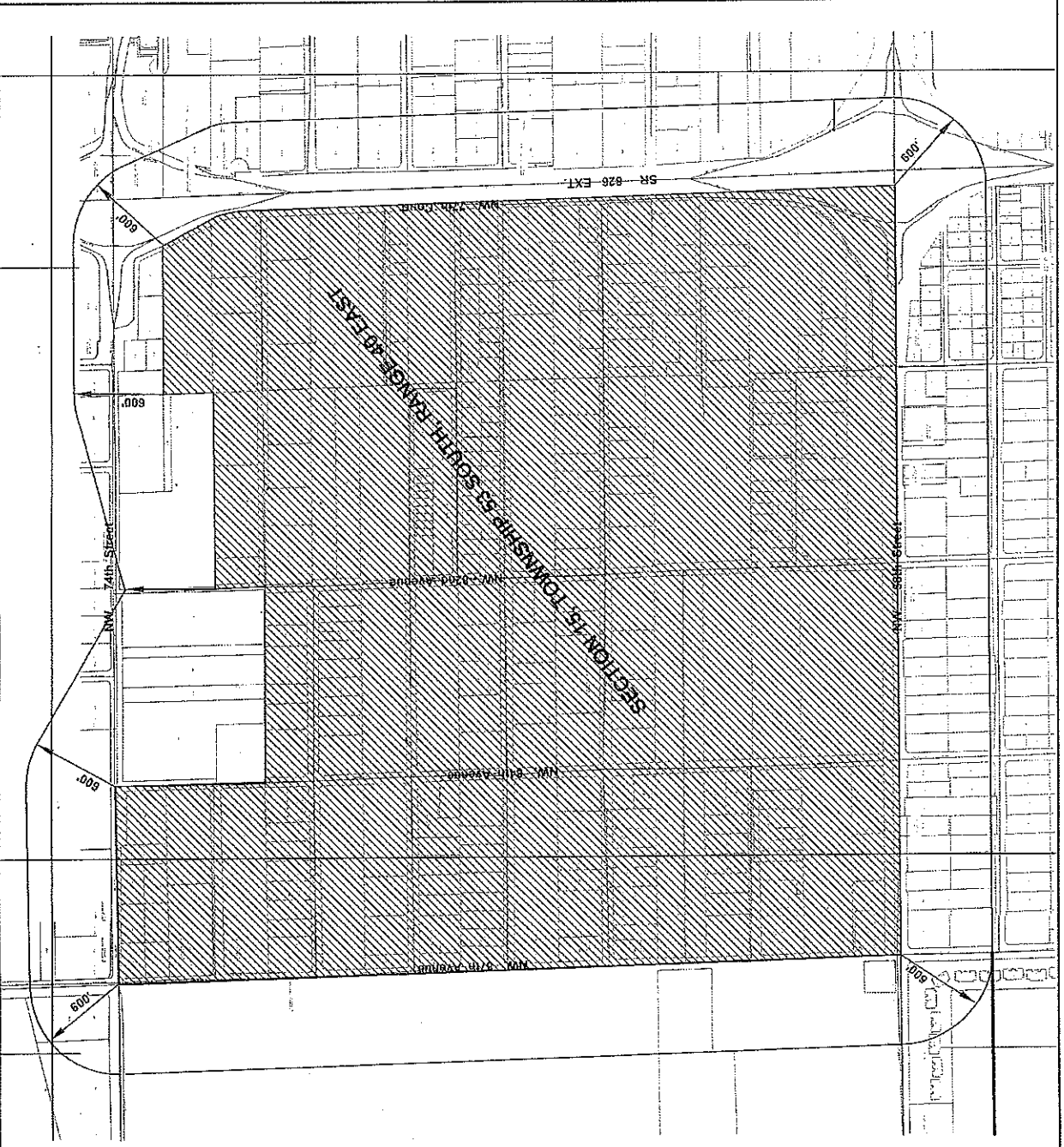
PROJECT: SECTION 15-53-40 ANNEXATION

ORDER NO.: 160320

DATE: March 29, 2016



SCALE: 1"= 700'



The Zoning Specialists Group, Inc.

7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305)828-1210

www.thezoningspecialistsgroup.com

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

BY:

Jose F. Lopez
JOSE F. LOPEZ, P.S.M.

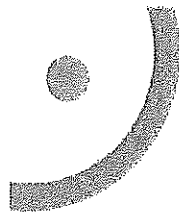
Professional Surveyor & Mapper

No. 3086, State of Florida.

NOTE:

NOT VALID UNLESS SEALED WITH

THE SIGNING SURVEYOR'S SEAL



The Zoning
Specialists Group, Inc.

March 30, 2016

City of Doral
Planning & Zoning Department
8401 NW 53 Terrace, 2nd Floor
Doral, FL 33166

RE: Property Owners List within 600 feet of:

LEGAL DESCRIPTION:

Section 15, Township 53 South, Range 40 of the Public Records of Miami-Dade County, Florida.

LOCATION: Between NW 77th Court and 87th Avenue and NW 58th Street and NW 74th Street,
Doral FL

PROJECT: SECTION 15-53-40 ANNEXATION

ORDER NO.: 160320

TOTAL NO. OF LABELS: 718

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

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

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