

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 16

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 640.8 acres or 1.02 square miles of the Unincorporated Municipal Service Area (UMSA).

The proposed annexation area is generally bounded by NW 58th Street on the south, NW 87th Avenue on the east, NW 74th Street on the north, and NW 97th Avenue on the west, as depicted in Attachment B. Except for nine (9) acres owned by the South Florida Water Management District, the entire annexation area is owned by the County and includes, among others, the Solid Waste Department's main waste collection operations facility, the Internal Services Department's (ISD) main heavy equipment repair shop, the County's Mosquito Control headquarters, and the Miami-Dade Public Safety Training Institute. The latter is the former site for County's Main Landfill (now closed), which is used as the County's primary debris staging site in the event of a natural disaster and as a staging site in the event of a pandemic. In addition, this site has been approved for a 47-acre Miami-Dade Parks and Recreation Department Park located within the proposed annexation area.

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. All the properties within the annexation area are governmental and have no taxable value.

3. The annexation area includes the following Areas and Facilities of Countywide Significance: the Miami-Dade Police Department's Miami-Dade Public Safety Training Institute and the Department of Solid Waste Management landfill. The County will keep jurisdiction of these facilities.
4. Should the annexation be approved, the following facilities will be added to the Facilities of Countywide Significance:
 - The County's Mosquito Control Headquarters, located at 8901 NW 58th Street;
 - The Proposed Parks and Recreation 47-acre regional soccer park; and
 - The Internal Services Department's Fleet Management Division and Material Management's properties, located at 8801 NW 58th Street.
5. The annexation area will remain within the Miami-Dade Fire Rescue (MDFR) District and the Miami-Dade Library District in perpetuity.
6. The County is proposing to keep the following roads:
 - NW 97th Avenue from NW 58th Street to NW 74th Street;
 - NW 87th Avenue from NW 58th Street to NW 74th Street;
 - NW 58th Street from NW 97th Avenue to NW 87th Avenue; and
 - NW 74th Street from NW 97th Avenue to NW 87th Avenue.
7. If any zoning covenants are in effect at the time of annexation, the City must comply with Section 20-8.8 of the Code.

Annexation Guidelines:

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

1. Does the annexation divide a historically recognized community?

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

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 City is adjacent to the annexation area to the south beyond NW 58th Street and to the west beyond NW 97th Avenue. The adjacent existing uses within the City south of the annexation area include vacant lands, warehouses, light industrial uses, a golf course, and townhouses. These lands are zoned CC (Corridor Commercial), IC (Industrial Light), GU (General Use), and PUD (Planned Unit Development), and are designated on the City's Comprehensive Plan Future Land Use Map as "Business", "Private Parks and Open Space", and "Low Density Residential (up to 10 dwelling units per gross acre)".

The adjacent existing uses within the City west of the annexation area include vacant land, offices, warehouses, light manufacturing uses, and the County's Resources Recovery facility. The County's Resource Recovery facility and vacant lands to the south are zoned GU (General Use) and the remaining lands are primarily zoned IC (Industrial Light), except for a 2-acre parcel zoned CC (Corridor Commercial). The City designates the 2-acre parcel as "Business", the County's Resources Recovery facility as "Institutional and Public Facility" and the remaining lands as "Industrial," on its Comprehensive Plan Future Land Use Map.

The properties within the proposed annexation area are zoned GU (Interim District) and, as mentioned above, are designated "Parks and Recreation" and "Institutions, Utilities

and Communications” on the County’s Land Use Plan (LUP) map. The City states in the annexation application that the area would be rezoned and the future land use should be changed to the closest equivalent of the City’s zoning and future land use. If this were to be done, then the proposed annexation area would be compatible with the existing and planned land uses and zoning in the City.

As the proposed annexation area consists of Facilities of Countywide Significance, the County will retain control over land regulations.

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 times.

Police:

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

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

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

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

The proposed annexation will continue to be served by the same cable television and telecommunication operators as before. Pursuant to State law effective July 1, 2007, 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 not directly served by any Department of Transportation and Public Works (DTPW) Metrobus Routes. However, the City's Trolley System provides two routes (Route 2 and Route 3) that serve the proposed annexation area. Route 2 runs along NW 87th Avenue at the eastern boundary of the proposed annexation area, while Route 3 runs along NW 74th Street at the northern boundary of the proposed annexation area.

The City Trolley Routes provide a connection to the Palmetto Metrorail Station, which is a DTPW Transit Hub that provides transfer opportunities to both the Metrorail System (Green Line) and Metrobus Route 87.

Route 2 provides connections to Metrobus Route 87 along NW 87th Avenue between NW 36th and NW 74th Streets and to Metrobus Route 132 along NW 87th Avenue between NW 36th and NW 53rd Streets. Route 3 provides a connection to Metrobus Route 36 along Doral Boulevard (NW 36th Street) between NW 102nd and NW 117th Avenues. Route 2 also provides municipal transit service to the Doral Government Center located just east of NW 87th Avenue at NW 53rd Terrace. In addition, Route 3 provides municipal transit service to commercial areas located within the City.

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 Dr. John I. Smith Elementary, Doral Middle, and Ronald W. Reagan (Doral Senior High).

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

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

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

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

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

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

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

Approval of the proposed annexation would result in an unincorporated area north of the annexation area that would be surrounded by municipal boundaries. The proposed annexation area is not an enclave and can be efficiently and effectively served by the County.

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

The boundaries follow major roadways. The proposed annexation area is bounded on the north by NW 74th Street, on the west and south by the municipal boundary of the City, and on the east by NW 87th Avenue.

2. Land Use and Zoning Covenants – Provide a listing of all declarations of restrictions within the annexation area.

The Board shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. If any zoning covenants are in effect at the time of annexation, the City must comply with Section 20-8.8 of the Code. It is provided, however, that the Board may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion. In the event that any such declaration of restrictive covenant is not brought to the Board, any action relating to the covenant by the municipality shall not be deemed final until the requirement of County approval is complied with. The identification of any declarations of restrictive covenants subject to this paragraph shall be the responsibility of each zoning applicant in the applicable municipality.

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

All the properties within the annexation area are governmental and have no taxable value. The current City millage rate is 1.9000 mills and the current UMMA millage rate is 1.9283.

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

The proposed annexation area comprises approximately 640 acres located inside the 2020 Urban Development Boundary (UDB) as depicted on the Adopted 2020 and 2030 Land Use Plan (LUP) Map of the CDMP.

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

There is no revenue attributable to the proposed annexation area, as the properties within the annexation area are governmental and have no taxable value. Therefore, the annexation will not have an impact on County services to remaining unincorporated areas.

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

There are no residents in the annexation area. Therefore, the per capita taxable value cannot be calculated.

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

The CDMP Adopted 2020 and 2030 LUP Map designates the land within the proposed annexation area as "Parks and Recreation" (47 acres) and "Institutions, Utilities, and Communications" (157 acres).

The City states, on page 1 of the Annexation Application, that the proposed annexation area would provide additional buffering and green space to separate residential and commercial areas from incompatible uses to the north and east of the City. The City wishes to expand its boundaries to accomplish the goals of improving services and infrastructure (including streets), and providing for buffering and future green space. According to the City, upon annexation, the proposed annexation area would be redesignated to the closest land use equivalent to the current LUP Map designations, which are the City's "Institutional and Public Facilities" and "Public Parks and Recreation" designations cited in the Annexation report.

It should be noted that while the County's CDMP establishes a maximum floor area ratio (FAR) of 1.25 for development within the proposed annexation area, the City's closest land use equivalents contain FAR and building height provisions that could restrict development to less than that currently allowed by the CDMP. The City's "Institutional and Public Facilities" future land use designation limits building heights to six (6) stories and the first story of buildings to a FAR of 0.5 while the "Public Parks and Recreation"

designation limits ancillary commercial, administrative, recreation, cultural, and entertainment buildings to a maximum FAR of 0.2.

The Annexation Application acknowledges there are Facilities of Countywide Significance within the proposed annexation area, but does not acknowledge nor address the County's policy to maintain regulatory control over land use, development and service delivery for such facilities. As indicated above, the City states that upon annexation the area would be designated to the City's closest land use equivalent. Furthermore, and as stated on page 35 of the annexation application, the City would rezone the annexation area to the City's GU, General Use District, which is the closest zoning equivalent to the area's current zoning designation, as stated on page 35 of the Annexation Application. Therefore, the annexation application is inconsistent with the CDMP and the County Code.

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. The entire annexation area is comprised of Facilities of Countywide Significance.

The following are Facilities of Countywide Significance within the proposed annexation boundaries.

1. The Miami-Dade Police Department's Training Bureau Metro Training Center, located at 9601 NW 58th Street; and
2. DWSM's Main County Landfill (Resources Recovery), located at 6990 NW 97th Avenue and the 58 Street Landfill/Household Hazardous Waste Facility, located at 8831 NW 58th Street; which houses the Main waste collection operations facility, the Home Chemical collection center, the Stericycle medical waste facility, and the proposed compressed natural gas fueling station.

The following facilities will remain under the jurisdiction of the County and be added to the list of Facilities of Countywide Significance:

1. The County's Mosquito Control Headquarters, located at 8901 NW 58th Street;
2. The proposed Parks and Recreation 47-acre regional soccer park; and
3. The following Internal Services Department's General Service Administration's Fleet Management Division and Material Management's properties, located at 8801 NW 58th Street.

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 that serve the City.

According to the application, no additional officers will be needed to service the proposed annexation 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 16 Annexation Area

Year	Criteria	Routine Calls	Code 3 Emergency Calls	Code 2 Emergency/ Priority Calls	All Calls
2017	Total Calls	652	24	3	679

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

Year	Part I Crimes	Part II Crimes	Total
2017	6	1	7

Definition of Code 2 Emergency:

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

Definition of Code 3 Emergency:

A situation or sudden occurrence that 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 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

Currently, the area is served as part of UMSA. If the annexation is approved, fire protection and emergency medical services will continue to be provided by MDFR and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

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

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

Existing Stations:

The annexation area is served by Station 45 located at 9710 NW 58th Street in the City. Station 45 is equipped with an engine which 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 74th Street in the City. Presently, there are no fire stations planned in the area.

Service Delivery – Last Three Calendar Years Annexation Area:

	2015	2016	2017
Life Threatening Emergencies			
Number of Alarms	12	32	26
Average Response Time	4:19	4:03	4:36
Structure Fires			
Number of Alarms	0	0	0
Average Response Time	N/A	N/A	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 8-minutes at 90% of all incidents.

Water and Sewer

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

The water in the annexation area is supplied by the Hialeah-Preston Water Treatment Plant and the wastewater is transmitted to the Central District Wastewater Treatment Plant for treatment and disposal. The annexation area is located within the Doral Basin, which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD collects this special connection

charge from property owners at the time new connections to water and sewer are requested. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area. In addition, 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 the project is anticipated to commence in November 2023 and be completed by October 2024.

Request for future water and sewer service within the 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 Bond projects under construction. There are no WASD facilities of countywide significance in the annexation area. The annexation will have no impact on WASD's ability to provide services to the surrounding areas.

Department of Solid Waste Management (DSWM)

The proposed annexation area includes no residential service accounts.

Waste Collection, Disposal and Recycling

In the event that land or property within the proposed annexation area is developed or rezoned for residential units, 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

According to the Census 2010 population files, there is no population within the proposed annexation area.

Demographic and Economic Characteristics Section 16, Township 53, Range 40 City of Doral and Miami-Dade County

	Study Area Estimates	Doral	Miami-Dade
<u>Population Characteristics, 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.

Note: The proposed annexation area does not split a Census Designation Place.

Development Profile of the Area

Shown in Table below is the 2010 land use profile for the proposed annexation area. Approximately, 88 percent of the 640.8 acres in the proposed annexation area is in transportation, communication and utility use, 6 percent is institutional use, and 5 percent of the area is parks/recreational use.

**City of Doral Annexation Area
Section 16, 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 (% of Total)
Residential Commercial, Office, and Transient	0.0	0.0	1,704.5	17.8	112,296.3	8.9
Residential *	0.0	0.0	897.8	9.4	14,448.8	1.1
Industrial	0.0	0.0	1,668.9	17.4	19,168.7	1.5
Institutional	58.2	9.1	318.2	3.3	14,910.2	1.2
Parks/Recreation	45.0	7.0	890.4	9.3	834,272.1	65.9
Transportation, Communication, Utilities	532.6	83.1	1,804.7	18.9	87,507.0	6.9
Agriculture	0.0	0.0	208.8	2.2	62,570.0	4.9
Undeveloped	0.0	0.0	1,089.8	11.4	83,482.4	6.6
Inland Waters	5.0	0.8	990.2	10.3	37,658.8	3.0
Total:	640.8	100.0	9,573.4	100.0	1,266,314.2	100.0

* Transient Residential includes Hotels and Motels

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

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 charge, site plan review)
- Platting Actions (Land Subdivision)
- Municipal Occupational Licenses

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

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

Operating Permits

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

Enforcement Activities

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

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

Water Supply and Distribution

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

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

Facilities for the Collection and Treatment of Sewage

Public sanitary sewers owned and operated by WASD extend throughout the entire annexation area. Existing facilities in the area (West Dade Landfill and supporting services, Miami-Dade County Police Ancillary Facilities, South Florida Water Management District facilities) are currently connected to the existing public sanitary sewers system.

The sanitary sewage flows generated in the area proposed to be annexed are directed to pump station 30-0208, which directs the flow to pump station 30-0187 and then to the Central District Wastewater Treatment Plant.

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

Flood Protection

The entire proposed annexation area is located within the East Turnpike Wetland Basin, where an Environmental Resource Permit from the South Florida Water Management District may be required for any proposed development on this site. This agency must be contacted for more information regarding permits and procedure.

The Northwest 58th Landfill is located in the proposed annexation area. Therefore, a DERM Class VI permit will be required for any proposed stormwater management system.

The annexation area is located within the special Flood Hazard Areas identified as Zone AE 5 and Zone X as determined by Federal Emergency Management Agency (FEMA). County Flood Criteria ranges between Elevation 6.70 feet National Geodetic Vertical Datum (NGVD) and 7.50 feet NGVD. Any development in the annexation area will have to comply with the requirements of Chapter 11C of the Code and the current Florida Building Code for flood protection.

Stormwater Utility (SWU) Program and Fees

Improved properties in the proposed annexation area are paying a stormwater utility fee to County. This fee is used to administer stormwater management programs throughout UMSA. It is expected that these Utility accounts, currently under the County, would immediately become part of the City's service area when the annexation is approved. Therefore, all fees collected in the annexation area after approval of the annexation, will become the City's fees.

If stormwater utility accounts in the annexed area are billed through the County's Water and Sewer Department, it will be the responsibility of the City to communicate with WASD to create a stormwater billing Agreement.

At the time of annexation, the following conditions will be required as part of this annexation: 1) The City must execute or modify (if applicable) a stormwater billing agreement with the County's 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 ERU is approximately 649,440 (including the annexation area), while the annexation area ERU is approximately 1,058.

Drainage Repair and Maintenance

The following secondary canal traverses or provides drainage service to the annexation area: NW 58th Street Canal.

The County has extensive stormwater 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

All 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.

RER 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, RER 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 industrial land use). 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 FEMA agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards. The Community Rating System (CRS) is a voluntary program for NFIP participating communities. The County participates in the CRS and currently maintains a Class 5 rating which provides properties located within UMSA a 25% premium discount within a Special Flood Hazard Area and a 10% premium discount within a non-Special Flood Hazard Area.

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

Stormwater Management Master Plan

The County is divided into drainage basins, which are then modeled to determine 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 incorporated 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 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 of Doral), 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

The County will keep all roads within the proposed annexation area, including the following roads:

- NW 97th Avenue from NW 58th Street to NW 74th Street
- NW 87th Avenue from NW 58th Street to NW 74th Street
- NW 58th Street from NW 97th Avenue to NW 87th Avenue
- NW 74th Street from NW 97th Avenue to NW 87th Avenue

Natural Resources

The area proposed to be annexed contains regulated natural resources. As authorized by the Code, services by DERM include regulation of tree and wetland resources in the County. Please note that the City does not regulate tree resources through a Miami-Dade County approved tree permitting program. In 2010, the City adopted their own Code of Ordinances that provides the requirements for tree removal and preservation.

Section 24-49 of the Code provides for the protection of tree resources. Specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) require preservation pursuant to the specimen tree standards found in Section 24-49.2 of the Code and as required by Con-8A of the CDMP. Specimen tree resources exist within the area proposed to be annexed. As a condition of annexation, DERM recommends that any change regarding delegated services by the City, including zoning and building, require that specimen tree resources be preserved pursuant to Section 24-49 of the Code and CON-8A of the CDMP. The area proposed to be annexed falls within the East Turnpike Wetland Basin and as such properties within the area contain wetlands. Furthermore, the City is advised that portions of the Landfill that entails the majority of the annexation area appear to 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.

Endangered Species

DERM recommends, at minimum, coordination regarding the preservation and maintenance of any unique and natural resources in the proposed annexation area. The area proposed for annexation is within the consultation area for the federally endangered Florida bonneted bat and provides a combination of open land and water that is similar to other sites in the County where foraging or roosting by the Florida bonneted bat has been documented. Additionally, the site is within the core foraging area for the federally threatened wood stork. The City is advised that habitat and utilization of resources by listed species is protected by the Code and CDMP. DERM recommends coordination with United States Fish and Wildlife Service (USFWS), the Vero Beach office of the USFWS may be reached at (772) 562-3909.

Air Quality Management

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

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 for the park.

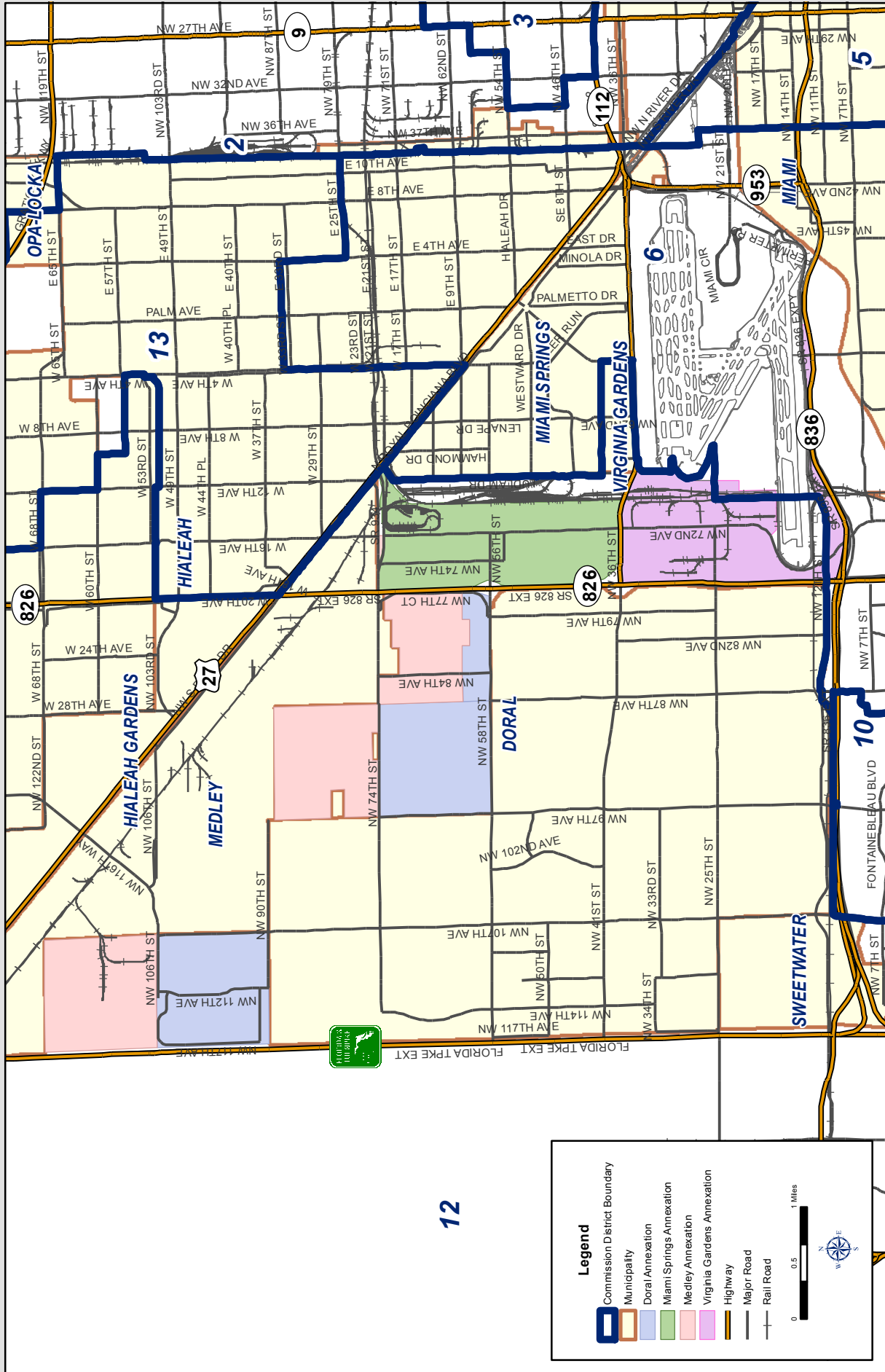
The proposed annexation area has one regional park, Miami-Dade Regional Soccer Park, within the boundaries. This park is currently undeveloped.

Attachments:

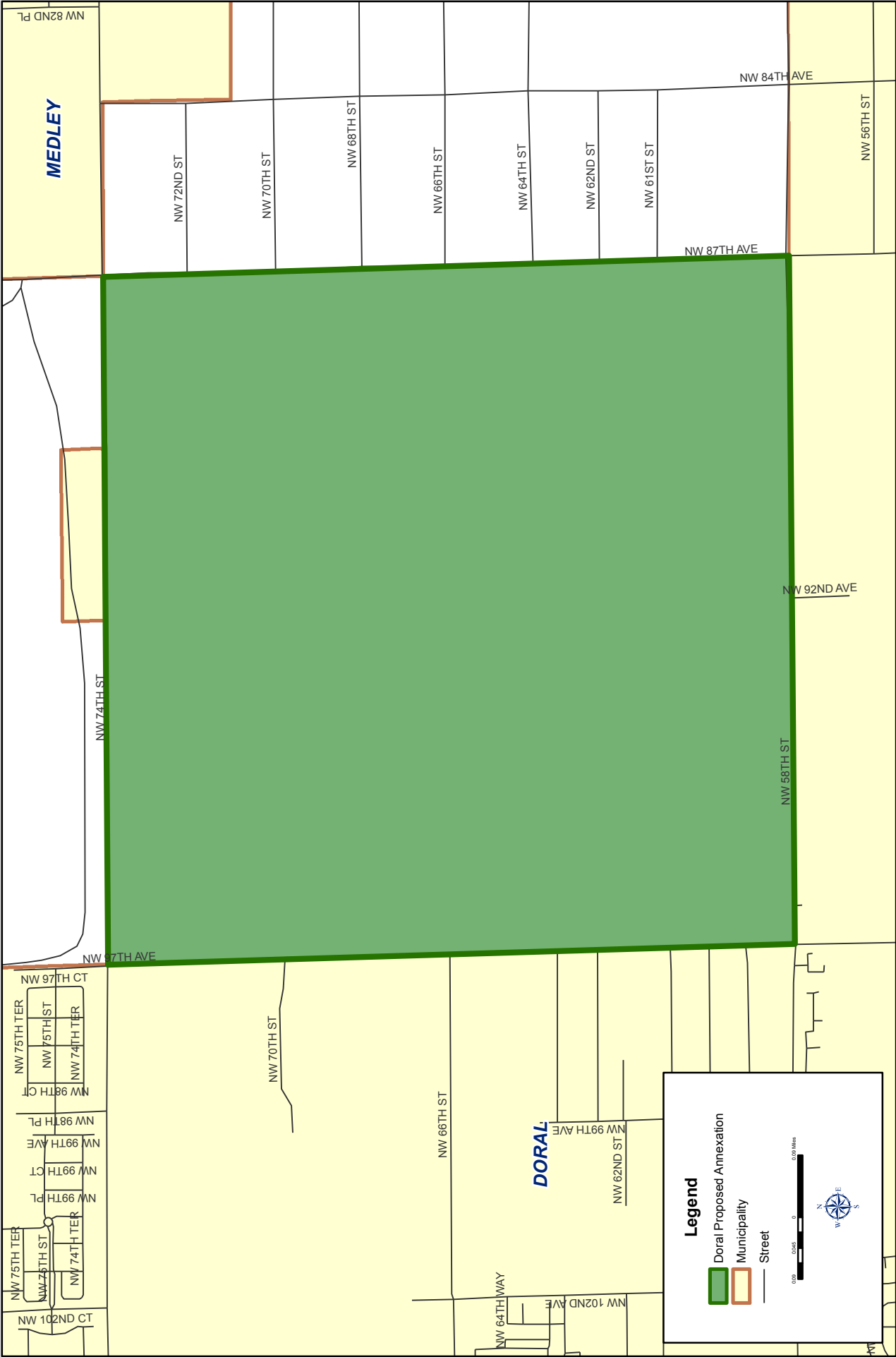
- A. Map of four city proposed annexations
- B. Map of proposed annexation area
- C. City of Doral – Section 16 Annexation Application

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

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



MIAMI-DADE COUNTY
Doral Annexation - Area 16



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division. For the Office of Management and Budget April 2019
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CITY OF DORAL, FLORIDA
ANNEXATION REPORT

Section 16, Township 53, Range 40

(2016 RESUBMITTAL)



April 20, 2016



Pursuant to Resolution No. 16-93, 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 reinstate the annexation process begun five years ago. The City wishes to annex approximately a **one square mile area** 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: Section 16, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by NW 58th Street on the south, NW 87th Avenue on the east, NW 74th Street on the north, and NW 97th Avenue. This Section contains the West Dade Landfill, its support facilities, Miami-Dade County Police Ancillary Facilities, South Florida Water Management District facilities and a proposed area for regional soccer facilities.

The reason for this request is solely to provide a buffer/recreation area as envisioned on the Comprehensive Development Master Plan Future Land Use Map from certain incompatible uses to the north and east. The City does acknowledge that pursuant to Section 20-8.6 this is an "Area or Facility of Countywide Significance." These Areas or Facilities are those that are "deemed necessary by the Board of County Commissioners for the coordinated use of lands, development and service delivery within the County to promote the health, safety, order, convenience, prosperity, and welfare of the current and future residents and tourists of this County."

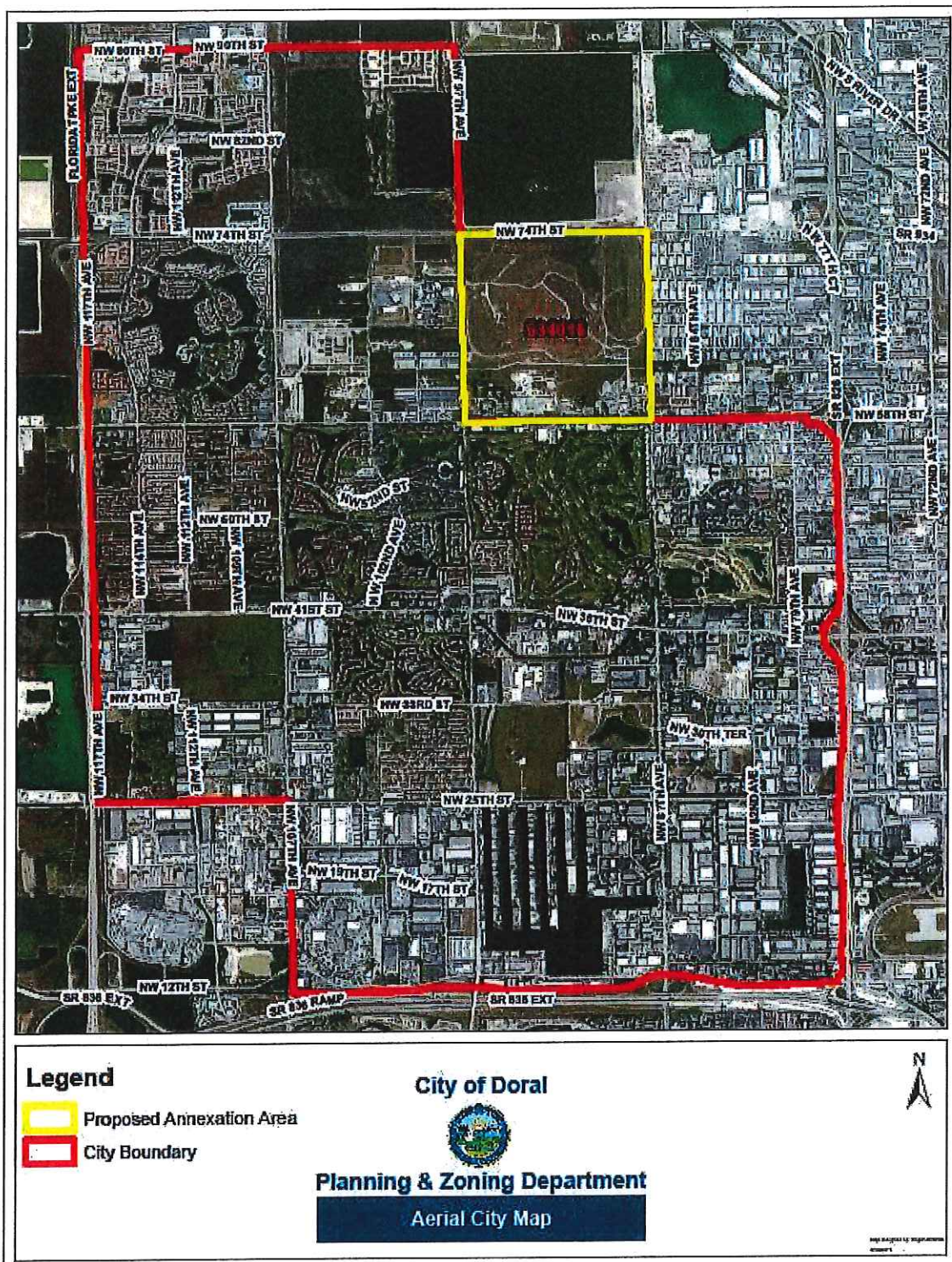
The City is a relatively new municipality, having incorporated in 2003. Miami-Dade County (County) still provides certain services as stipulated in various Interlocal Agreements and will continue to do so for the proposed Annexation Area. The City has adjusted its millage rate downward since the time 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; Providing for buffering; and Providing for future green space.

In summary, the Annexation Area will further provide buffering and green space that will separate residents and businesses from incompatible uses to the north and east of 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 16 is a resubmittal and update of previous requests. In addition to the current Resolution No. 16-93 approved by the City of Doral City Council on April 20, 2016, Resolutions 13-20, 09-90 and 04-16 have been included in order to provide a historical record of past City Council actions on this matter.

RESOLUTION No. 16-93

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 13-20, RESOLUTION 09-90 AND RESOLUTION 04-16 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX THE PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 16, 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 13-20 after public hearing on February 27, 2013, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 09-90 after public hearing on August 11, 2009, 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, 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 "C;" and

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

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 16, 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 16, 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. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 16, 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. 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 16, Township 53 South, Range 40 in Miami-Dade County.

Section 4. The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to reinstate and continue the boundary change procedure in accordance with 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.

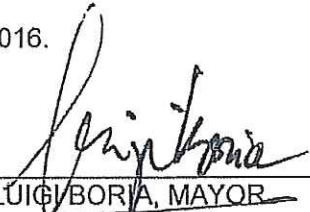
Section 5. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation, as provided in Exhibit "D", consistent with as set forth in Section 20-3 of the Code of Miami-Dade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

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

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

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

PASSED and ADOPTED this 20 day of April, 2016.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, GMC
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: 

EXHIBIT A

Res. No. 13-20
Page 1 of 4

RESOLUTION NO. 13-20

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 04-16 AND RESOLUTION 09-90 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-16 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 "A;" and

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 09-90 after public hearing on August 11, 2009, 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 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

WHEREAS, by this Resolution, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

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

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

Section 2. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida

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

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

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

[Section left blank intentionally]

The foregoing Resolution was offered by Councilmember 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:

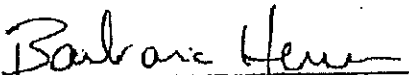
Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Absent
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes

PASSED and ADOPTED this 27 day of February, 2013.




LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



JIMMY MORALES, CITY ATTORNEY

EXHIBIT B

Res. No. 09-90
Page 1 of 4

RESOLUTION NO. 09-90

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 16, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-16 after public hearing on March 10, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries (Exhibit "A") and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") 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 determined that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens; and

WHEREAS, by this Resolution, the City Council affirms its previous determination that the annexation of the area legally described as all of Section 16, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens;

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

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

Section 2. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 16, 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.

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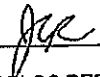
Section 6. This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

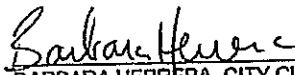
The foregoing resolution was offered by Councilman Cabrera who moved its adoption.
The motion was seconded by Vice Mayor DiPietro and upon being put to a vote, the vote
was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Pete Cabrera	Yes
Councilwoman Sandra Ruiz	Yes
Councilman Robert Van Name	Yes

PASSED and ADOPTED this 11th day of August, 2009.


JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:


BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


JIMMY MORALES, ESQ., CITY ATTORNEY

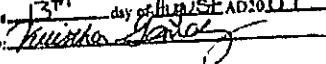
STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I, Kristina Gomez
Of the City of Doral, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office
WITNESS, my hand and the seal of said City
this 13th day of Aug 2009
By: 

EXHIBIT A



EXHIBIT C

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 Cabera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	<u>yes</u>
Vice Mayor Peter Cabrera	<u>yes</u>
Councilmember Michael DiPietro	<u>yes</u>
Councilmember Sandra Ruiz	<u>yes</u>
Councilmember Robert Van Name	<u>yes</u>

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

JCB
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

Shirley Paul
CITY CLERK

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

[Signature]
CITY ATTORNEY

[illegible]

66-1917-SUB E-173-Sub E-173-Sub E-173

THE UNIVERSITY OF CHICAGO

Section 16, CHAPTER 42, R.S. 42-16

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Abstract

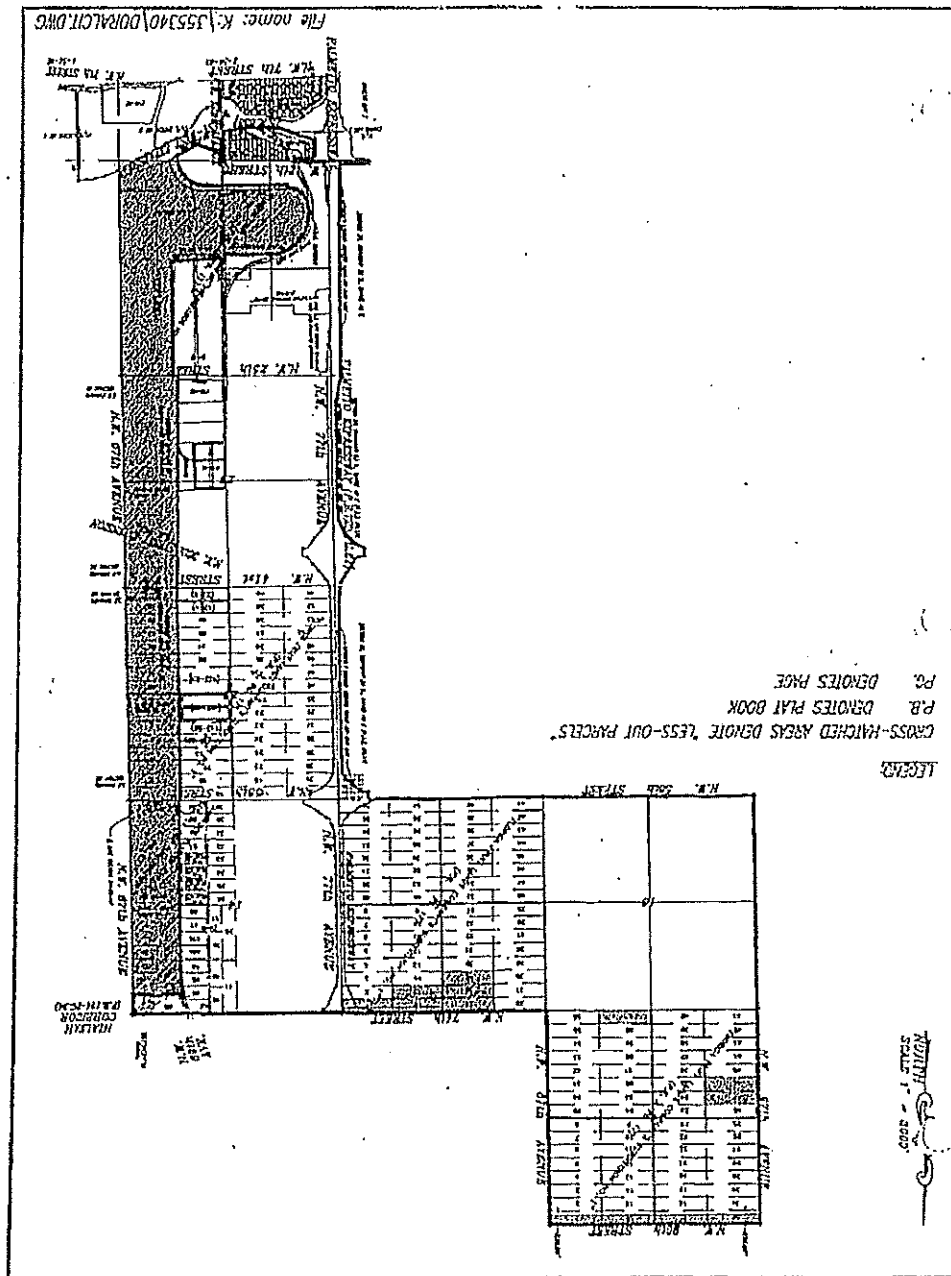
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2025 RELEASE UNDER E.O. 14176

(C) Summary



4. Public Hearing Notice – Wednesday April 20, 2016



CITY OF DORAL NOTICE OF PUBLIC HEARING

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

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 16-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 13-20, RESOLUTION 09-90 AND RESOLUTION 04-16 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 16, 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

HEARING NO.: 16-04-DOR-21

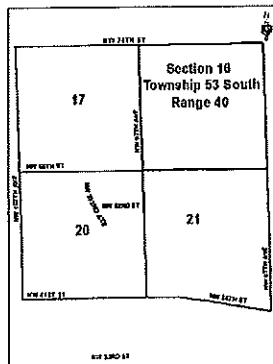
APPLICANT: City of Doral

PROJECT NAME: Section #16 Annexation Application.

LOCATION: The annexation area is described as Section 16, Township 53 South, Range 40 in Miami-Dade County, Florida. The area is bounded by NW 58th Street on the south, NW 87th Avenue on the east, NW 74th Street on the north, and NW 67th Avenue on the west.

REQUEST: The City Administration is requesting the City Mayor and Council approval to transmit to Miami-Dade County the proposed annexation application for the following unincorporated area in Miami-Dade County: Section 16 Township 53, Range 40. The proposed annexation area is approximately one square mile which is contiguous to the City's municipal boundary.

LEGAL DESCRIPTION: All of Section 16, Township 53 South, Range 40 in Miami-Dade County, Florida.



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

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

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

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

Connie Diaz, CMC
City Clerk
City of Doral
16-32/0060098563M

5. Map and Legal Description

See Section 2. above for location

All of Section 16, Township 53, Range 40

Total Number of Acres: 640.81

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



March 20, 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 – Section 16, Township 53, Range 40

Dear Ms. Townsley:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 58th Street on the south, NW 87th Avenue on the east, NW 74th 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



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 87th Avenue on the east, NW 74th Street on the north, and NW 97th Avenue to the west, has 0 voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
MARCH, 2016

A blue ink signature of Christina White, consisting of stylized cursive letters.

Christina White
Supervisor of Elections Designee



March 20, 2019

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

RE: Certificate of the Director Determining Percent of Residential Development
City of Doral Annexation Request – Section 16, 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 58th Street on the south, NW 87th Avenue on the east, NW 74th Street on the north, and NW 97th 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 6.04.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

RER RESPONSE

City of Doral Annexation Area Section 16, 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)
Residential	0.0	0.0	1,704.5	17.8	112,296.3
Commercial, Office, and Transient Residential *	0.0	0.0	897.8	9.4	14,448.8
Industrial	0.0	0.0	1,668.9	17.4	19,168.7
Institutional	58.2	9.1	318.2	3.3	14,910.2
Parks/Recreation	45.0	7.0	890.4	9.3	834,272.1
Transportation, Communication, Utilities	532.6	83.1	1,804.7	18.9	87,507.0
Agriculture	0.0	0.0	208.8	2.2	62,570.0
Undeveloped	0.0	0.0	1,089.8	11.4	83,482.4
Inland Waters	5.0	0.8	990.2	10.3	37,658.8
Total:	640.8	100.0	9,573.4	100.0	1,266,314.2

* Transient Residential includes Hotels and Motels

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

SECTION 16, TOWNSHIP 53, RANGE 40



7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Doral along both NW 58th Street and NW 97th Avenue. Annexing the approximately 1.0 square mile area will also insure that a buffer will be provided and that the high quality of life for businesses and visitors will remain through continued proper planning and development practices. It is a fact that the annexation area is compatible with and complementary to development already existing in Doral's surrounding office and industrial zones.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City. This area will act as a buffer/recreation area as envisioned on the Comprehensive Development Master Plan Future Land Use Map

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

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

8. Notification of Property Owners and Municipalities of City Intent

Formal notice of the public hearing by the City proceeding with the annexation has been sent to property owners 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 entire Section 16 is government owned. Miami-Dade County owns approximately 630 acres while the South Florida Water Management District owns approximately 9 acres along NW 58th Street. The majority of this area is utilized as the West Dade Landfill and supporting services, Miami-Dade County Police Ancillary Facilities, South Florida Water Management District facilities and a proposed area for regional soccer facilities.

The designated future land uses are: Institutions, Utilities and Communications *and* Parks and Recreation. The entire square mile is zoned GU. 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 1.0 square mile (640.8 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses may be found under Section 6 of this report.

Table 1.
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial, Office and Transient Residential	0.0	0.0
Industrial	0.0	0.0
Institutional	58.2	9.1
Parks & Recreation Open Space	45.0	7.0
Transportation, Communications, Utilities	532.6	83.1
Agriculture	0.0	0.0
Undeveloped (Vacant, government owned)	0.0	0.0
Inland Water	5.0	0.8
TOTAL	640.80	100.00

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

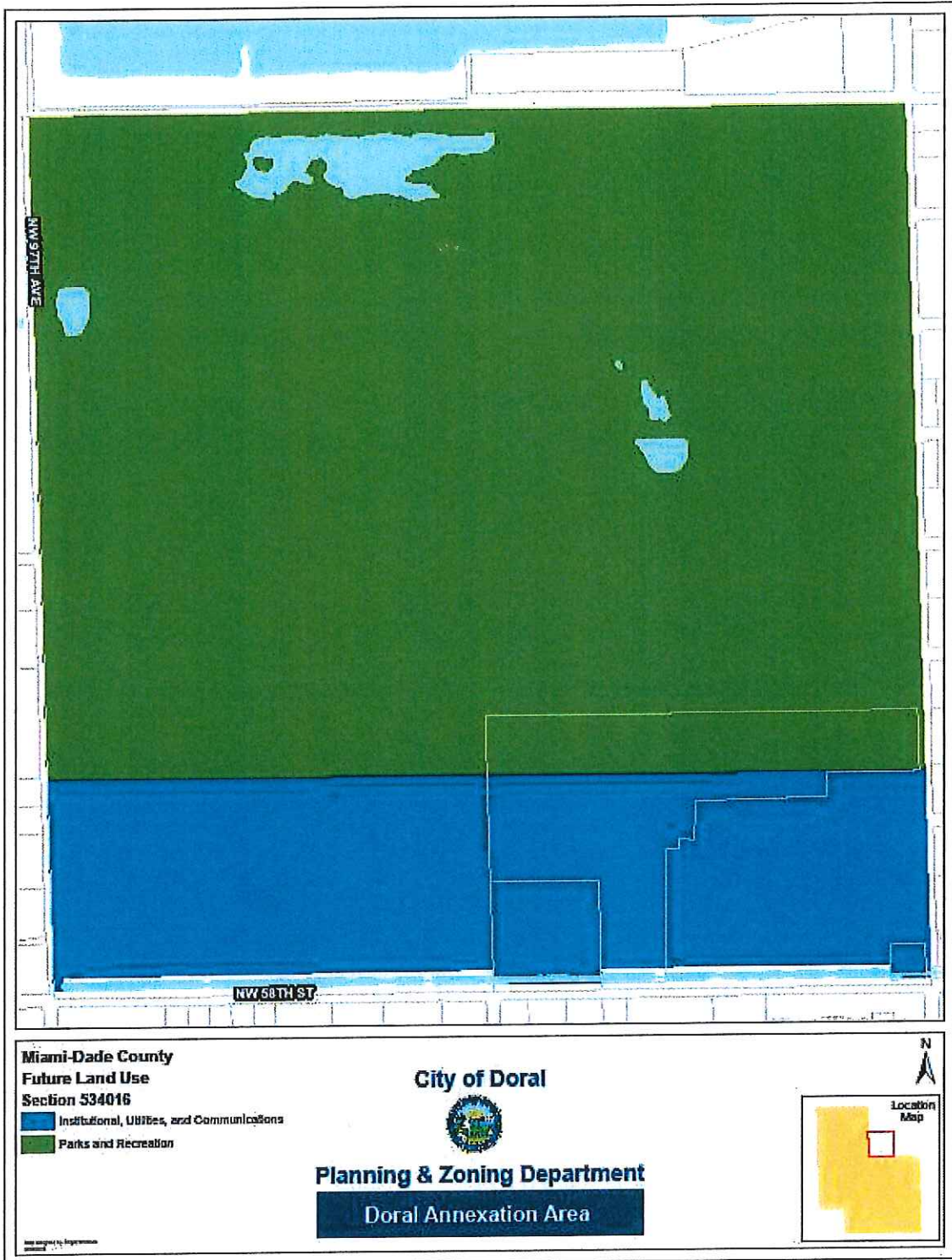
The Miami-Dade Existing Land Use Map – March, 2016 is shown above.

Future Land Use Designation for Section

Section 16 53 40 is designated Institutions, Utilities and Communications *and* Parks and Recreation on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will re-designate those properties to the City's closest Land Use equivalent.

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

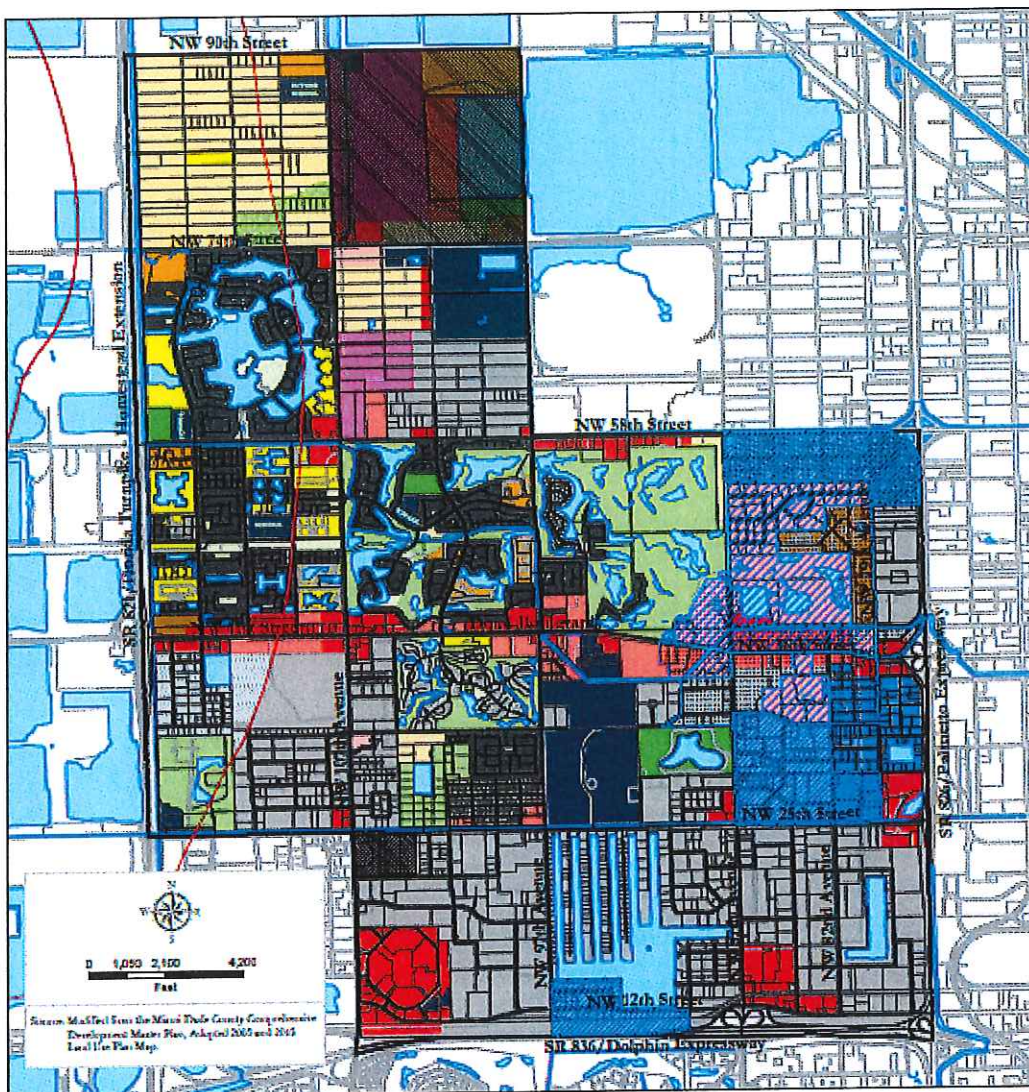
Also, for reference purposes, the relevant Land Use Designation descriptions are included and were obtained from the Miami-Dade County Comprehensive Development Master Plan 2015-2025 and the City of Doral Comprehensive Development Master Plan.





Comprehensive Plan Future Land Use Map

Map I-3



Legend	
Land Use Categories	
	Dual Design District Class
	Future Density Residential (up to 4 D.U. per Gross Acre)
	Low Density Residential (up to 10 D.U. per Gross Acre)
	Medium Density Residential (up to 13 D.U. per Gross Acre)
	High Density Residential (up to 25 D.U. per Gross Acre)
	Overgrown Mixed Use
	Community Mixed Use
	Traditional Neighborhood Development
	Business
	Office
	Office/Residential
	Industrial
	Restricted Industrial
	Instructional and Public Facility
	Public Parks and Recreation
	Potential 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.**

September 8, 2012

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

Parks and Recreation

Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large-scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential (or other) development or is otherwise subject to a restrictive covenant accepted by a public entity.

The long-term use of golf courses or other private recreation or open space on privately owned land designated as Park and Recreation may be previously limited by deed restriction or restrictive covenant. A new development plan governing such land set-aside for park, recreation or open space use (restricted lands) may be approved at public hearing by the Board of County Commissioners or the applicable zoning board only if the following is demonstrated: (1) that the restricted land is subject to a restrictive covenant relating to development served by the open space, that such restrictive covenant continues to limit the use of the land to open space, and that this limitation in the restrictive covenant may be modified only with the written consent of adjacent or proximate property owners or a prescribed percentage thereof; (2) that the required written consents of the adjacent or proximate property owners have been obtained; and (3) that the proposed development will replace park or recreation land or open space that has fallen into prolonged disuse or disrepair to the detriment of the surrounding neighborhood. The development plan for such land (1) shall provide for development compatible with adjacent development; (2) shall provide by restrictive covenant that not less than two-thirds of the land subject to the new development plan (or such other proportion deemed appropriate by the Board of County Commissioners and/or appropriate Community Zoning Appeals Board but in no event less than 50 percent of such land) shall be maintained as Park, Recreational or open space for use by residents or other residents or users of the entire development for which the open space had originally been provided; (3) shall provide a financial means of assuring such maintenance, by homeowner's association, special tax district or other comparable means approved at public hearing or by the Director of the Department of Planning and Zoning or successor agency (*now Regulatory and Economic Resources*); and (4) shall provide that the residential density of the portion of the Park and Recreation-designated land eligible for development shall not exceed either the gross existing density of the development in connection with which the park-designated land

was originally set aside, or the gross density of all the ownership parcels immediately abutting the entire the park-designated land whichever is lower. An approval pursuant to this provision may allow the gross density of the combined new and existing development, and its existing zoning, to exceed the maximum otherwise allowed by the LUP map, but only to the extent necessary to enable reuse of the park designated land in accordance with this provision. Nothing herein shall be construed to permit development of property subject to a restrictive covenant accepted by the country or other public entity without compliance with the terms that covenant including, but not limited to, those terms governing modification or amendment thereof.

Certain commercial activities that support the recreational uses and relate to the resources of the park, such as marine supply stores, fuel docks or tennis and golf clubhouses may be considered for approval in the Parks and Recreation category. Other commercial recreational, entertainment or cultural uses may also be considered for approval in the Parks and Recreation category if authorized in accordance with Article 6 of the Miami-Dade Charter, as amended, and if they are related to, and would increase the quality, utility or enjoyment of the site and its natural, historical, and archaeological resources and facilities.

Some of the land shown for Parks is also environmentally sensitive. While most of these environmentally sensitive areas are designated on the LUP map as "Environmentally Protected Parks" some may be designated as Parks and Recreation due to graphic constraints (the environmentally sensitive portion of the park that is smaller than five acres). Park land which is characterized by valuable environmental resources shall be managed in a manner consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas.

Institutions, Utilities and Communications

The Plan map illustrates, for information purposes, only the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.

The Homestead Air Reserve Base is also included in this category on the Land Use Plan map. The range of uses that may occur on the Base as it is redeveloped shall emphasize military aviation and related uses, national security, recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property.

Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Electric power transmission line corridors are permitted in every land use category when located in established right-of-ways or certified under the Florida Electrical Power Plant Siting Act (Sections 403.501-403.518, F.S.) as an ancillary use to a new power plant, or the Transmission Line Siting Act (Sections 403.52-403.5365 F.S.) for individual electrical transmission lines. If an electric power transmission line corridor does not meet either of the above conditions, it shall be situated in an area designated as Institutions, Utilities and Communications; Industrial and Office; Business and Office; or Parks and Recreation on the adopted Land Use Plan map. When compatible with adjacent uses and permitted by County and State regulations, non-utility ancillary uses that may be located in transmission line corridors include agriculture, parking lots, open space, golf courses, bikeways and paths for walking and exercising.

Equivalent City of Doral Future Land Use Designations

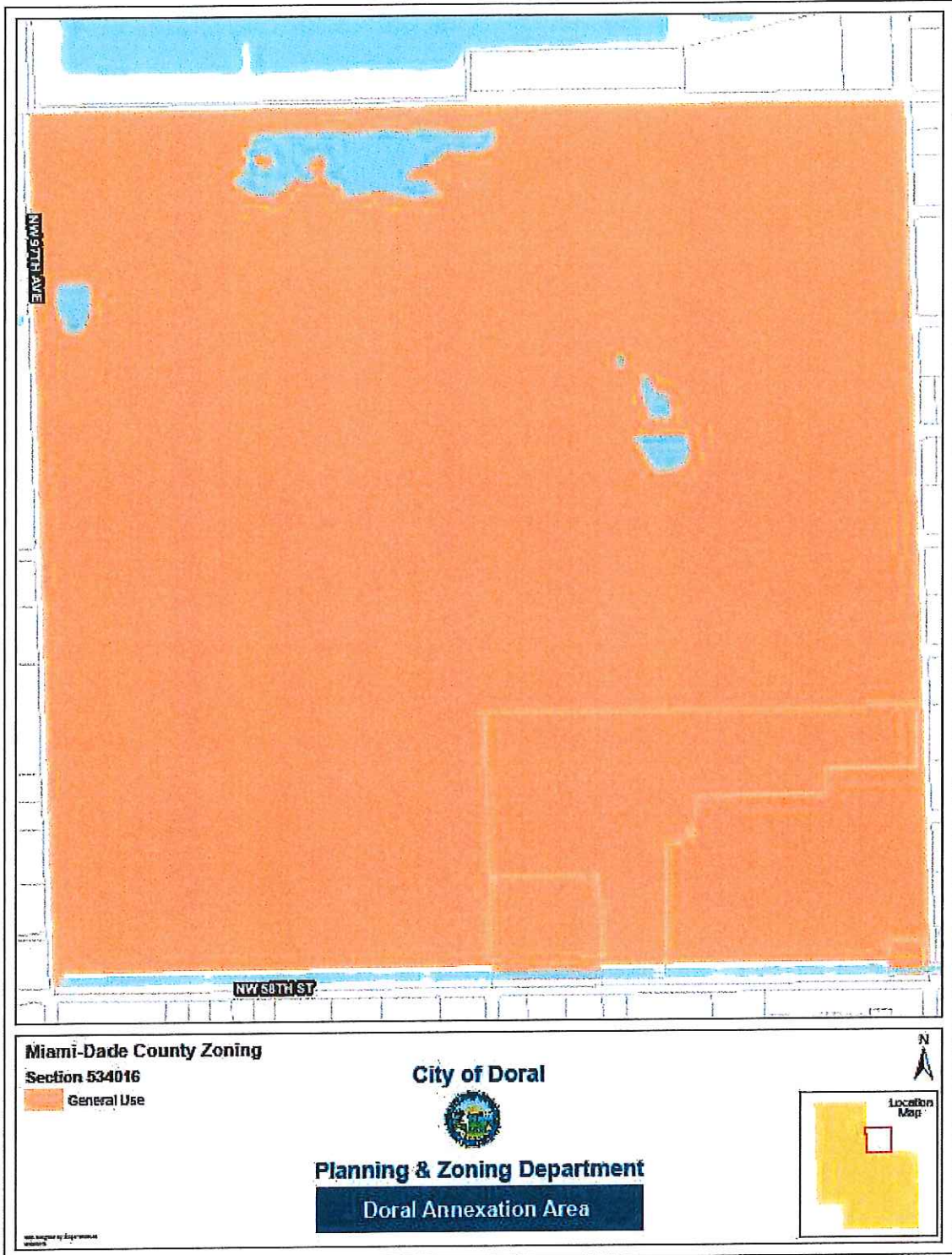
* *Institutional and Public Facility (IPF)* - The IPF category allows major community institutional uses, public facilities and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, religious institutions, governmental offices and facilities, public schools, police and fire stations and libraries. Building height in the IPF category 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.

Public and non-profit Institutional projects, greater than 10 acres in size, located in a self-contained, master-planned setting may include adult living facilities for the elderly as an accessory use not to exceed 25% of the gross area of the project site.

* *Public Parks and Recreation (PPR)* - This land use category includes all public parks, developed (with recreational facilities) and undeveloped. Related and ancillary facilities are also allowed such as community centers, typical public recreational facilities, meeting rooms and office/storage space for parks administration and operation. Certain commercial activities ancillary to recreational uses and related to the resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PPR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities. The floor area ratio for ancillary commercial, administrative, recreation, cultural and entertainment buildings shall not exceed 0.2.

Zoning

The Annexation Area consists of lands zoned entirely GU, Interim 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 equivalent is GU, General Use District.



Zoning Districts (Miami-Dade County)

Article XIII. GU, Interim District

Sec. 33-194. Boundary.

The boundary of GU Interim District shall be the entire unincorporated area of the County, excepting the area specifically covered by another district.

Sec. 33-196. Standards for determining zoning regulations to be applied to GU property.

(A) All properties in the GU District, which are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, and which have not been previously trended or otherwise approved through the public hearing process for a specific use, shall be subject to the following trend determination process:

If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five (5) acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan.

Notwithstanding the foregoing, certain platting activity occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the EU-1 District on April 12, 1974, shall qualify such lots for those uses permitted in the EU-1 District. Those lots shall include only those lots indicated on:

- (1) Plats recorded prior to April 12, 1974; and
- (2) Tentative plats approved as of April 12, 1974, and finally approved and recorded within ninety (90) days after such approval; and
- (3) A tentative plat for single-family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat had been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and

- (4) Waivers of plat approved prior to April 12, 1974; and

Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five-acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot.

(B) All properties in the GU District, which are outside of the Urban Development Boundary as shown on the Land Use Plan Map of the Comprehensive Development Master Plan and which have not been previously trended by the Department or otherwise approved through the public hearing process for a specific use, shall be governed by the following regulations:

(1) All properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan shall comply with the regulations of the AU (Agricultural) District. Exceptions to this requirement are those properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan lying within the Areas of Critical Environmental Concern pursuant to Chapter 33B of this Code. Such properties shall comply with the regulations applicable under Chapter 33B.

(2) All properties designated Open Land or Environmental Protection on the Land Use Plan Map of the Comprehensive Development Master Plan shall be subject to the trend determination process outlined in Section 33-196(A). Exceptions to this requirement are those areas lying within the East Everglades Area Boundaries pursuant to Section 33B-13, which shall comply with the regulations applicable under the East Everglades Zoning Ordinance pursuant to Chapter 33B, and those areas within the Rockmining Overlay Zoning Area, which shall comply with the regulations contained in Article XLI of this code.

City of Doral Equivalent Zoning Districts

Chapter 68, Article VII. Division 4. General Use (GU) District

Sec. 68-951. - Standard for determining regulations to be applied.

If a neighborhood in the general use (GU) district is predominantly one classification of usage, the director of the planning and zoning department shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the general use district (GU) which because of their geographic proximity to the subject parcel make for a compatible use. The director of the planning and zoning department shall be guided in determining what constitutes a neighborhood by limiting his evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full- and half-section lines, etc.). The director's decision shall be subject to appeal pursuant to the provisions of chapter 53. If no trend of development has been established in the general use (GU) neighborhood, minimum standards of the single-family residential-2 district shall be applied. Properties under power lines are exempted from this regulation and shall be regulated pursuant to chapter 74, article III, division 3. Public schools are also exempt from this regulation.

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 officers would not 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. Any future municipal streets will become City roads.

h. Park and Recreation Facilities and Services

The City has adequate park and recreational facilities to serve the needs of residents and of those employed in the City's municipal boundaries. But, with the addition of the annexation area another 45 acres of open space will be added to the City's total.

i. Building Inspection

As an Area and Facility of Countywide Significance, building inspection powers are currently vested in Miami-Dade County. At such time that the area no longer meets the definition of "Areas and Facilities of Countywide Significance" the County Commission by resolution may relinquish regulatory control to the City which will then be responsible for all building inspections.

j. Zoning Administration

As an Area and Facility of Countywide Significance, zoning related matters are currently vested in Miami-Dade County. At such time that the area no longer meets the definition of "Areas and Facilities of Countywide Significance" the County Commission by resolution may

relinquish regulatory control to the City which will then be responsible for all zoning related matters.

k. Local Planning Services

As an Area and Facility of Countywide Significance, planning related matters are currently vested in Miami-Dade County. At such time that the area no longer meets the definition of "Areas and Facilities of Countywide Significance" the County Commission by resolution may relinquish regulatory control to the City which will then be responsible for all planning related matters.

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

No Change. As an Area and Facility of Countywide Significance, building inspection powers are currently vested in Miami-Dade County. At such time that the area no longer meets the definition of "Areas and Facilities of Countywide Significance" the County Commission by resolution may relinquish regulatory control to the City which will then be responsible for all building inspections.

j. Zoning Administration

No Change. As an Area and Facility of Countywide Significance, zoning related matters are currently vested in Miami-Dade County. At such time that the area no longer meets the definition of "Areas and Facilities of Countywide Significance" the County Commission by resolution may relinquish regulatory control to the City which will then be responsible for all zoning related matters.

k. Local Planning Services

No Change. As an Area and Facility of Countywide Significance, planning related matters are currently vested in Miami-Dade County. At such time that the area no longer meets the definition of "Areas and Facilities of Countywide Significance" the County Commission by

resolution may relinquish regulatory control to the City which will then be responsible for all planning related matters.

l. Special Services Not Listed Above

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

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 the area. 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. Since the five parcels that currently comprise Section 16 are all owned by units of government there will be no tax revenue generated by this annexation.

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 (All Properties Tax Exempt)	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
16-53-40	\$24,668,466	0	0	0

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

See Section 6 above.

15. Petition with Clerk of County Commission

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

END

Attachment "A" – Certified List of Property Owners



April 1, 2016

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

Dear Ms. Alvarez:

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

HEARING NO.: 16-04-DOR-21
APPLICANT: City of Doral
PROJECT NAME: Section #16 Annexation Application.

Total number pieces: 304

Sincerely,
The Zoning Specialists Group, Inc.

**Omara R. Lopez,
Zoning Consultant**

600-FOOT RADIUS MAP OF:

LEGAL DESCRIPTION:

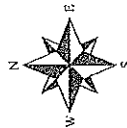
Section 16, Township 53 South, Range 40 of the Public Records of Miami-Dade County, Florida.

LOCATION: located between NW 87th and NW 97th Avenues, and between NW 58th and 74th Streets, Doral Florida

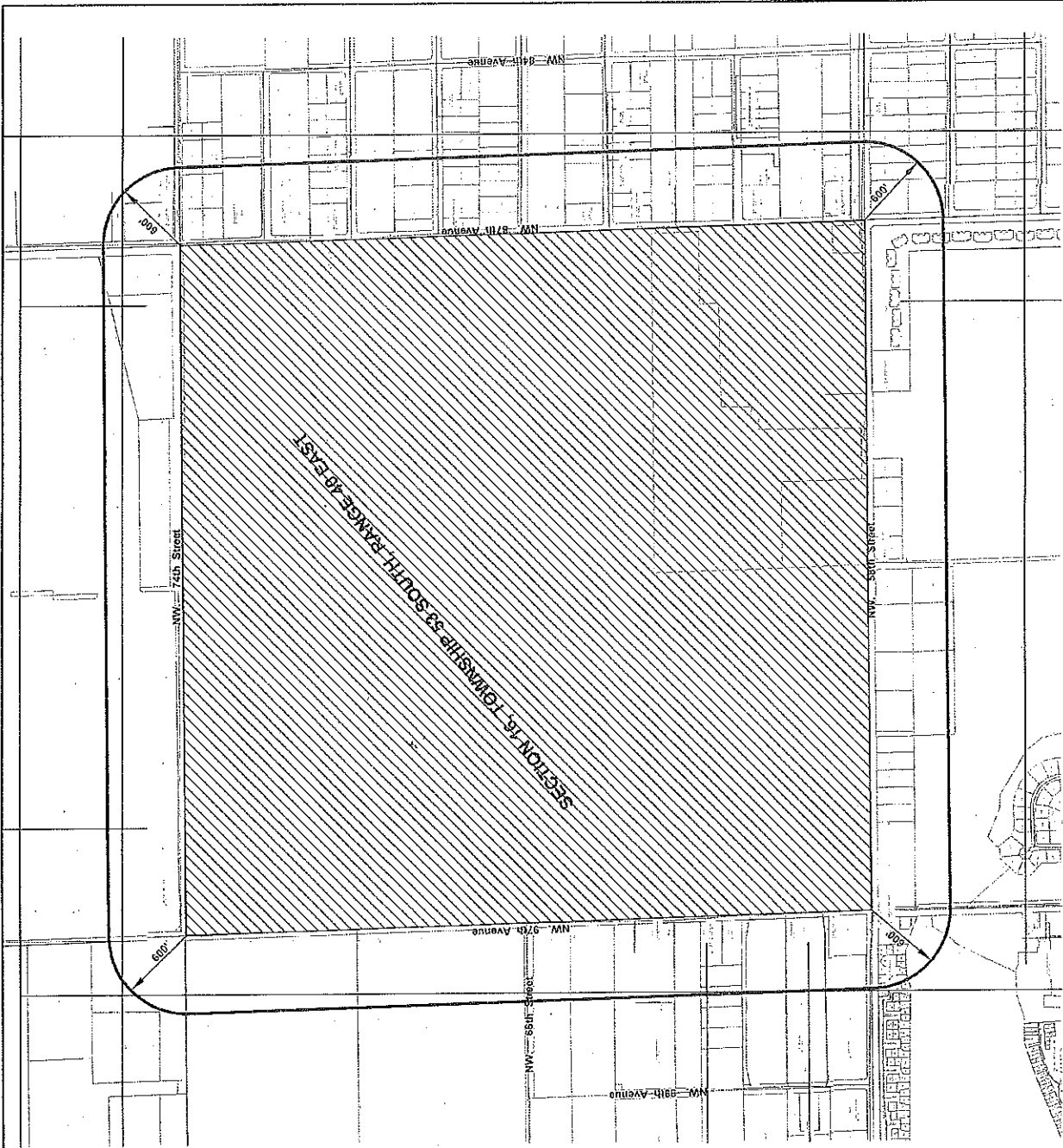
PROJECT: SECTION 16-53-40 ANNEXATION

ORDER: 160319

DATE: March 28, 2016



SCALE: 1"= 800'



The Zoning Specialists Group, Inc.

7729 NW 146th Street
Miami Lakes FL 33016

Ph: (305)828-1210

www.thezoningspecialistsgroup.com

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:
THIS MAP IS UNLESS SCALED WITH
THE SIGNING SURVEYOR'S SEAL