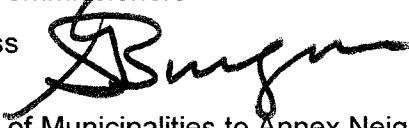


Memorandum



Date: December 11, 2007

To: Honorable Chairman Bruno A. Barreiro and Members,
Board of County Commissioners

From: George M. Burgess
County Manager 

Subject: Report on Interest of Municipalities to Annex Neighboring MAC areas

GOE
Agenda Item No.
7 (E)

On September 4, 2007, the Board of County Commissioners (BCC) adopted Ordinance 07-120, suspending consideration of incorporations until such time as the County Manager presents a report indicating the interest of municipalities surrounding or proximate to the unincorporated areas represented by Municipal Advisory Committees (MACs) and provide updated financial information related to the North Central MAC Study Area. The financial impact information regarding the North Central MAC Study Area was forwarded to the BCC on September 21, 2007. In order to gauge municipalities' interest in annexing adjacent MAC areas, on August 3, 2007, staff sent letters to twelve municipalities adjacent to the eight MAC areas. A response was requested by September 15, 2007. To date nine municipalities have responded. A summary of the status of each MAC and the surrounding municipal interest is summarized below.

Fontainebleau MAC

The Fontainebleau MAC was created by Resolution 598-02 of the BCC on June 4, 2002, and by ordinance 04-104 on May 6, 2003. The group met for fifteen (15) months with the support of County staff, to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality. The MAC completed its report on December 18, 2003. The public hearing for the proposed incorporation of the Fontainebleau area was held before the Boundaries Commission on September 1, 2004, and the public hearing before the Planning Advisory Board (PAB) was held on January 10, 2005. The Boundaries Commission recommended that the incorporation move forward, and the PAB recommended denial of the incorporation. Some of the concerns expressed by the PAB members at the public hearing included: the potential increase in taxes to area residents for the current level of services, the lack of community interest in incorporation, and the proposed municipal budget. As required by BCC Resolution R-130-05, a third party consultant completed an independent financial analysis of the proposed municipal revenues and expenditures for Fontainebleau. The firm PMG Associates, Inc. (PMGA) concluded in its review that the proposed municipality of Fontainebleau did not provide for a viable municipality. Before the BCC public hearing for the proposed incorporation of the Fontainebleau area, Ordinance 05-192 suspending consideration of proposed incorporations and annexations was adopted.

As required by Ordinance 07-120, staff sent letters on August 3, 2007, to municipalities adjacent to the Fontainebleau MAC. Letters were sent to Doral and Sweetwater. The City of Doral has requested additional information for the Fontainebleau area. As of the date of this report the City of Sweetwater has not responded to the request.

North Central MAC

The North Central MAC was created by Resolution 1445-01 of the BCC on December 18, 2001, and by Ordinance 03-42 on March 11, 2003. The group met for thirty-one (31) months with the support of County staff to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality. The MAC completed its report on June 30, 2004. The public hearing for the proposed municipality in the North Central MAC area was heard before the Boundaries Commission on September 29, 2004 and the public hearing before the PAB was held on December 6, 2004. The Boundaries Commission and PAB recommended denial of the incorporation. Some of the concerns expressed by the PAB members at the public hearing included: the fiscal viability of the proposed new city and the majority of the public hearing speakers against the incorporation effort. As required by BCC Resolution R-130-05, a third party consultant completed an independent financial analysis of the proposed municipal revenues and expenditures for North Central MAC. The firm PMG Associates, Inc. (PMGA) concluded in its review that the proposed municipality in the North Central area did not provide for a viable municipality. Before the BCC public hearing for the proposed incorporation of the North Central area, Ordinance 05-192 suspending consideration of proposed incorporations and annexations was adopted.

As required by Ordinance 07-120, staff sent letters on August 3, 2007, to municipalities adjacent to the Fontainebleau MAC. Letters were sent to Hialeah, Miami, North Miami and Opa-Locka. As of the date of this report, the municipalities of Miami, North Miami and Opa-Locka have responded. The City of Miami has expressed interest in a portion of the MAC area and other UMSA areas, North Miami has expressed interest in a portion of the MAC area and other UMSA areas, and Opa-Locka has expressed interest in a portion of the MAC area and other UMSA areas. The City of Hialeah has not responded to the request for interest.

Northeast MAC

The Northeast MAC was created by Resolution 341-03 on April 8, 2003, and by Ordinance 04-104 on May 11, 2004. The group met for twenty (20) months with the support of County staff to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality. The MAC completed its report on December 15, 2004. The public hearing for the proposed municipality in the Northeast MAC area was held before the Boundaries Commission on March 23, 2005 and the public hearing before the PAB was held on August 8, 2005. The Boundaries Commission and the PAB recommended approval of the incorporation. As required by BCC Resolution R-130-05, a third party consultant completed an independent financial analysis of the proposed municipal revenues and expenditures for Northeast. The firm PMG Associates, Inc. (PMGA) concluded in its review that the proposed municipality of Northeast provides for a viable municipality. Prior to the incorporation being heard by the BCC, Ordinance 05-192 suspending consideration of proposed incorporations and annexations was adopted by the BCC on November 1, 2005. The incorporation and annexation suspension was lifted on May 8, 2007, and on September 4, 2007 the BCC adopted Ordinance 07-120 suspending consideration of incorporations. Before the BCC public hearing for the proposed incorporation of the Northeast area, Ordinance 05-192 suspending consideration of proposed incorporations and annexations was adopted.

As required by Ordinance 07-120, Staff sent letters on August 3, 2007, to municipalities adjacent to the Northeast MAC. Letters were sent to Aventura and North Miami Beach. The City of Aventura has expressed interest in approximately half of the Northeast MAC study area. The City of North Miami Beach expressed interest in the remaining MAC area.

Redland MAC

The Redland MAC was created by Resolution 529-00 on May 23, 2000, and by Ordinance 01-100 on June 5, 2001. The group met for fifteen (15) months with the support of County staff, to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality. The MAC completed its report on August 29, 2001. The public hearing for the proposed municipality in the Redland area was heard before the Boundaries Commission on July 11, 2001 and the public hearing before the PAB was held on July 25, 2001. The Boundaries Commission and PAB recommended approval of the proposed incorporation. On November 20, 2001 the Board held a public hearing regarding the proposed incorporation of the Redland area. Based on testimony from Goulds and Princeton area residents regarding boundary disputes with the proposed Redland area incorporation, the Board deferred the proposed incorporation indefinitely in order to give the MAC and its neighboring communities the opportunity to resolve the boundary disputes.

On January 20, 2004, the Board adopted Resolution R-116-04 directing the County Manager to enter into agreement with the Florida Conflict Resolution Consortium (FCRC) to assess the use of a collaborative process to resolve the boundary issues of incorporation proposals in South Miami-Dade County. Between August and October 2004 the FCRC focused its mediation efforts on issues between Redland, PLANT, and Goulds MACs. However, in late October 2004 the mediation efforts were placed on hold to allow the PLANT and Goulds MACs time to understand the implications of a petition for incorporation filed with the Clerk of the Board by the Friends of Redland. The petition sought to incorporate boundaries that were part of the mediation process discussion. From November 2004 through May 2005 there was a pause in the mediation efforts, which created an indefinite impasse. On November 28, 2005, the FCRC submitted a final report identifying a change in the willingness of key parties to engage in a mediated resolution process. As a result, the existing boundary disputes have not been resolved.

The Redland area is outside of the urban development boundary. The area is not adjacent to any municipality, therefore no letters were sent out to any municipality to gauge interest in this area. Additionally, at the October 2, 2007 BCC meeting, an ordinance to repeal ordinance 01-100 creating the Redland MAC was adopted on first reading. A public hearing for the ordinance was held at the Governmental Operations and Environment Committee meeting on November 13, 2007. The committee forwarded the ordinance to the December 4, 2007 BCC meeting with a favorable recommendation.

Goulds MAC

The Goulds MAC was created by Resolution 519-03 on May 6, 2003 and by Ordinance 04-148 on July 27, 2004. The group actively met until the FCRC was contracted to mediate the boundary issue between the Goulds, PLANT, and Redland MACs as discussed above.

As required by Ordinance 07-120, staff sent a letter on August 3, 2007, to the municipality adjacent to the Goulds MAC, the Town of Cutler Bay. As of the date of this report, the Town of Cutler Bay has not officially responded, but has been requesting information for the Goulds area. Additionally, at the October 2, 2007 BCC meeting, an ordinance to repeal the ordinances creating the Goulds and PLANT MACs was adopted on first reading. A public hearing on the ordinance was held at the Governmental Operations and Environment Committee meeting on November 13, 2007. The Committee forwarded the ordinance to the December 4, 2007 BCC meeting without a recommendation.

PLANT MAC

The PLANT MAC was created by Resolution 518-03 on May 6, 2003 and by Ordinance 04-136 on July 13, 2004. The group actively met until the FCRC was contracted to mediate the boundary issue between the Goulds, PLANT, and Redland MACs as discussed above.

As required by Ordinance 07-120, staff sent a letter on August 3, 2007, to the municipality adjacent to the PLANT MAC, the City of Homestead. The City has responded to the request by stating that it would be interested in annexing unincorporated areas adjacent to the City, but no further detail was provided. Additionally, at the October 2, 2007 BCC meeting, an ordinance to repeal the ordinances creating the Goulds and PLANT MACs was adopted on first reading. A public hearing on the ordinance was held at the Governmental Operations and Environment Committee meeting on November 13, 2007. The Committee forwarded the ordinance to the December 4, 2007 BCC meeting without a recommendation.

Biscayne Gardens MAC

The Biscayne Gardens MAC was created by Resolution 974-03 on September 9, 2003 and by Ordinance 04-142 on July 27, 2004. This MAC has continued to meet with the support of County staff to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality. As of the date of this report, the MAC has yet to produce a pro forma budget for the proposed municipality, or a final report to the BCC. Additionally, the MAC's membership has one fewer member than the minimum seven members needed to meet minimum quorum requirements.

As required by Ordinance 07-120, staff sent a letter on August 3, 2007 to the municipalities adjacent to the Biscayne Gardens MAC, the City of Opa-Locka, North Miami, North Miami Beach and Miami Gardens. The City Opa-Locka has not requested any area of the Biscayne Gardens MAC study area in its response, the City of North Miami is interested in a portion of the MAC study area, the City of North Miami Beach is interested in another portion of the MAC study area and the City of Miami Gardens has requested additional information on the MAC area but has not officially responded with their interest.

Fisher Island MAC

The Fisher Island MAC was created by Resolution 838-04 on July 13, 2004 and by Ordinance 05-185 on October 18, 2005. This MAC has continued to meet with the support of County staff to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality. The MAC created a pro forma budget for the proposed municipality. As required by BCC Resolution R-130-05, a third party consultant completed an independent financial analysis of the proposed municipal revenues and expenditures for Fisher Island. The firm PMG Associates, Inc. (PMGA) concluded in its review in November of 2006, stating that the proposed municipality of Fisher Island can meet its obligations to provide the necessary services as expressed in the pro forma budget. The Fisher Island MAC decided to cease holding meetings when the BCC adopted on first reading what subsequently became Ordinance 07-120 suspending consideration of incorporations. The MAC has also lost the required membership for quorum since it currently has only four members out of its original seven.

As required by Ordinance 07-120, staff sent a letter on August 3, 2007 to the municipalities adjacent to the Biscayne Gardens MAC, the City of Miami and the City of Miami Beach. Both cities have responded that they would be interested in annexing the MAC study area.

Annexation Process

Chapter 20 of the Miami-Dade County Code (Code) governs the process by which these municipalities may initiate an annexation of an unincorporated area. Municipalities are required to begin the annexation process by adopting a resolution from their governing body after a public hearing where all of the property owners within the proposed annexation area and 600 thereof have been notified. The municipality must present to the Miami-Dade County Clerk of the Board an annexation application meeting all of the requirements in Chapter 20-3 of the Code, inclusive of a petition indicating the consent of 25 percent plus one of the electors in the area. Once the application is accepted by the BCC, it is forwarded to the Office of Strategic Business Management (OSBM) for review. After staff review, a report on the annexation is prepared and forwarded to the Planning Advisory Board Incorporation and Annexation Committee for analysis and boundaries review. The Committee makes a recommendation to the Planning Advisory Board (PAB) and the PAB makes a recommendation to the BCC based on the criteria described in Section 20-6(b) of the Code. After the PAB meeting, the County Manager makes a recommendation to the BCC. The application along with the County Manager's and the PAB recommendations is placed on the Governmental Operations and Environment Committee agenda, where a public hearing is held to consider the proposed annexation. After the public hearing, the Governmental Operations and Environment Committee can recommend the BCC approve, deny or defer the application. If the Committee takes the action to approve or deny the application, it is placed on the BCC agenda where the BCC will approve, deny, or defer the application. If the application is approved, the BCC directs the County Attorney to draft an ordinance modifying the municipal boundaries to include the annexation area. If there are more than 250 resident electors and the area is developed more than 50 percent residential the boundary change will be contingent upon an affirmative vote of the registered voters within the proposed annexation area. A boundary change can occur upon BCC approval of an ordinance modifying the municipal boundaries where there are less than 250 registered voters and the area is less than 50 percent developed residential.

There are some options the BCC may consider with regards to incorporation and annexation. The BCC may allow the MAC areas that have completed feasibility studies to move forward and at the public hearing the BCC may determine the feasibility and viability of these communities and determine if the area should be allowed to incorporate. The BCC may temporarily place a hold on incorporations to allow the municipalities that have responded to the request for interest to begin the annexation of the areas the municipalities have indicated. Should the BCC determine that the MAC areas that have completed their studies continue through the process, all financial information on the impact to UMSA and municipal budget for the proposed incorporation area would require updating in order to provide the most current information.

There is no more complex issue for local government that the issue of annexation and incorporation. While some residents are content with annexing unincorporated areas to existing municipalities, others have overwhelmingly rejected municipality driven annexations, as in the most recent case of the failed annexation effort undertaken by the City of Sweetwater in March of 2006. Additionally, some UMSA residents have expressed concern at being annexed because they believe that the character of their community will not continue to exist and will be diluted by being part of a municipality. As a result, those residents believe that incorporation is the only venue to retain a cohesive identity and sense of historical community. On the other hand, many UMSA residents have expressed satisfaction with County provided services their satisfaction leads them to continue to be part of UMSA as opposed to creating a new municipality, including one of the lowest millage rates in the County.

Honorable Chairman Bruno A. Barreiro and Members,
Board of County Commissioners
Page 6 of 6

Attachments A. – Ordinance 07-120
B – Municipal Advisory Committee Maps
C – Letters of request for interest to municipalities
D – Responses from municipalities



Jennifer Glazer-Moon
Director, Office of Strategic Business Management

CMO 05208

6

ATTACHMENT A
ORDINANCE 07-120

Approved _____ Mayor

Agenda Item No 7(A)

Veto _____

09-04-07

Override _____

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

ORDINANCE NO. 07-120

ORDINANCE RELATING TO INCORPORATIONS;
SUSPENDING CONSIDERATION OF PROPOSED
INCORPORATIONS UNTIL RECEIPT AND
CONSIDERATION OF THE COUNTY MANAGER'S REPORT
UNDERTAKEN PURSUANT TO THIS ORDINANCE;
DIRECTING THE COUNTY MANAGER TO PROVIDE A
REPORT TO THE BOARD REGARDING EFFORTS TO
MAXIMIZE ANNEXATIONS AND UPDATED FINANCIAL
INFORMATION RELATED TO THE NORTH CENTRAL
DADE MUNICIPAL ADVISORY COMMITTEE STUDY
AREA; PROVIDING SEVERABILITY, EXCLUSION FROM
THE CODE, AND AN EFFECTIVE DATE

WHEREAS, there are several Municipal Advisory Committees interested in incorporating their respective areas; and

WHEREAS, proposed State of Florida legislative initiatives relating to property tax reform, if enacted, may have an affect on the fiscal viability of local governments in the future; and

WHEREAS, annexation is preferred over incorporation since the unincorporated area at issue may be annexed to an existing city with established resources and services, and since less financial resources are required than those needed to establish a self-sufficient municipality; and

WHEREAS, incorporation of a municipality is a discretionary decision of the County Commission, pursuant to the Home Rule Amendment to the Florida Constitution and the Miami-Dade County Home Rule Charter; and

WHEREAS, it is appropriate that the Board evaluate whether proposed incorporations may be pursued as annexations, particularly in light of current circumstances relating to property tax reform; and

WHEREAS, it is in the best interest of the County and its citizens to make these decisions advisedly and in an informed manner following comprehensive study and deliberation,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Notwithstanding any other provision in the Code of Miami-Dade County to the contrary, proposed incorporations shall not be processed by the Clerk of the Board of County Commissioners or County staff or presented to or considered by the Board of County Commissioners, any committee comprised of County Commissioners, or the Planning Advisory Board, until such time as the report of the County Manager as described in Section 2 of this ordinance is presented to and considered by the Board of County Commissioners.

Section 2. The County Manager is hereby directed to prepare a report indicating the interest of municipalities surrounding or proximate to the unincorporated areas represented by existing Municipal Advisory Committees in an effort to maximize annexations as the preferred method to pursue boundary changes to the unincorporated area; and provide updated financial information related to the North Central Municipal Advisory Committee Study Area. Such written report shall be submitted to the Board of County Commissioners within ninety (90) days of the effective date of this ordinance.

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. It is the intention of the Board of County Commissioners, and it is hereby

ordained that the provisions of this ordinance, including any sunset provision, shall be excluded from the Code of Miami-Dade County, Florida.


Section 5. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: September 4, 2007

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



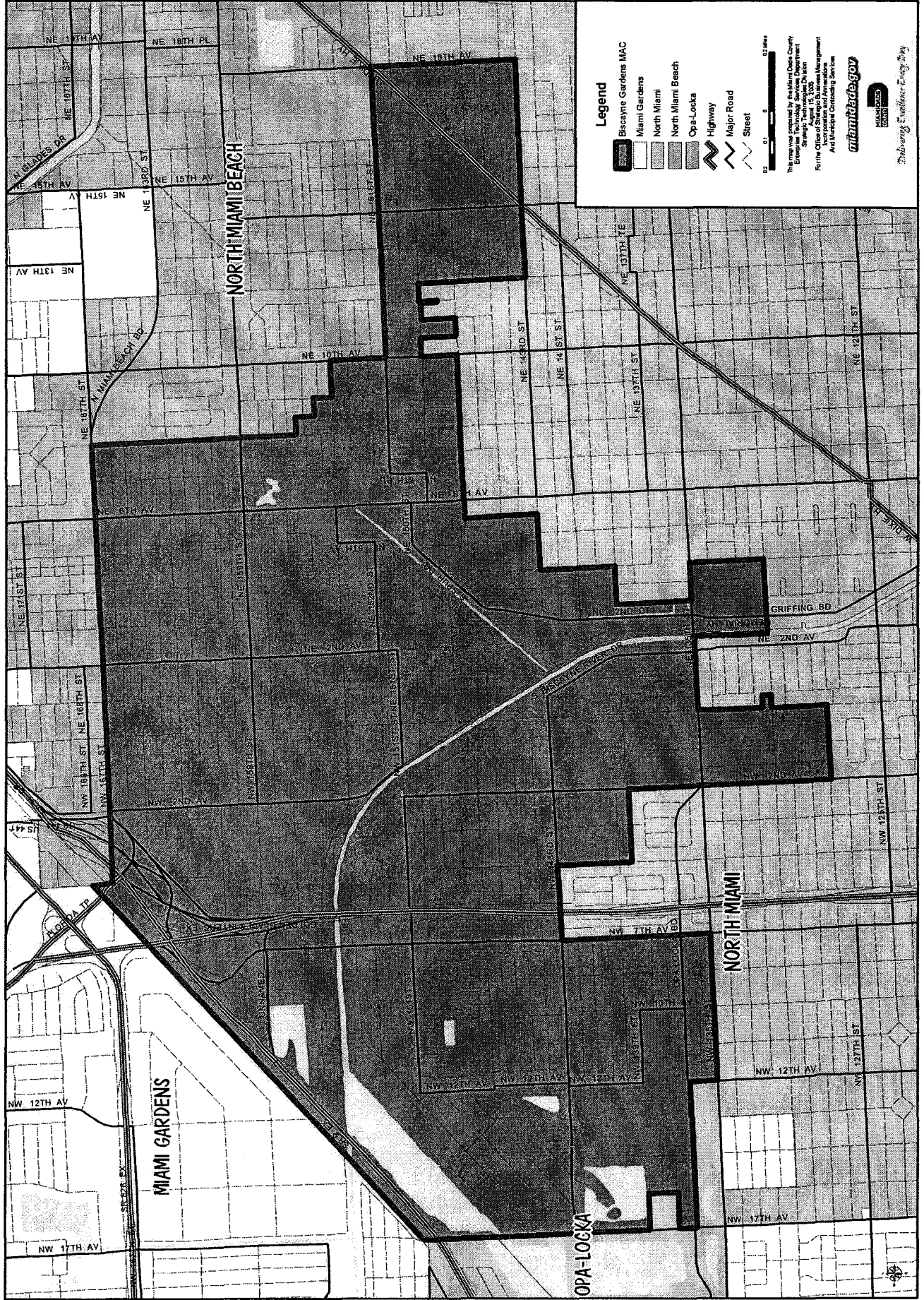
Cynthia Johnson Stacks/Craig H. Coller

Sponsored by the Governmental Operations and Environment Committee

ATTACHMENT B

MUNICIPAL ADVISORY COMMITTEE MAPS

Miami-Dade County
Biscayne Gardens MAC



Fisher Island MAC

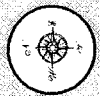
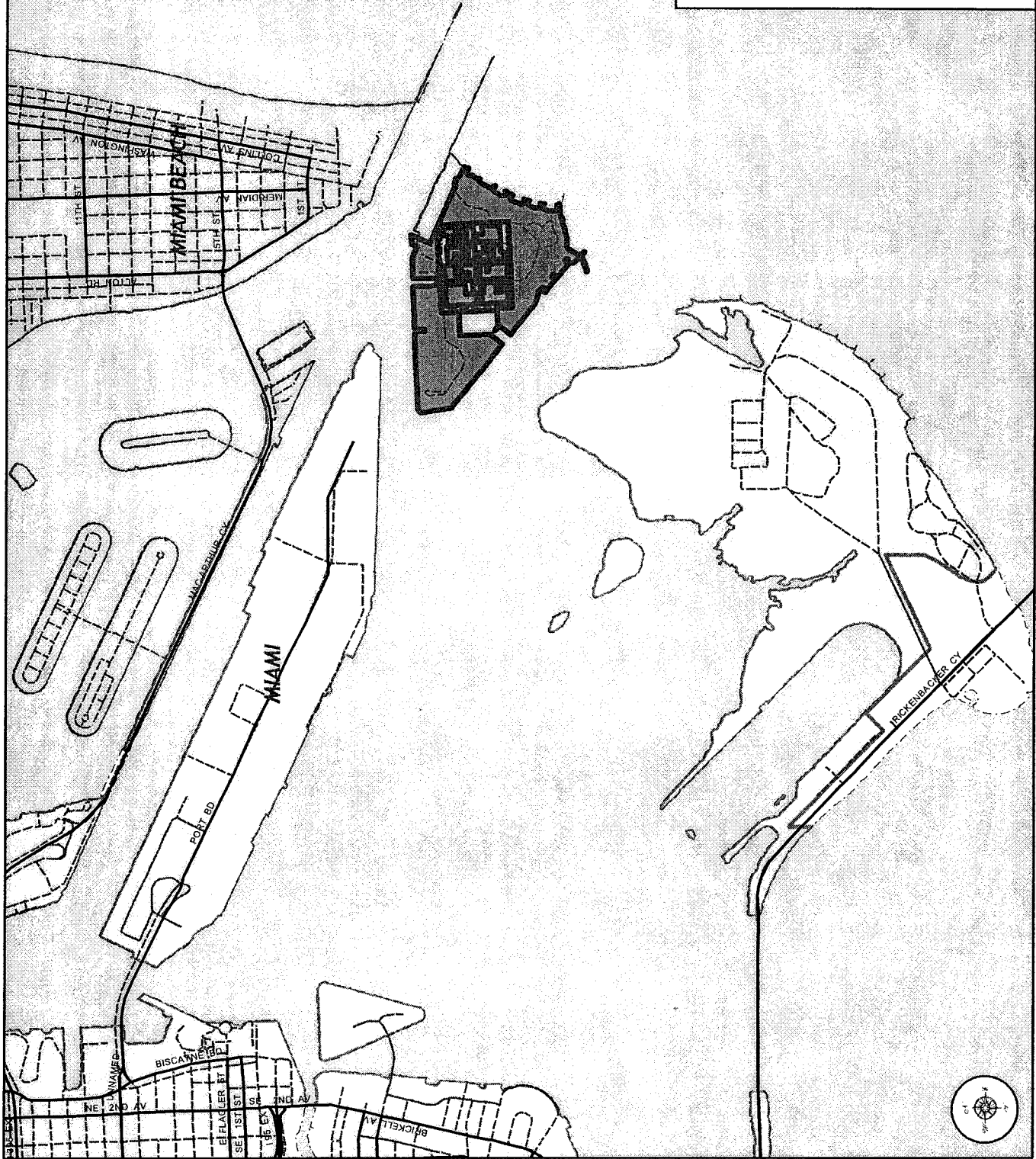
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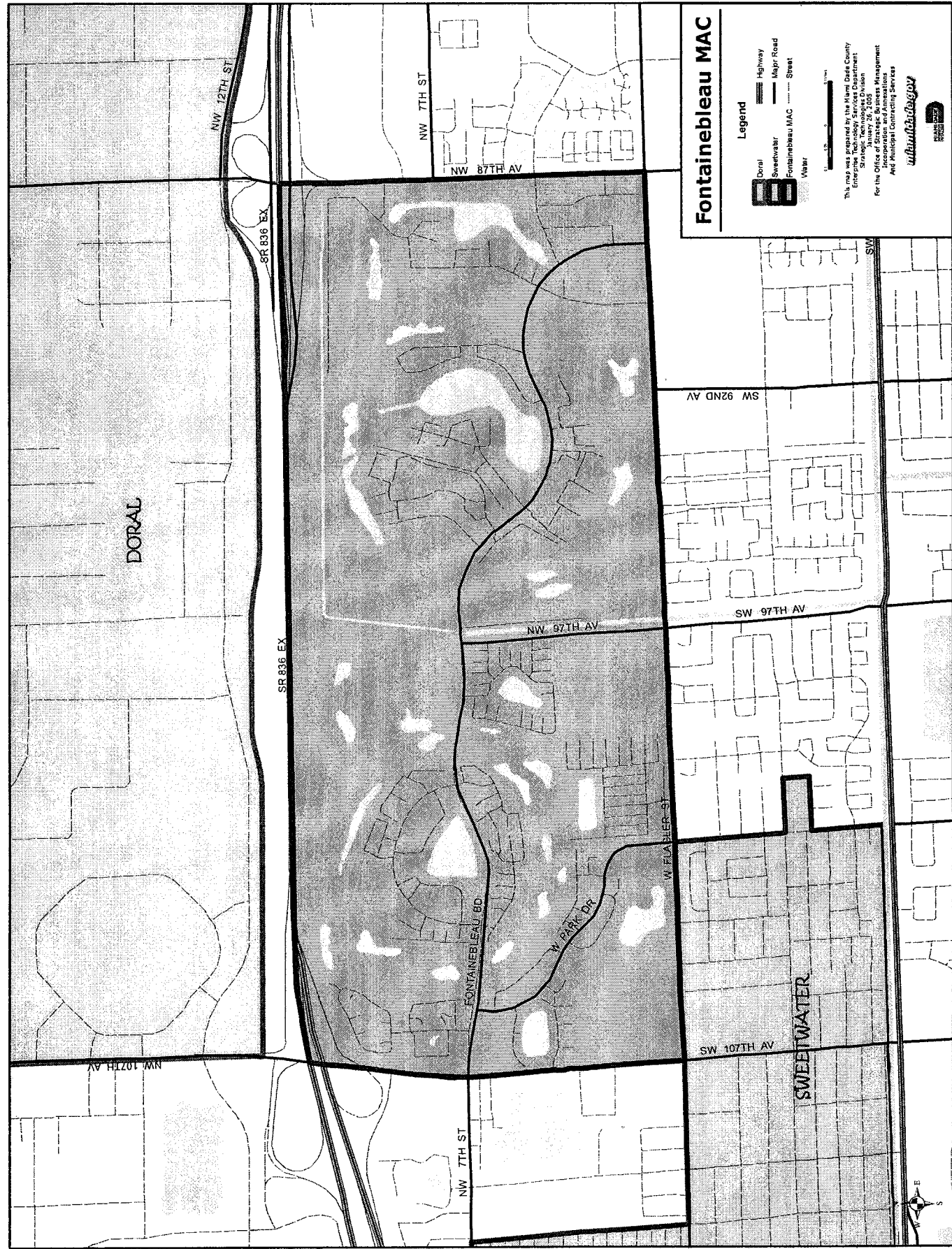
- Miami
- Miami Beach
- Fisher Island MAC
- Major Road
- Street

0 0.1 0.2 0.3 Miles

This map was prepared by the Miami-Dade County
Engineering Services Department
on March 2002.
For the City of Miami, Miami Beach, and
Fisher Island. Prepared by the Management
and Municipal Consulting Services

miamidade.gov





Fontainebleau MAC

Legend

- Doral
- Sweetwater
- Fontainebleau MAC
- Water
- Highway
- Major Road
- Street









This map was prepared by the Miami-Dade County
Engineering Department
Strategic Technology Division
on January 29, 2005
for the 2005 Annual Management
Incorporation and Amendments
and Municipal Contracting Services



Goulds MAC

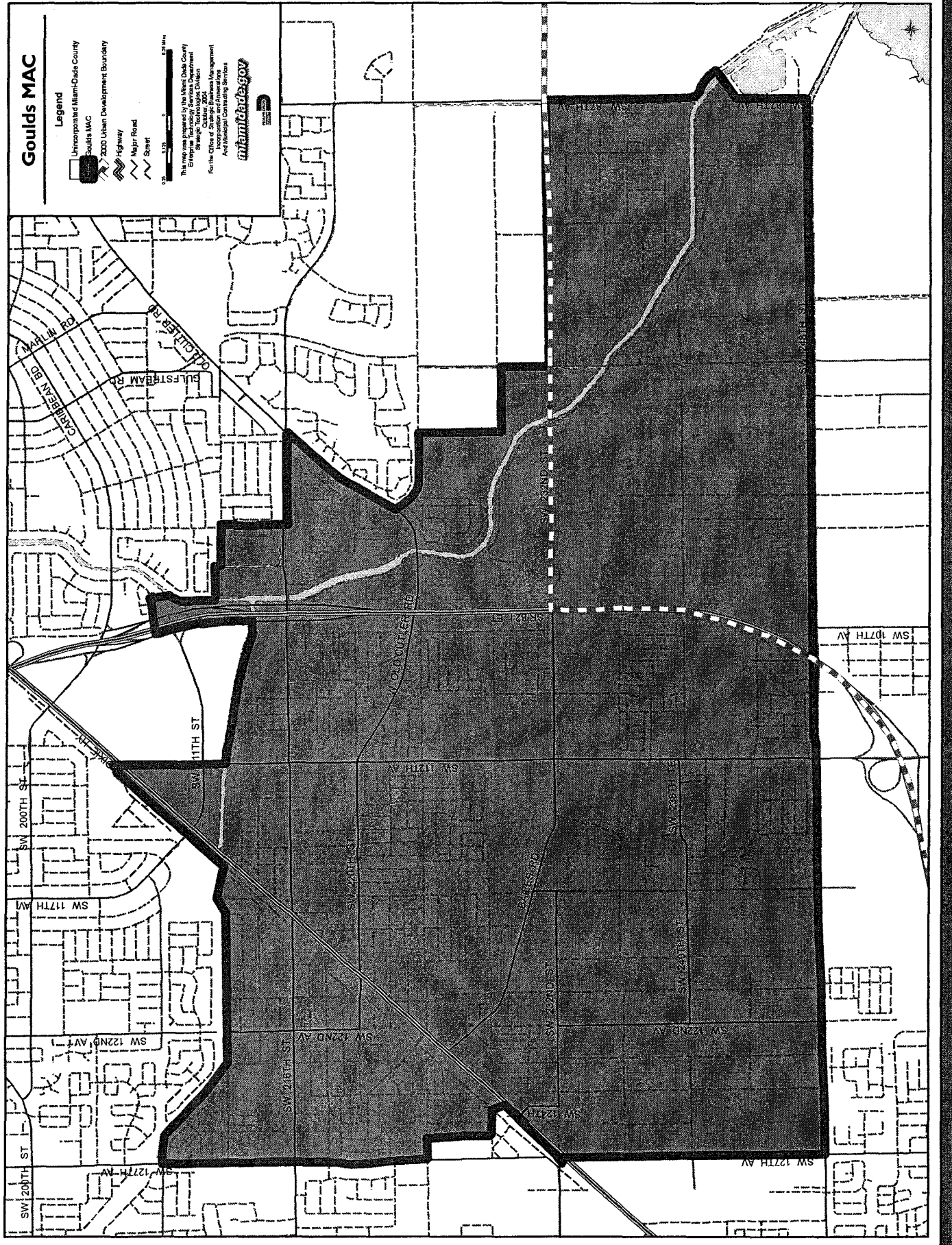
Legend

-  Unincorporated Miami-Dade County
-  Goulds MAC
-  2000 Urban Development Boundary
-  Highway
-  Major Road
-  Street

0 100 200 300 400 500 Feet

This map was prepared by the Miami-Dade County
 Engineering Department
 Citywide Technology Division
 Planning and Design Section
 For the Office of
 Economic Development,
 Incorporation and Annexations,
 and Municipal Contracting Services.

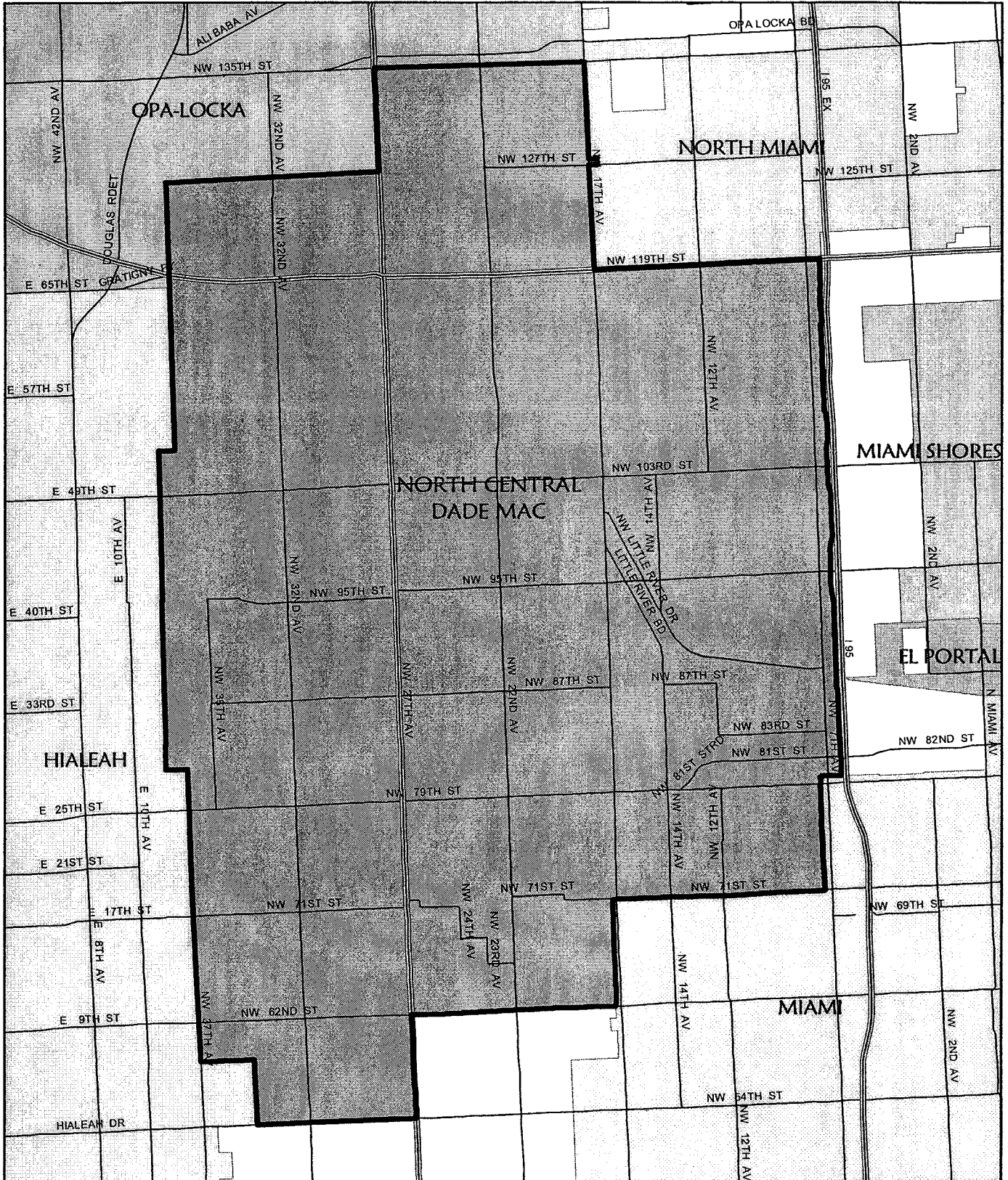
miamidade.gov





Miami - Dade County

North Central Dade MAC



Legend

- El Portal
- Miami
- North Central Dade MAC
- Major Road
- Hialeah
- Miami Shores
- Opa Locka
- Highway










This map was prepared by the Miami Dade County
Enterprise Technology Services Department
Strategic Technologies Division
September 21, 2004
For the Office of Strategic Business Management
Integration and Anticollisions
And Municipal Contracting Services



Northeast Dade MAC

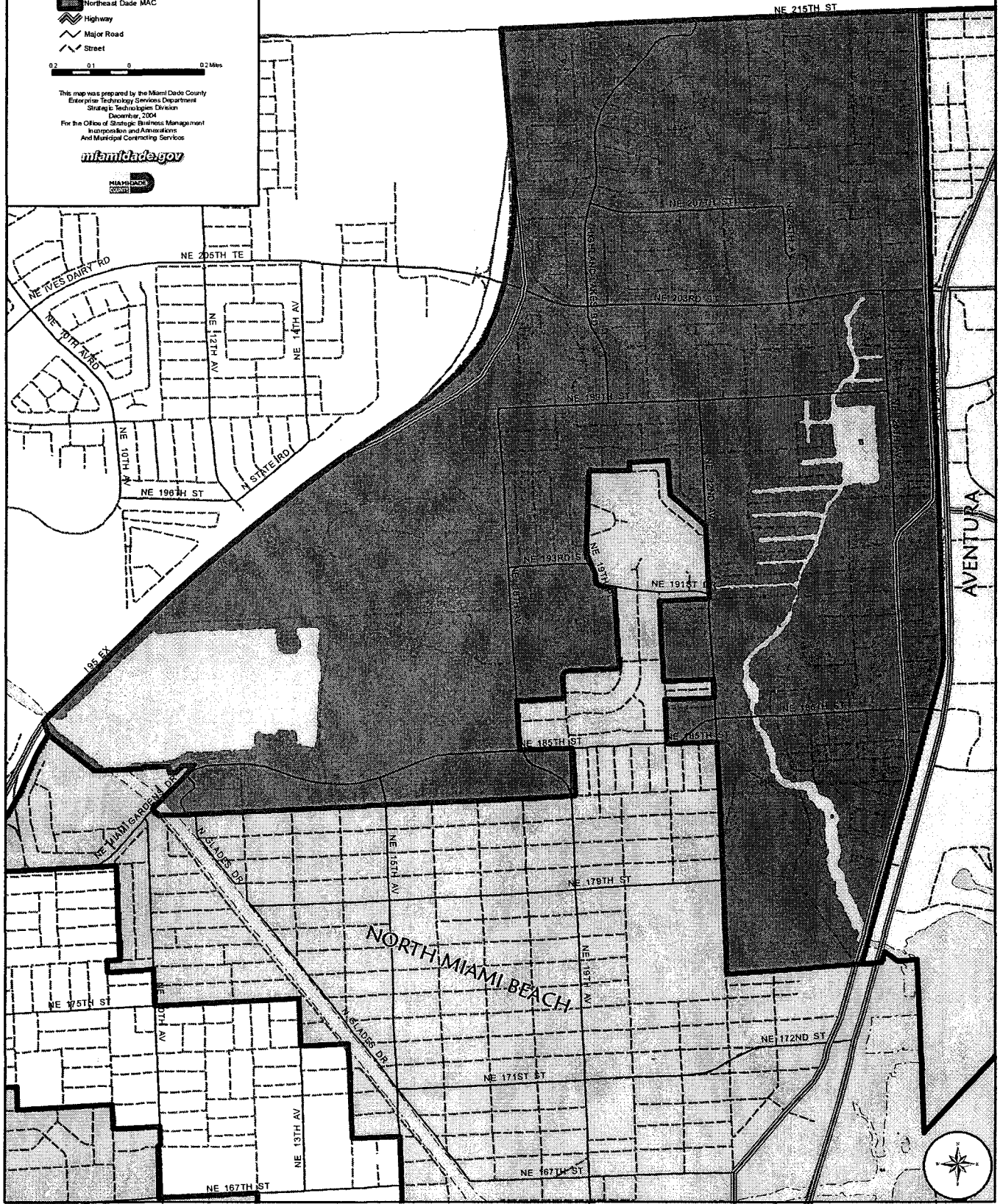
Legend

-  AVENTURA
-  NORTH MIAMI BEACH
-  Unincorporated Miami-Dade County
-  Northeast Dade MAC
-  Highway
-  Major Road
-  Street

0 0.1 0.2 Miles

This map was prepared by the Miami Dade County
Enterprise Technology Services Department
Strategic Technologies Division
December, 2004
For the Office of Strategic Business Management
Incorporation and Acquisitions
And Municipal Contracting Services

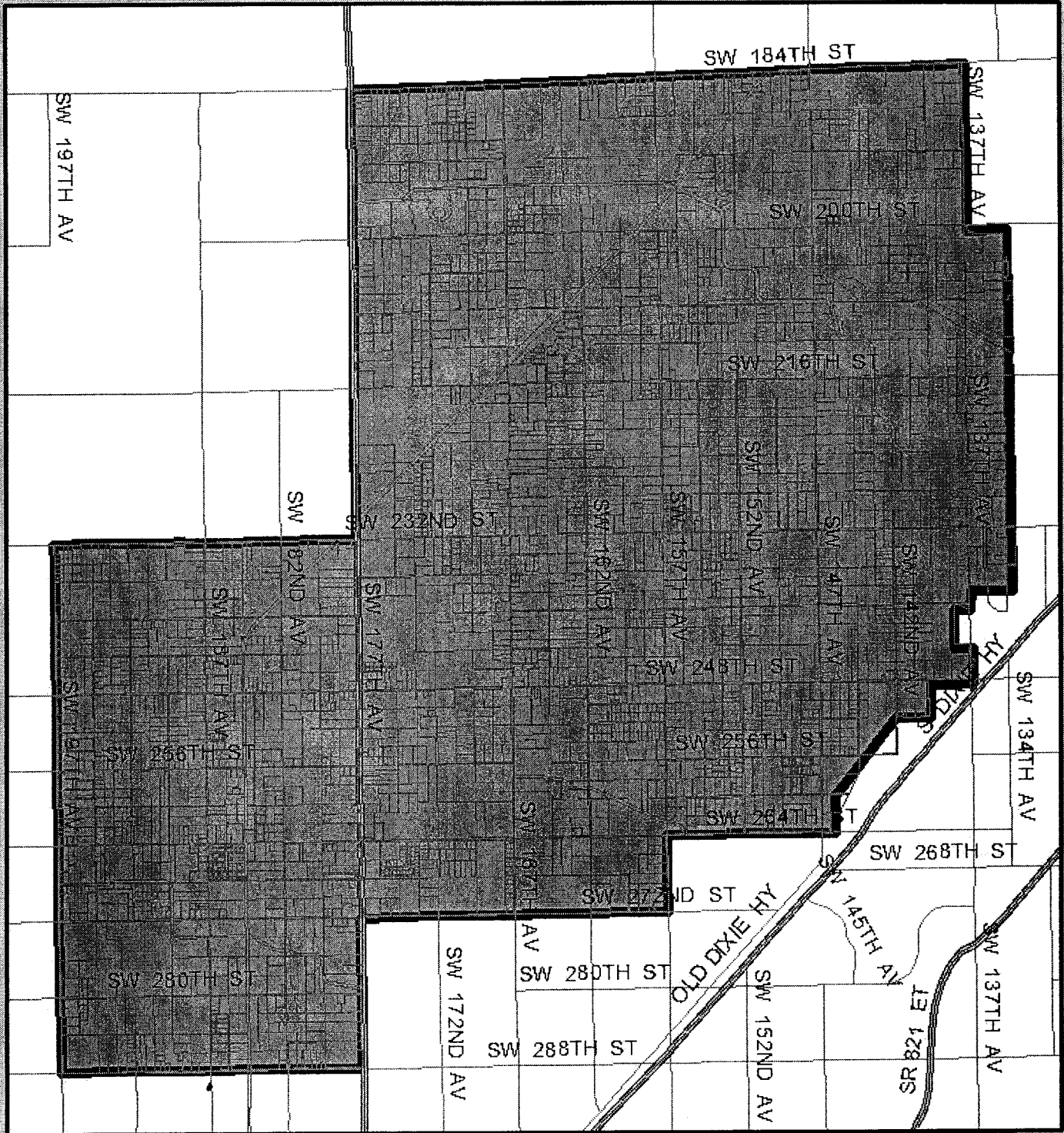
miamidade.gov





Miami - Dade County

Redland



- Legend
- Redland MAC Boundary
 - Redland MAC Property Boundary
 - Highway
 - Major Street

miamidade.gov

This map was prepared by the Miami - Dade County
Government Department
e-Services Division
Address: Budget/Proposed Incorporation Areas/OmbRedland_12-27-02.mxd
December, 2012



ATTACHMENT C

LETTER OF REQUEST FOR INTEREST TO MUNICIPALITIES



August 3, 2007

Eric M. Soroka
City Manager
City of Aventura
19200 W. County Club Drive
Aventura, FL 33180

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Soroka:

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Northeast Dade Municipal Advisory Committee, located west of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Northeast Municipal Advisory Committee, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

Jennifer Glazer-Moon
Director

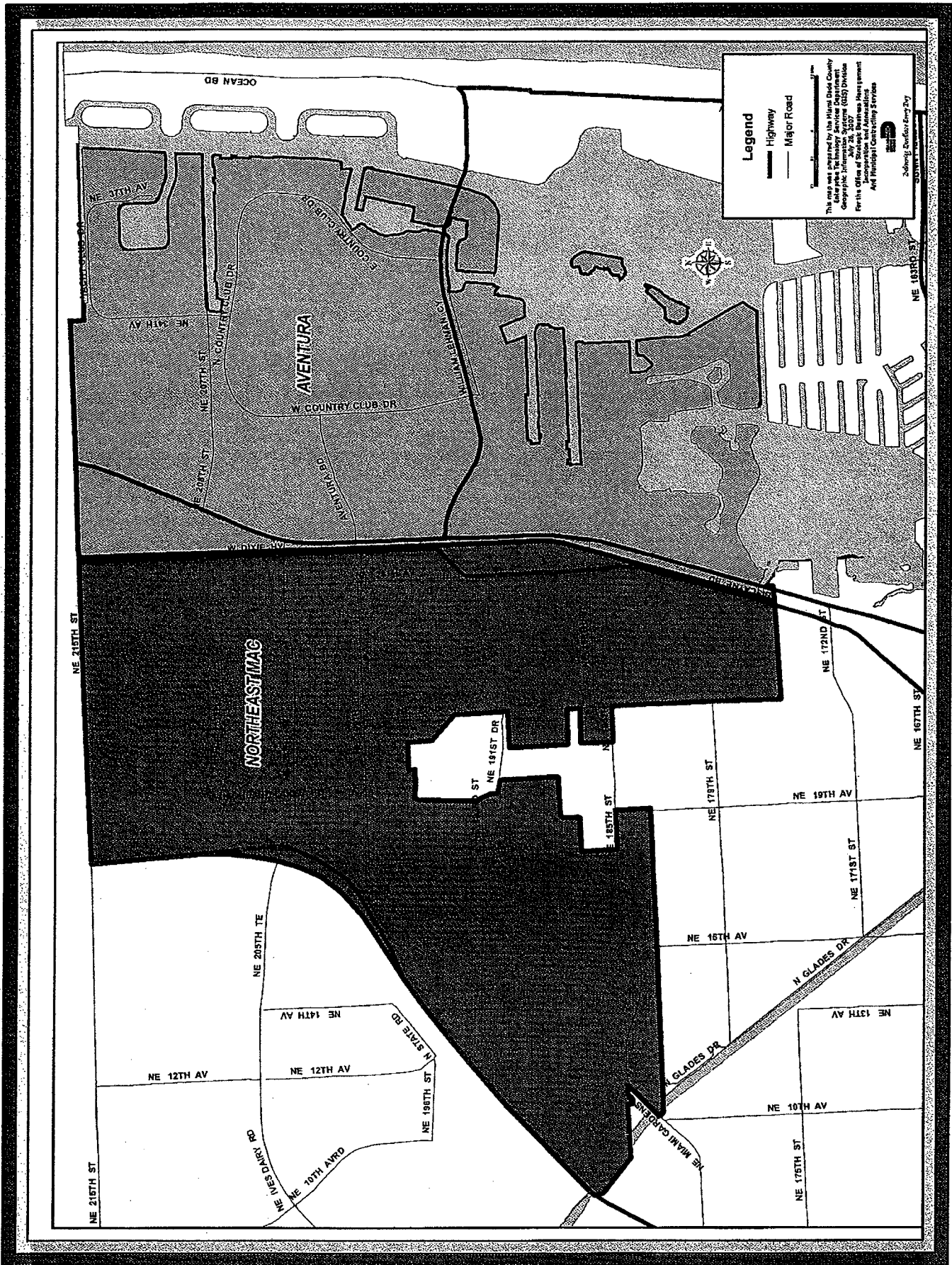
Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
Office of Strategic Business Management

Delivering Excellence Every Day

22

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer



Legend

- Highway
- Major Road

0 1/4 1/2 3/4 1 Mile

This map was prepared by SUTRA, Inc. for the City of Aventura, Florida. SUTRA, Inc. is a subsidiary of SUTRA Corporation, a wholly owned subsidiary of SUTRA Group, Inc. SUTRA Corporation is a member of the SUTRA Group of Companies. SUTRA Corporation provides a variety of services including but not limited to: GIS, Mapping, Data Management, and Consulting Services.

SUTRA

Solely Computerized by SUTRA



Strategic Business Management
 111 NW 1st Street • 22nd Floor
 Miami, Florida 33128-1994
 T 305-375-5143 F 305-375-5168

miamidade.gov

August 3, 2007

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management**
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

Steven J. Alexander
 Town Manager
 Town of Cutler Bay
 10720 Caribbean Boulevard, Suite 105
 Cutler Bay, FL 33189

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Alexander: *Steve*

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Goulds Municipal Advisory Committee, located south of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

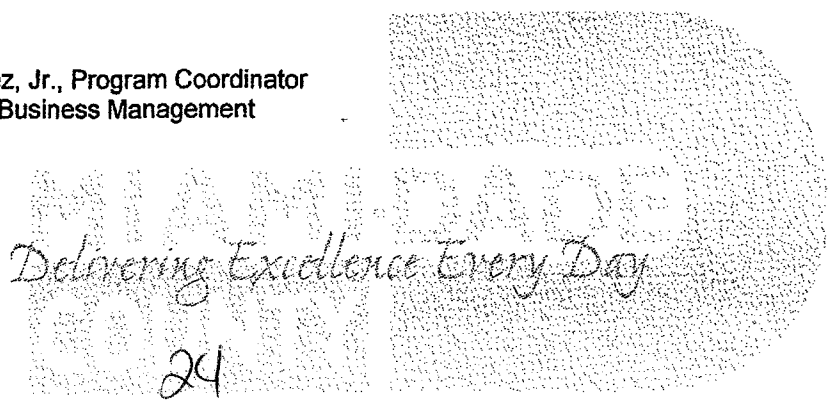
Should you have any questions, on the proposed ordinance, the incorporation efforts of the Goulds Municipal Advisory Committee, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

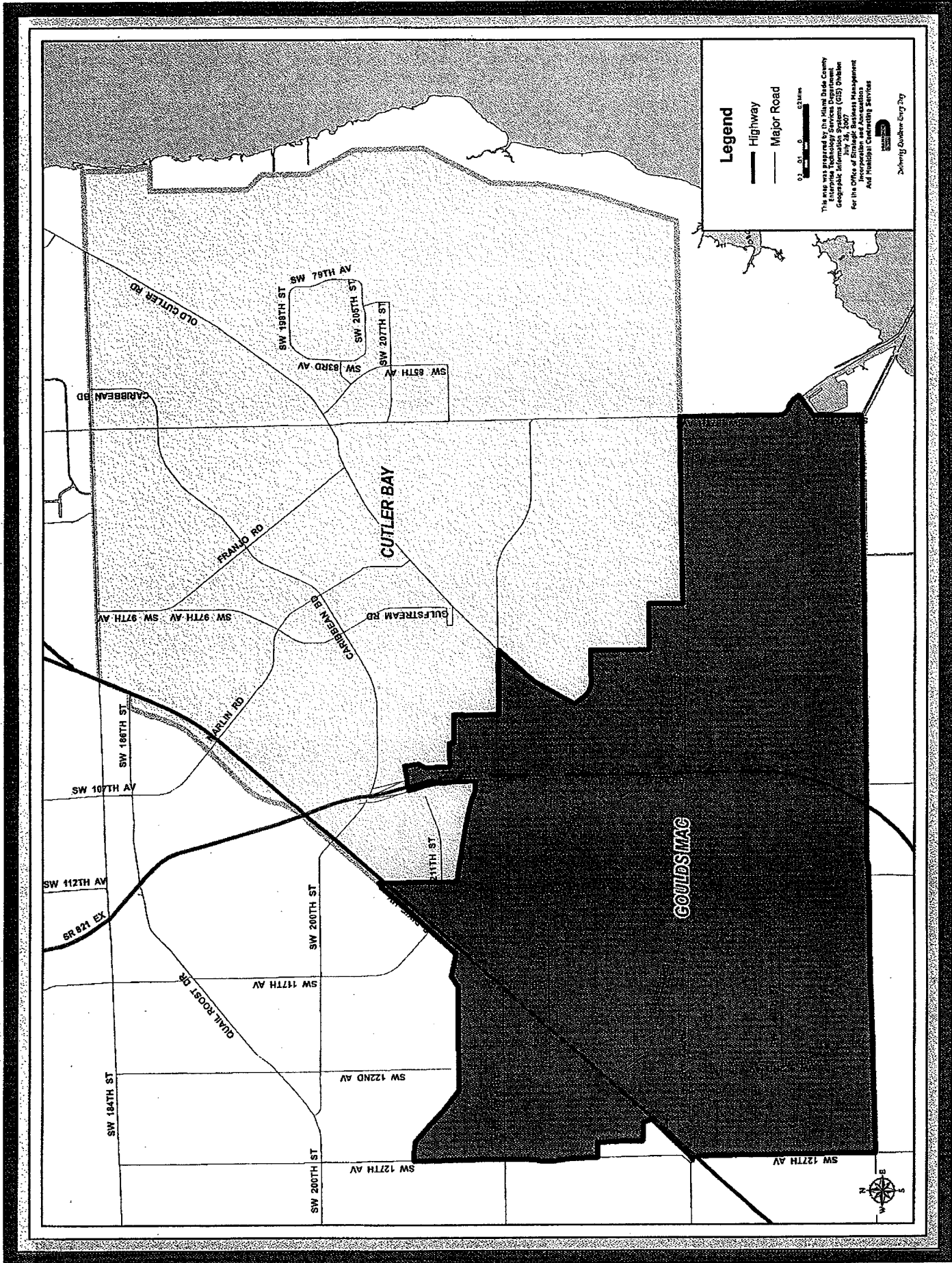
Sincerely,

Jennifer Moon
Jennifer Glazer-Moon
 Director

Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
 Office of Strategic Business Management





Legend

- Highway
- Major Road

0 0.1 0.25 Miles

This map was prepared by the Hillsborough County
Information Technology Services Department
Geographic Information Systems (GIS) Division
for the Office of Strategic Business Management
Incorporation and Assessments
And Intelligent Contracting Services

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August 3, 2007

- ADA Coordination
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- Vizcaya Museum And Gardens
- Water & Sewer

Sergio Purriños
City Manager
City of Doral
8300 NW 53rd Street, Suite 100
Doral, FL 33166

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Purriños: *Purrio*

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Fontainebleau Municipal Advisory Committee, which is south of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Fontainebleau Municipal Advisory Committee, and the County's annexation procedures, please call me or Jorge Fernandez of my office at 305-375-1543.

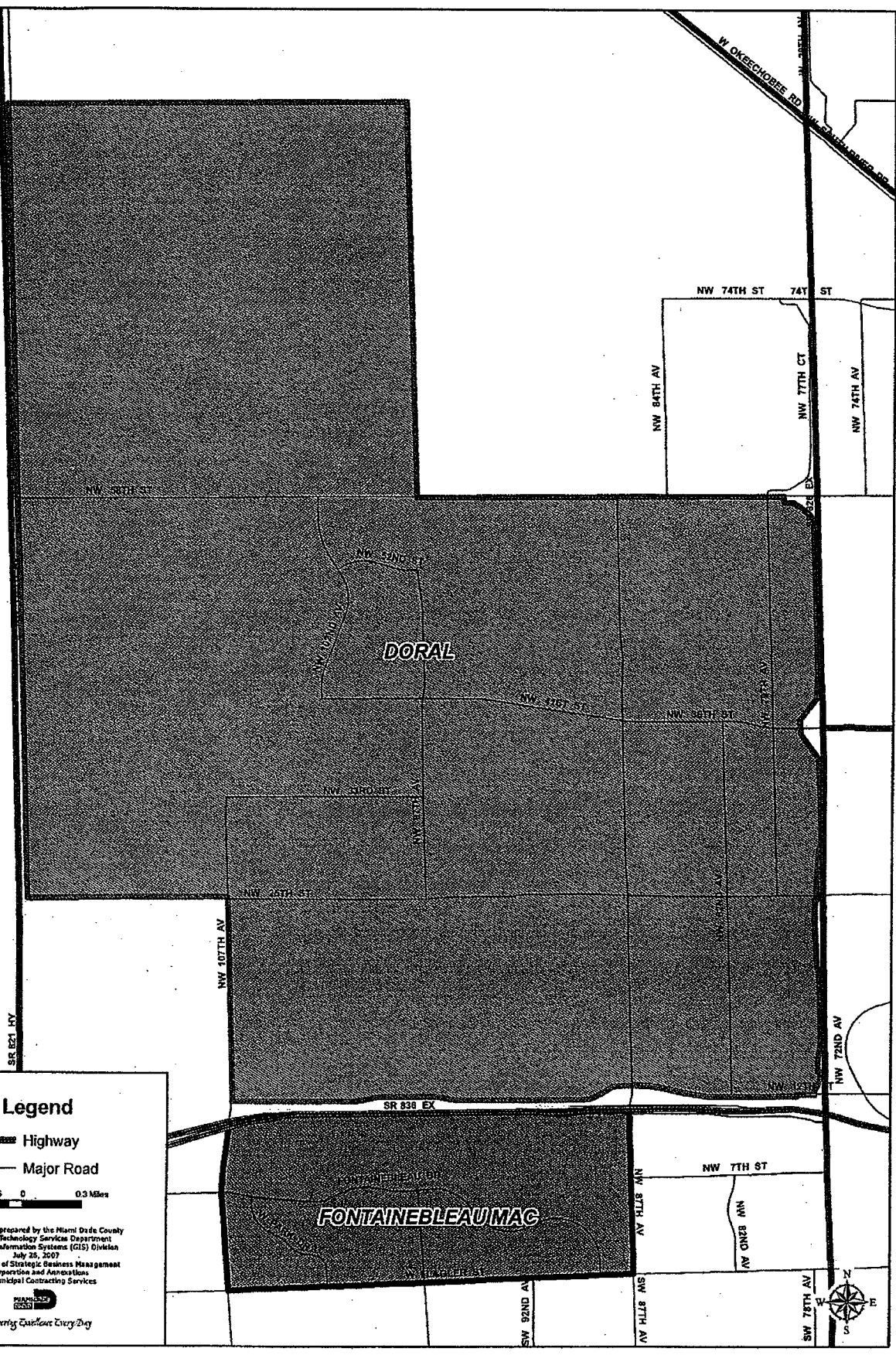
Sincerely,

Jennifer Glazer-Moon
Director



Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
Office of Strategic Business Management

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Legend

-  Highway
 -  Major Road
- 0.3 0.15 0 0.3 Miles

This map was prepared by the Miami Dade County
 Enterprise Technology Services Department
 Geographic Information Systems (GIS) Division
 July 26, 2007
 For the Office of Strategic Business Management
 Incorporation and Annexations
 And Municipal Contracting Services





August 3, 2007

Honorable Julio Robaina
Mayor
City of Hialeah
501 Palm Avenue
Hialeah, FL 33011-0040

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Robaina:

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the North Central Dade Municipal Advisory Committee, located east of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporations. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the North Central Dade Municipal Advisory Committee, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

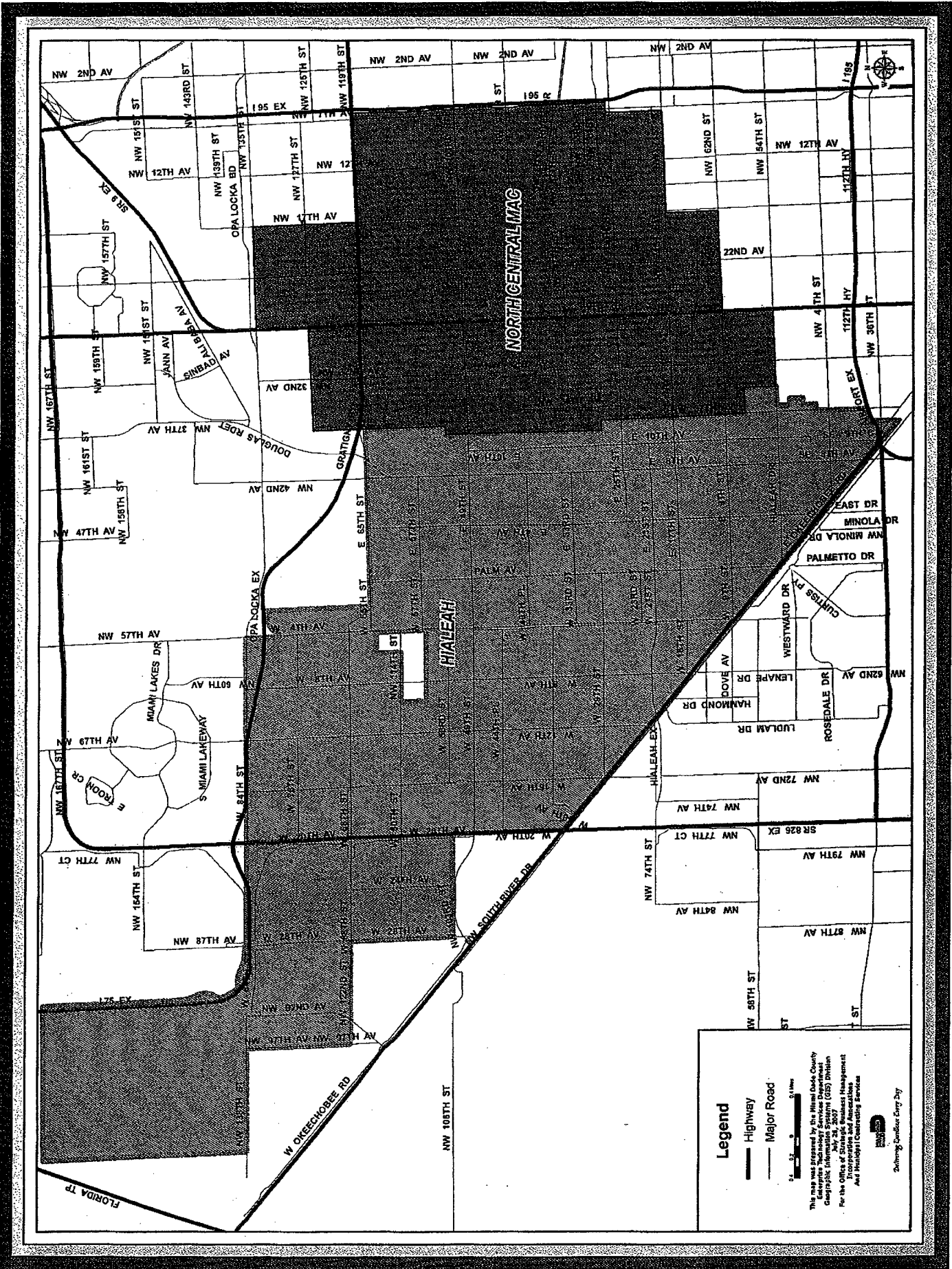
Jennifer Glazer-Moon
Director

Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
Office of Strategic Business Management

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- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer



Legend

- Highway
- Major Road

0 100 200 Feet

This map was prepared by the Miami-Dade County Geographic Information Systems (GIS) Division for the Office of State and Local Governmental Information and Management Services. Incorporating and Maintaining Services.

GIS

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August 3, 2007

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- Water & Sewer

Curt Ivy
 City Manager
 City of Homestead
 790 Homestead Boulevard
 Homestead, FL 33030

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Ivy:

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Plant Municipal Advisory Committee, located north of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Plant Municipal Advisory Committee, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

Jennifer Glazer-Moon
 Director

Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
 Office of Strategic Business Management

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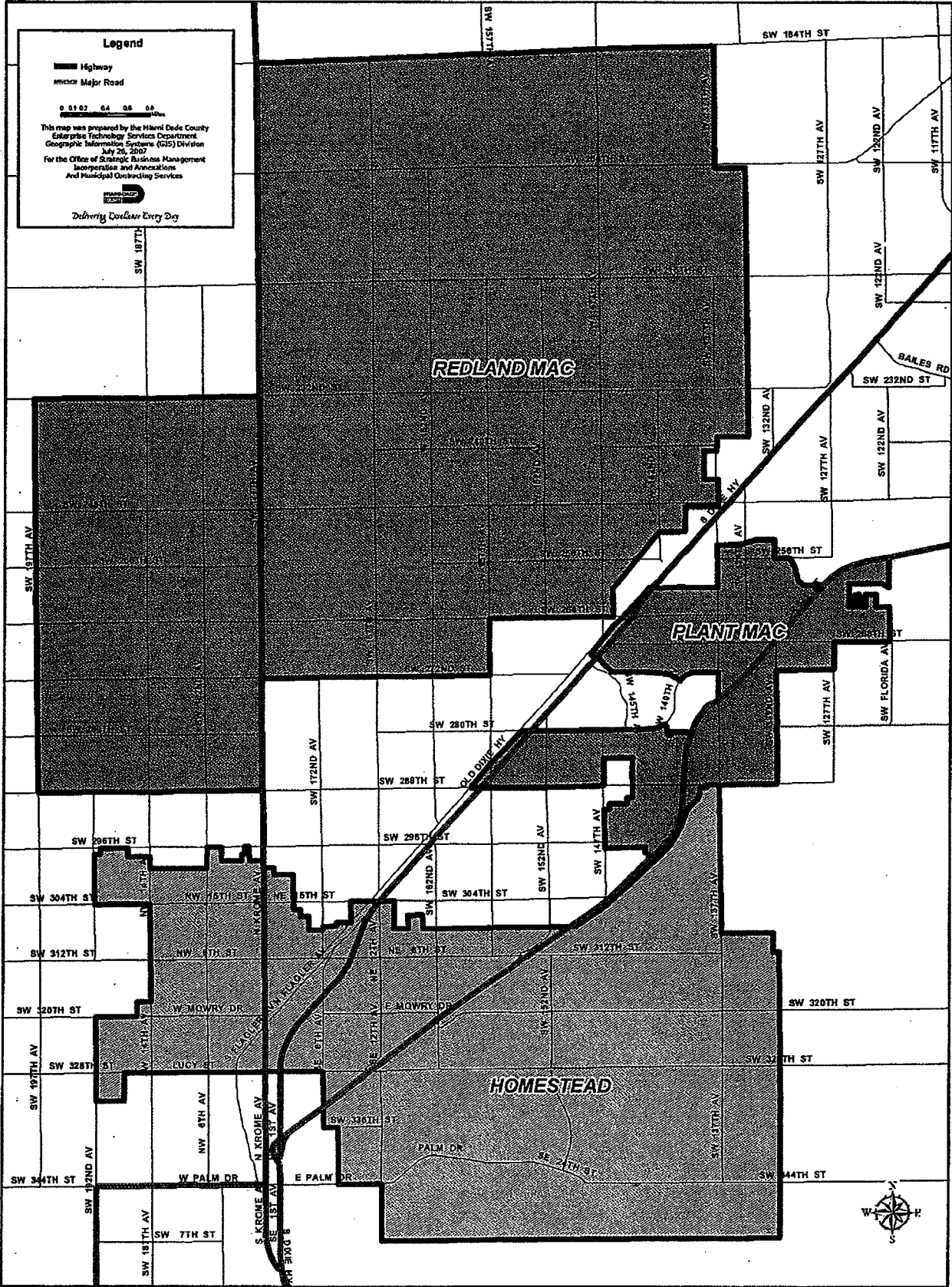
Legend

Highway
 Major Road

0 0.162 0.4 0.8 1.6

This map was prepared by the Miami Dade County
 Enterprise Technology Services Department
 Geographic Information Systems (GIS) Division
 July 26, 2007
 For the Office of Strategic Business Management
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August 3, 2007

Pedro G. Hernandez
 City Manager
 City of Miami
 3500 Pan American Drive
 Miami, FL 33133

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Hernandez: *Pete*

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Fisher Island and North Central Dade Municipal Advisory Committees, located east and north of your city respectively, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporations. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Fisher Island or North Central Dade Municipal Advisory Committees, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

Jennifer Glazer-Moon
Jennifer Glazer-Moon
 Director

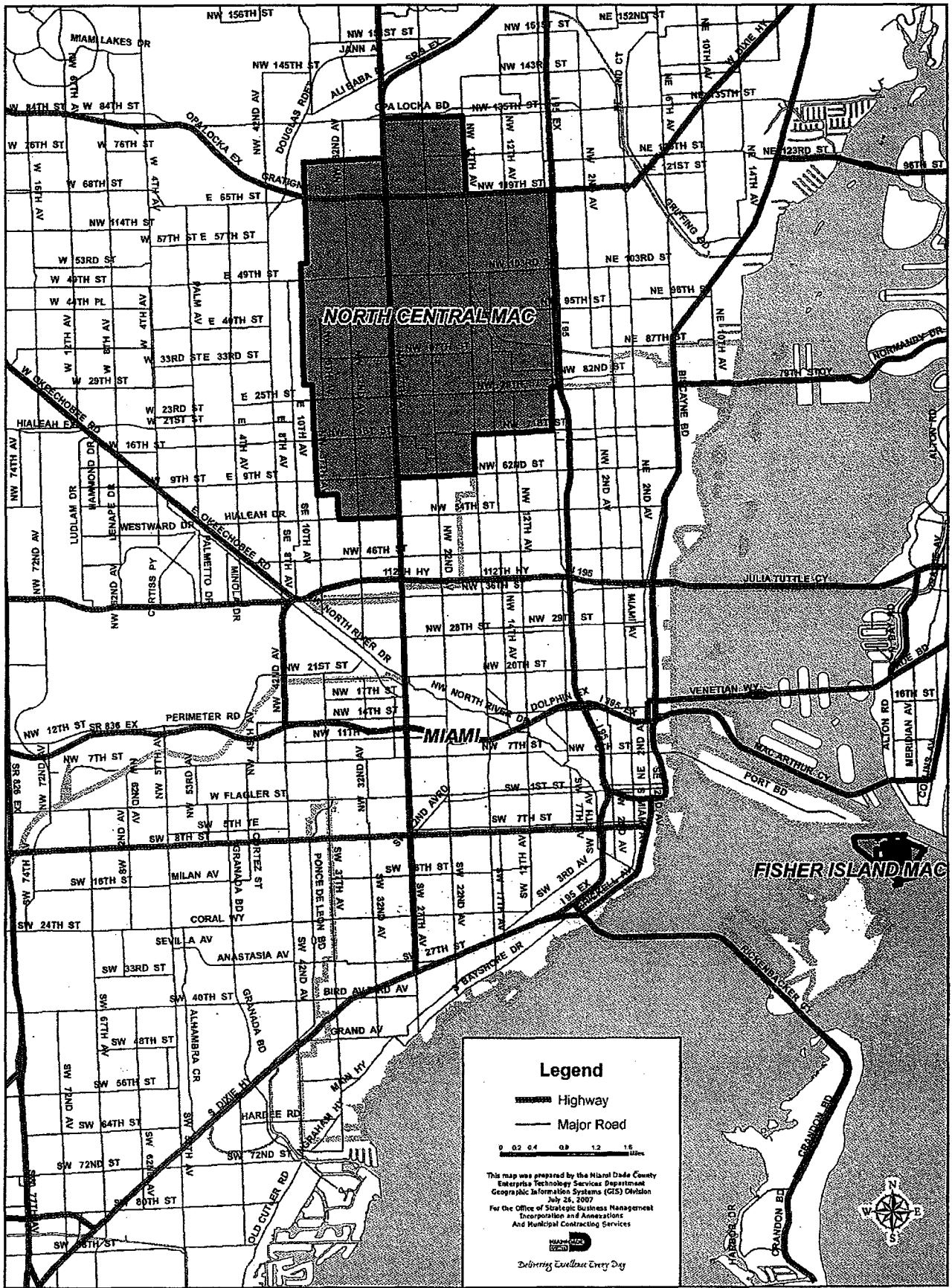
Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
 Office of Strategic Business Management

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August 3, 2007

Jorge Gonzalez
 City Manager
 City of Miami Beach
 1700 Convention Center Drive
 Miami Beach, FL 33139

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Gonzalez: *Jorge*

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Fisher Island Municipal Advisory Committee, located south of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Fisher Island Municipal Advisory Committee, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

Jennifer Glazer-Moon

Jennifer Glazer-Moon
 Director

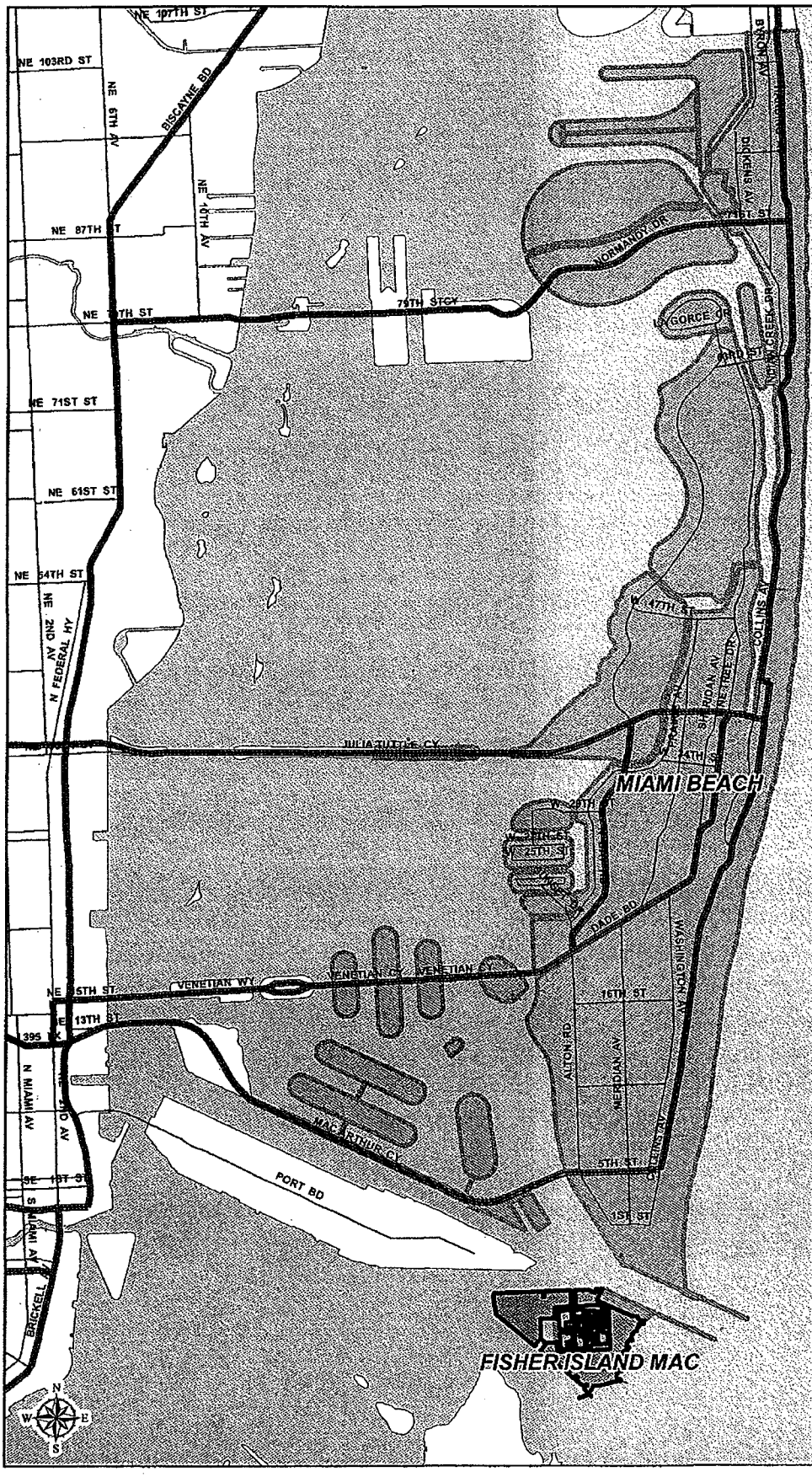
Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
 Office of Strategic Business Management



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Legend

-  Highway
-  Major Road

0 0.1 0.2 0.4 0.6 0.8 Miles

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July 24, 2007
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August 3, 2007

Dr. Danny O. Crew
City Manager
City of Miami Gardens
1515 NW 167th Street, Bldg 5
Miami Gardens, FL 33169

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Crew: *Danny*

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Biscayne Gardens Municipal Advisory Committee, located south of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Biscayne Gardens Municipal Advisory Committee, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

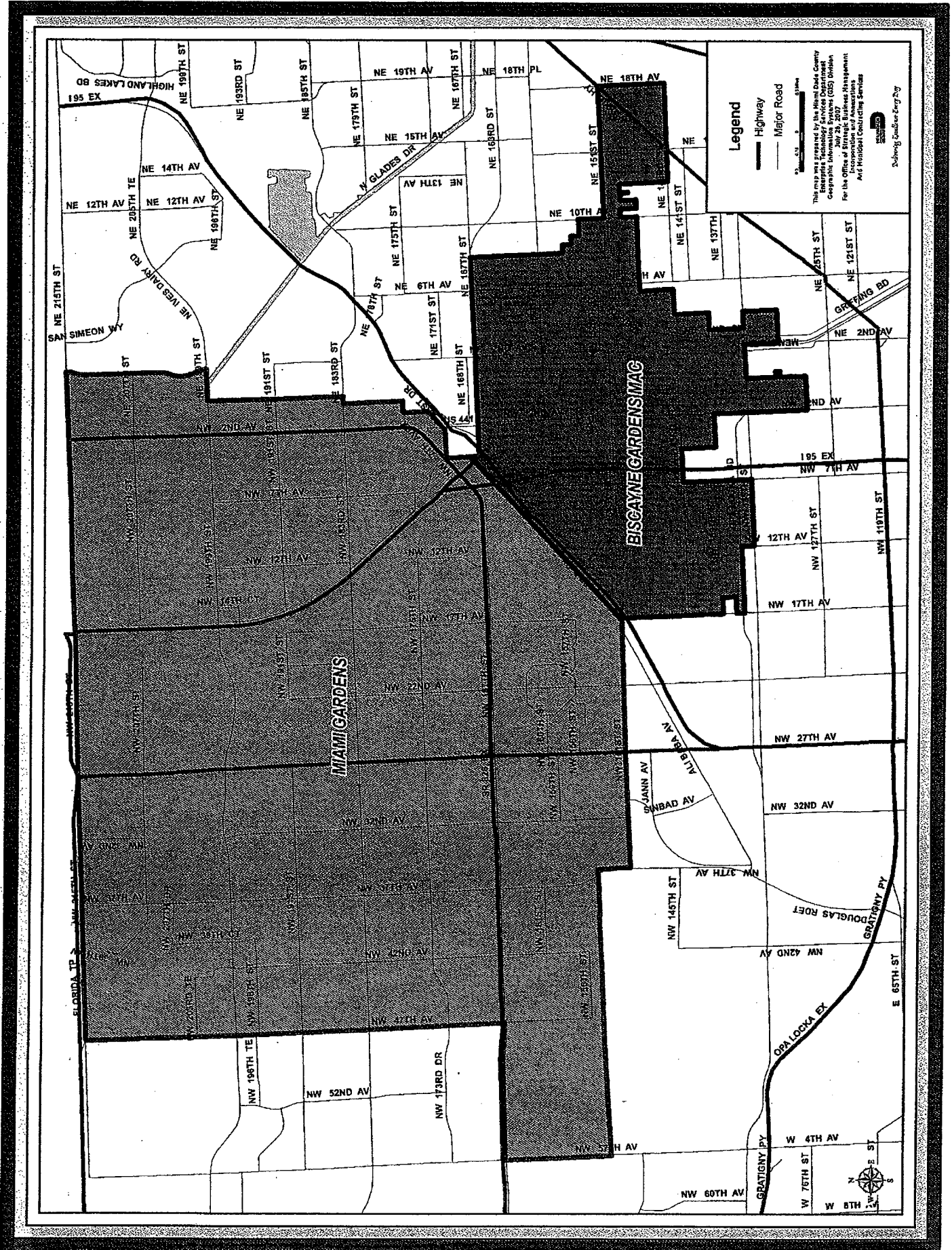
Jennifer Moon
Jennifer Glazer-Moon
Director

Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
Office of Strategic Business Management

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- Water & Sewer





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August 3, 2007

Clarence Patterson
 City Manager
 City of North Miami
 776 NE 125th Street
 North Miami, FL 33161

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Patterson:

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Biscayne Gardens and North Central Dade Municipal Advisory Committees, located north and southwest of your city respectively, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporations. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Biscayne Gardens or North Central Dade Municipal Advisory Committees, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

Jennifer Glazer-Moon
 Director

Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
 Office of Strategic Business Management

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August 3, 2007

Keven Klopp
City Manager
City of North Miami Beach
17011 NE 19th Avenue
North Miami Beach, FL 33180

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Klopp:

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Northeast Dade and Biscayne Gardens Municipal Advisory Committee, located north and south of your city respectively, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Northeast and Biscayne Gardens Municipal Advisory Committees, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

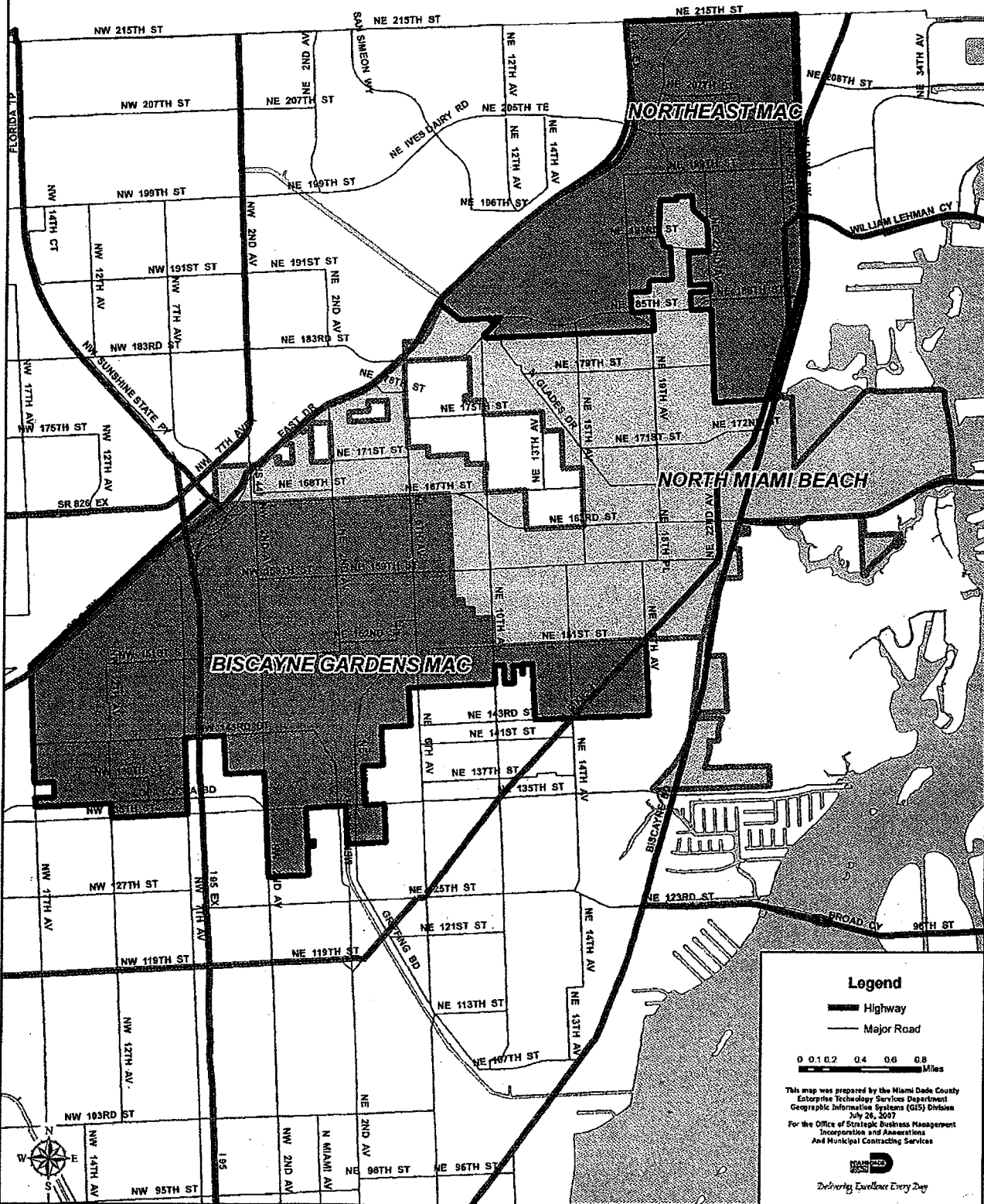
Jennifer Glazer-Moon
Director

Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
Office of Strategic Business Management

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August 3, 2007

Jannie Beverly
 City Manager
 City of Opa Locka
 777 Sharazad Boulevard
 Opa Locka, FL 33054

Re: Annexation of Unincorporated Miami-Dade County

Dear Ms. Beverly:

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the North Central Dade Municipal Advisory Committee, which is south of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the North Central Municipal Advisory Committee, and the County's annexation procedures, please call me at 305-375-5143 or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

Jennifer Glazer-Moon
 Director

Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
 Office of Strategic Business Management

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- ADA Coordination
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 T 305-375-5143 F 305-375-5168

miamidade.gov

August 3, 2007

Honorable Manuel L. Maroño
 Mayor
 City of Sweetwater
 500 SW 109th Avenue
 Sweetwater, FL 33174

Re: Annexation of Unincorporated Miami-Dade County

Dear Mr. Maroño:

On March 29, 2007, the Board of County Commissioners' Government Operations and Environment Committee held Incorporation/Annexation and Mitigation workshops to address issues relating to incorporation and annexation. The Committee instructed the County Attorney's Office to draft an ordinance suspending consideration of proposed incorporations and directing the County Manager to provide a report to the Board regarding efforts to maximize annexations into existing municipalities. A public hearing to consider the attached ordinance was held on July 11th and it was forwarded to the September 4th BCC meeting with a favorable recommendation.

I am writing to inform you of the incorporation effort by the Fontainebleau Municipal Advisory Committee, which is north of your city, and to assess whether your municipality is interested in annexing part or the entire unincorporated area covered by the proposed incorporation. The specific boundaries of the proposed incorporation and their relation to your municipality are identified on the enclosed map.

Please advise us in writing of your interest to annex any area adjacent to your municipality no later than September 15, 2007.

Should you have any questions, on the proposed ordinance, the incorporation efforts of the Fontainebleau Municipal Advisory Committee, and the County's annexation procedures, please call me or Jorge Fernandez of my office at 305-375-1543.

Sincerely,

Jennifer Glazer-Moon
 Director

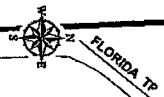
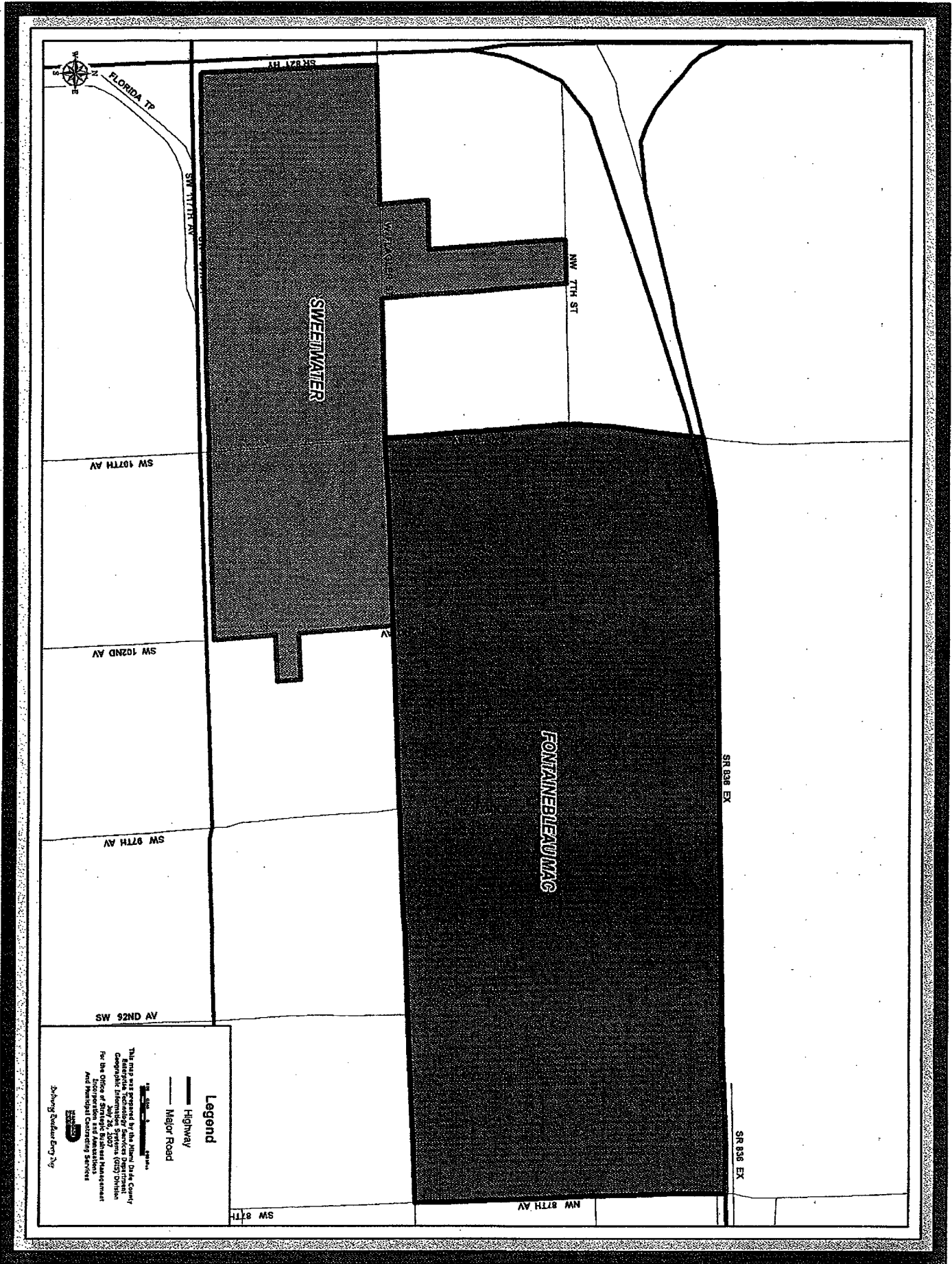
Enclosure

c: Jorge M. Fernandez, Jr., Program Coordinator
 Office of Strategic Business Management

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management**
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

Delivering Excellence Every Day

44



FLORIDA TP

101 178 RS

SW 111TH AV

NW 7TH ST

SW 107TH AV

SW 102ND AV

SW 97TH AV

SW 92ND AV

SW 87TH AV

NW 87TH AV

SR 838 EX

SR 838 EX

Legend

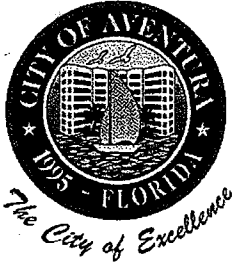
- Highway
- Major Road

This map was prepared by the Palm Beach County Geographic Information Systems (GIS) Division for the Office of Planning, Research, and Administration and Municipal Contracting Services.

Johnberg & Associates, Inc.

ATTACHMENT D

**RESPONSES FROM
MUNICIPALITIES**



City of Aventura

Government Center
19200 West Country Club Drive
Aventura, Florida 33180

Office of the City Manager

September 12, 2007

Ms. Jennifer Glazer-Moon, Director
Miami-Dade County
Office of Strategic Business Management
111 N.W. 1st Street, 22nd Floor
Miami, FL 33128-1994

Re: Annexation of Unincorporated Miami-Dade County

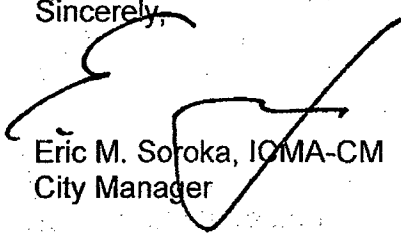
Dear Ms. Glazer-Moon:

Reference is made to your letter dated August 3, 2007 regarding the City of Aventura's interest in annexing part or the entire unincorporated area covered by the Northeast Dade Municipal Advisory Committee.

This letter shall confirm the City of Aventura's interest in studying the possibility of annexing part or the entire unincorporated area covered by the Northeast Dade Municipal Advisory Committee. The City's continued interest in the annexation process would be subject to an economic feasibility study to be conducted by the City of Aventura.

If you have any questions, please feel free to contact me.

Sincerely,



Eric M. Soroka, ICMA-CM
City Manager

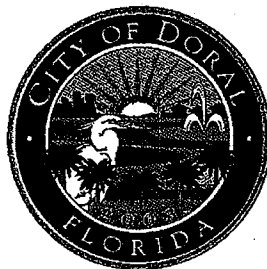
EMS/act

cc: Jorge M. Fernandez, Jr. Program Coordinator, Office of Strategic Business
Management

CMO2024-07

PHONE: 305-466-8910 • FAX: 305-466-8919
www.cityofaventura.com

47



November 15, 2007

City Manager's
Office

Jennifer Glazer-Moon
Director
Office of Strategic Business and Management
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

Re: Annexation of Unincorporated Areas in Miami-Dade County

Dear Ms. *Jennifer* Moon:

I hope this letter finds you well. Please accept my apologies for the delayed response, but for some reason your letter never made it to my office. Regardless, on October 15, 2007, Mr. Jorge M. Fernandez provided me with a copy of the letter which you had sent concerning the City of Doral's position on the annexation of the area south of the Dolphin Expressway (SR 836 EX), also referred to as the Fontainebleau MAC. During last night's discussion, the City Council expressed an interest in learning more about this area and would like to have the answers to the following questions:

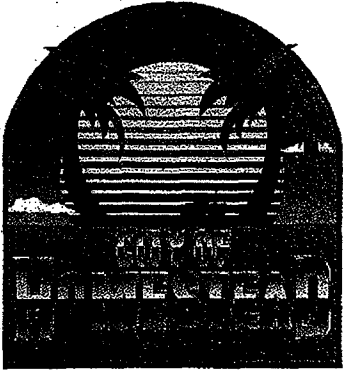
1. What is the financial impact to the City if this area is annexed? Please include information as to how every level-of-service will be impacted.
2. Where is Miami-Dade County on the issue of annexation at this time?
3. Was a similar letter sent to other neighboring municipalities and if so, which ones?
4. What areas are the other cities neighboring Doral being asked to consider?

Once I receive these answers I will convey them to my City Council and provide you with a more defined position on this issue. I would like to have this issue back for discussion at our December 12th Council meeting. In the meantime, should you have any questions please feel free to contact me at your convenience.

Sincerely,

Sergio Purrinos
Sergio Purrinos
City Manager

Cc: City of Doral City Council
John Hearn, City Attorney
File



CITY OF HOMESTEAD, FLORIDA

790 N. HOMESTEAD BOULEVARD • HOMESTEAD, FLORIDA 33030
TELEPHONE: (305) 224-4400 • WEBSITE: www.cityofhomestead.com

ROSCOE WARREN, *Mayor*
STEVEN D. LOSNER, *Vice-Mayor*
CURTIS K. IVY, JR., *City Manager*

COUNCIL MEMBERS:
LYNDA BELL
AMANDA S. GARNER

NORMAN L. HODGE, JR.
JEFFREY D. PORTER
JUDY WALDMAN

August 20, 2007

Jennifer Glaser-Moon, Director
Strategic Business Management
Miami-Dade County
111 NW 1 Street, 22nd Floor
Miami, FL 33128-1994

RE: Annexation of Unincorporated Miami-Dade County

Dear Jennifer,

This is a response to the Miami Dade County letter dated August 3, 2007, regarding the above subject. The City of Homestead is interested in annexation proposals of properties adjacent to our City.

Please include me in all the communications and meetings regarding the annexation areas.

If you have any questions, please contact me at 305-224-4510.

Thank you.

Sincerely,

Shari Kamali
Director
Planning, Zoning, and Development Services

SK/kk

City of Miami



PEDRO G. HERNANDEZ, P.E.
CITY MANAGER

P.O. BOX 330708
MIAMI, FLORIDA 33233-0708
(305) 250-5400
FAX (305) 250-5410

September 14, 2007

Mrs. Jennifer Glazer-Moon
Director, Strategic Business Management
111 NW 1st - 22nd Floor
Miami, FL 33128-1994

RE: Annexation of Unincorporated Miami-Dade County

Dear Mrs. Glazer-Moon:

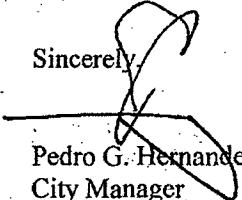
In reference to your letter dated August 3, 2007 regarding current on-going efforts throughout the County and its municipalities to maximize annexations into existing municipalities, the City would hereby like to inform you of our respective interest in annexing Fisher Island, a section of the North Central MAC and other areas of Unincorporated Miami-Dade County to the west of our City limits (see attached map). However, these areas would require additional research and analysis by the City prior to beginning any annexation process. We are presently in the initial stages of preparing an application for the area west of 27th Ave and south of State Rd 112.

I have directed staff to begin a more thorough research and analysis of Fisher Island, North Central MAC and other areas to the west of the City. Upon completion of our analysis the City will notify you and the respective County Commissioner, of the areas of interest, prior to taking further steps in the application process.

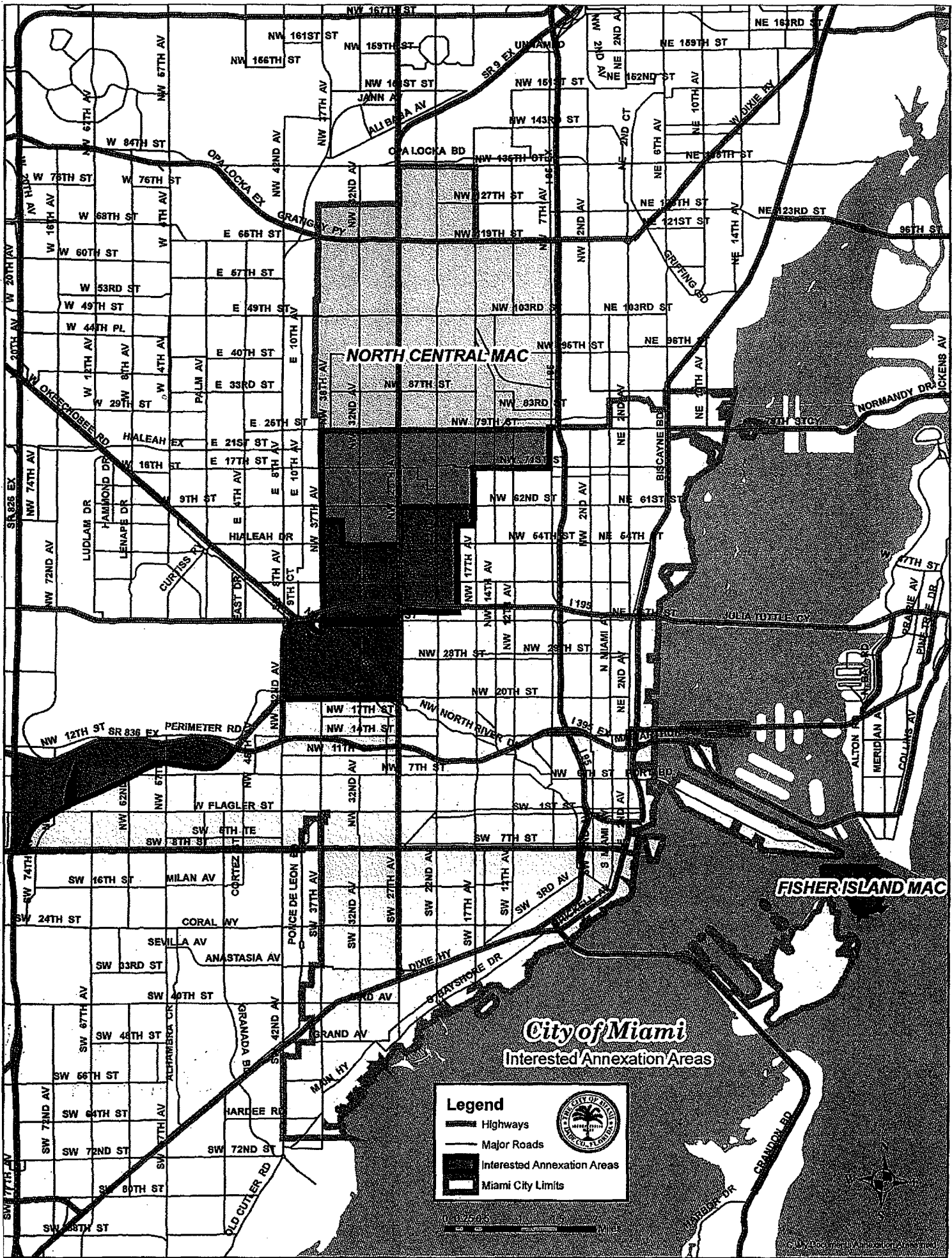
We look forward to working together with your department in the application process as we move forward.

Should you have any additional questions or inquires regarding this matter, please feel free to contact, Mr. Pieter Bockweg, Assistant to Senior Director of Building, Planning and Zoning, or me at 305-250-5400.

Sincerely,


Pedro G. Hernandez, P.E.
City Manager

C. Pieter Bockweg, Assistant to Senior Director of Building, Planning and Zoning





MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

Jorge M. Gonzalez
City Manager

OFFICE OF THE CITY MANAGER
Tel: 305.673.7010 Fax: 305.673.7782

August 20, 2007

Jennifer Glazer-Moon
Director, Strategic Business Management
Miami-Dade County
Stephen P. Clark Center
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128

Dear Ms. Glazer-Moon,

I received your letter of August 3rd, 2007 regarding the potential annexation of the area proposed for incorporation by the Fisher Island Municipal Advisory Committee. Given the proximity to the City of Miami Beach, including adjacent land on Fisher Island, the City of Miami Beach is the clear choice for annexation considerations provided that it makes sense for Miami Beach and Fisher island residents. I am very interested in discussing the potential annexation, so as to determine potential benefits to all residents in both the proposed area as well as the City of Miami Beach.

I would welcome the opportunity to have you meet with my staff to discuss at your earliest convenience.

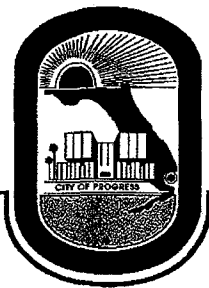
Sincerely,


Jorge M. Gonzalez
City Manager

C: Kathie G. Brooks, Office of Budget and Performance Improvement Director
Kevin Crowder, Economic Development

JMG/KGB

F:\cmgr\ALL\KATHIE BROOKS\Response to JGM re Fisher Island 8-07.doc



City of North Miami

776 Northeast 125th Street, P.O. Box 619085, North Miami, Florida 33261-9085

(305) 893-6511

October 31, 2007

Ms. Jennifer Glazer-Moon
Director
Miami-Dade County
Office of Strategic Business Management
111 N.W. First Street, 22nd Floor
Miami, FL 33128

Re: *Annexation of Unincorporated Miami-Dade County adjacent to the City of North Miami*


Dear Mr. Glazer-Moon:

This is in response to your letter and conversation with Jorge Fernandez, Program Coordinator, requesting we make a formal request in writing regarding our interest in annexing some of the enclaves of the unincorporated areas.

Please see attached map labeled "Exhibit B" which outline those areas which is of interest to us. Also, note "Exhibit A" which is the small unincorporated area that is in the middle of the west side of our City. Additionally, the two enclaves north of 119th Street; east of I-95 to West Dixie Highway which will make that a clean boundary.

If you need any additional information, please do not hesitate to contact me at (305) (305) 893-6391 or Keith Kleiman, our Budget Director whose name appears on Exhibit A.

Sincerely,


Clarence Patterson
City Manager

CP:mp

Attachment(s)

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Pineda, Mayda

From: Kleiman, Keith
Sent: Wednesday, October 31, 2007 1:10 PM
To: 'Fernandez, Jorge (OSBM)'
Cc: Patterson, Clarence; Collins, Mark; Calloway, Maxine; Lytle, Terry; Shannon, Clinton
Subject: RE: Map

Jorge,

I just found out the request will change to include the following additional coordinates. These "new" areas should have been included in the original notification to the County, but for some reason were overlooked by us.

In response to your request below, the City Manager is penning a letter stating that the coordinates we have already given you as well as the additional coordinates listed below, will be the City's Official interest for annexed areas.

Additional Coordinates:

- 1) NW 13 Ave. from NW 131 St., north to NW 135 St., west to NW 16 Ave., South to NW 131 St., east to NW 13 Ave.
- 2) NW 119 St. from NW 2 Ave., north to NW 121 St., west to the west side of I-95, south to NW 119 St., east to NW 2 Ave.
- 3) The western portion of the following coordinates does not fall on specific streets, but rather by block/lot. If the coordinates we're supplying for this area are not specific enough, please let us know. NE 119 St. from NE 1 Ave, north to NE 121 St., west to NW 120 Terr., south to NE 119 St, east to NE 1 Ave.
- 4) NE 120 St. and West Dixie Highway, north to NE 121 St., east to West Dixie Highway, southwest to NE 120 St.

Thanks, KK :-)

Keith R. Kleiman
Budget Director

City of North Miami
776 NE 125th Street
North Miami, FL 33161
Office - 305-895-9894
Cell - 954-770-6567
Fax - 305-891-8100
Email - kkleiman@northmiamifl.gov

-----Original Message-----

From: Fernandez, Jorge (OSBM) [mailto:jjorge@miamidade.gov]
Sent: Tuesday, October 30, 2007 1:57 PM
To: Kleiman, Keith
Subject: RE: Map

10/31/2007

54

Keith do you know if this is the City's request, or will it change? I need a letter from the City saying that this is what they would be interested in annexing, etc. Would that be possible?

From: Kleiman, Keith [mailto:kkleiman@northmiamifl.gov]
Sent: Monday, October 29, 2007 5:10 PM
To: Fernandez, Jorge (OSBM)
Subject: RE: Map

Thanks!

-----Original Message-----

From: Fernandez, Jorge (OSBM) [mailto:jjorge@miamidade.gov]
Sent: Monday, October 29, 2007 3:20 PM
To: Kleiman, Keith
Cc: Patterson, Clarence; Collins, Mark; Calloway, Maxine; Lytle, Terry
Subject: RE: Map

Yes, I will get them.

From: Kleiman, Keith [mailto:kkleiman@northmiamifl.gov]
Sent: Monday, October 29, 2007 2:46 PM
To: Fernandez, Jorge (OSBM)
Cc: Patterson, Clarence; Collins, Mark; Calloway, Maxine; Lytle, Terry
Subject: RE: Map

Hey Jorge,

This looks correct. Can you get us the taxable values?

-----Original Message-----

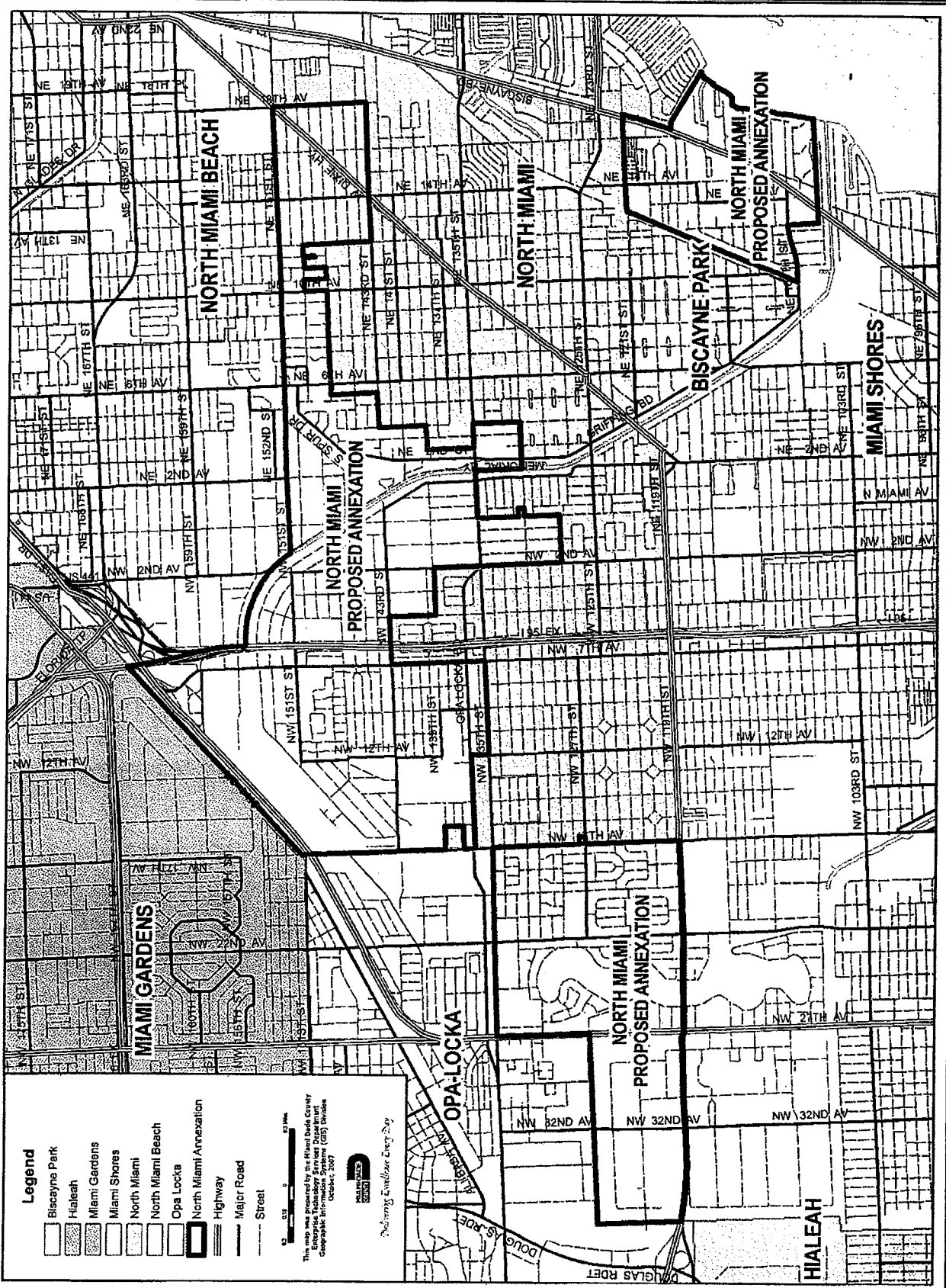
From: Fernandez, Jorge (OSBM) [mailto:jjorge@miamidade.gov]
Sent: Monday, October 29, 2007 2:02 PM
To: Kleiman, Keith
Subject: Map

Keith, Please review the attached map and let me know if this is what the boundaries should be.

Thanks

55

20110107 D



Legend

- Biscayne Park
- Hialeah
- Miami Gardens
- Miami Shores
- North Miami
- North Miami Beach
- Opa Locka
- North Miami Annexation
- Highway
- Major Road
- Street



This map was prepared by the Miami-Dade County
 Geographic Information System (GIS) Division
 on October 2, 2007



Department of Information Technology
 Planning, Analytics, Energy, Day

Jorge F



City Manager's Office

September 24, 2007

Jennifer Glazer-Moon, Director
Strategic Business Management, Miami-Dade County
111 NW 1st St., 22nd Floor
Miami, FL 33128-1994

RE: Annexation

Dear Ms. Glazer-Moon:

Thank you for your letter of August 3, 2007. Miami-Dade County has requested that North Miami Beach describe in writing our interest in annexing unincorporated areas adjacent to our boundaries – including those areas known as "Biscayne Gardens" and "Northeast". After receiving your letter, I proceeded to discuss the matter with stakeholders in those two areas as well as representatives of the City of Aventura and the City of North Miami.

North Miami Beach is interested in seeing the adjacent unincorporated areas included within a municipality. From a management perspective, unincorporated enclaves and pockets with irregular boundaries present numerous challenges that can be best addressed through municipal governance. Respecting and understanding the broader challenges to which Miami-Dade County must continue to attend, North Miami Beach has always been open to the idea of annexing the referenced areas, or portions thereof.

North Miami Beach requests that two main considerations be addressed if the City were to annex portions of the areas mentioned. First, NMB would call for the boundaries to be "squared-off." Second, NMB would insist that the fiscal impact on our operations not be, as the result of corresponding annexations by other adjacent cities, fiscally unbalanced.

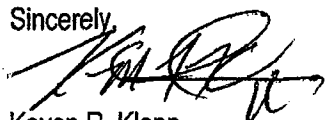
An annexation "squared-off" NMB's boundaries, as pertains to "Biscayne Gardens", could be accomplished utilizing I-95 on the west, NE 151 Street on the south, and the existing municipal boundaries on the east. A "squared-off" of NMB's boundaries, as pertains to "Northeast", could be accomplished utilizing I-95 on the west, Ives Dairy Road on the north, and the existing municipal boundaries on the east.

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Jennifer Glazer-Moon
September 24, 2007
Re: Annexation
Page 2

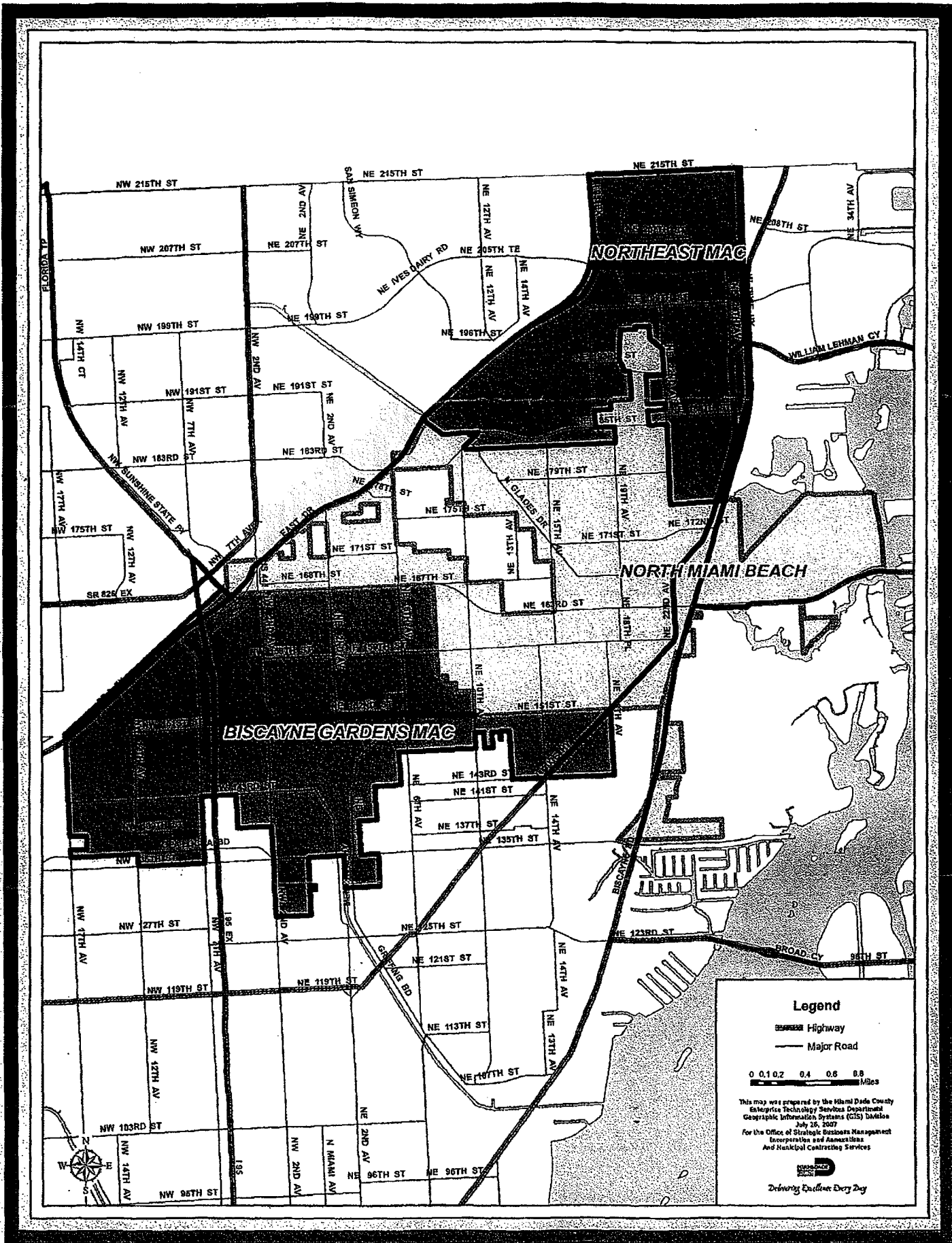
Obviously, the ultimate choice in this matter belongs to the voters within these areas, assuming Miami-Dade County's requirements remain as they are. Further analysis and discussion of these issues is necessary and North Miami Beach is interested in being involved in the process. The unincorporated area adjacent to NMB and east of Miami Gardens along Miami Gardens Drive should also be part of this discussion.

Sincerely,



Keven R. Klopp
City Manager

C: Mayor and City Council



59

Jorge F

" THE GREAT CITY "

Community Planning & Development
215 North Perviz Avenue
Opa-locka, Fl 33054
Ph: 305-953-2909
FX: 305-953-3060



City of
OPA-LOCKA
Florida

Joseph L. Kelley, Mayor
D. "Dottie" Johnson, Vice-Mayor
Timothy Holmes, Commissioner
Gail E. Miller, Commissioner
Rose Tydus, Commissioner

Jannie R. Beverly, City Manager
Deborah S. Irby, City Clerk
A. Quinn Jones, City Attorney

Octavien Spanner, Director

August 23, 2007

Jennifer Glazer-Moon, Director
Office of Strategic Business Management
111 NW 1st Street-22nd Floor
Miami, fl 33128-1994

RE: Letter of Interest; Annexation of Unincorporated Miami-Dade County

Dear Mrs. Glazer-Moon:

This correspondence is written on behalf of Mrs. Jannie R. Beverly, City Manager, City of Opa-locka, and is in response to your August 3, 2007 correspondence.

The City of Opa-locka expresses preliminary interest in annexation of the following area, pending appropriate City Commission approval:

**Bounded on the North side by the 127th Street canal,
Bounded on the South side by 107th Street,
Bounded on the East side by 27th Avenue,
Bounded on the West side by the East most wall of Section 29-52-41 or
(200 ft east of the Rail Road in Section 29-52-41)**

Please see the attached materials prepared by The Metropolitan Center, Florida International University, validating the City's interest in annexation as indicated.

Thank you for the opportunity to submit this letter of interest.

Sincerely,

Octavien A. Spanner,
Director

Cc: Jorge Fernandez, Jr., Program Coordinator
Office of Strategic Business management
111 NW 1st Street, 22nd Floor
Miami, Florida 33128-1994

Attachment

 **FAXED**
08/24/07

60



The Metropolitan Center

Forging Solutions through Research and Training



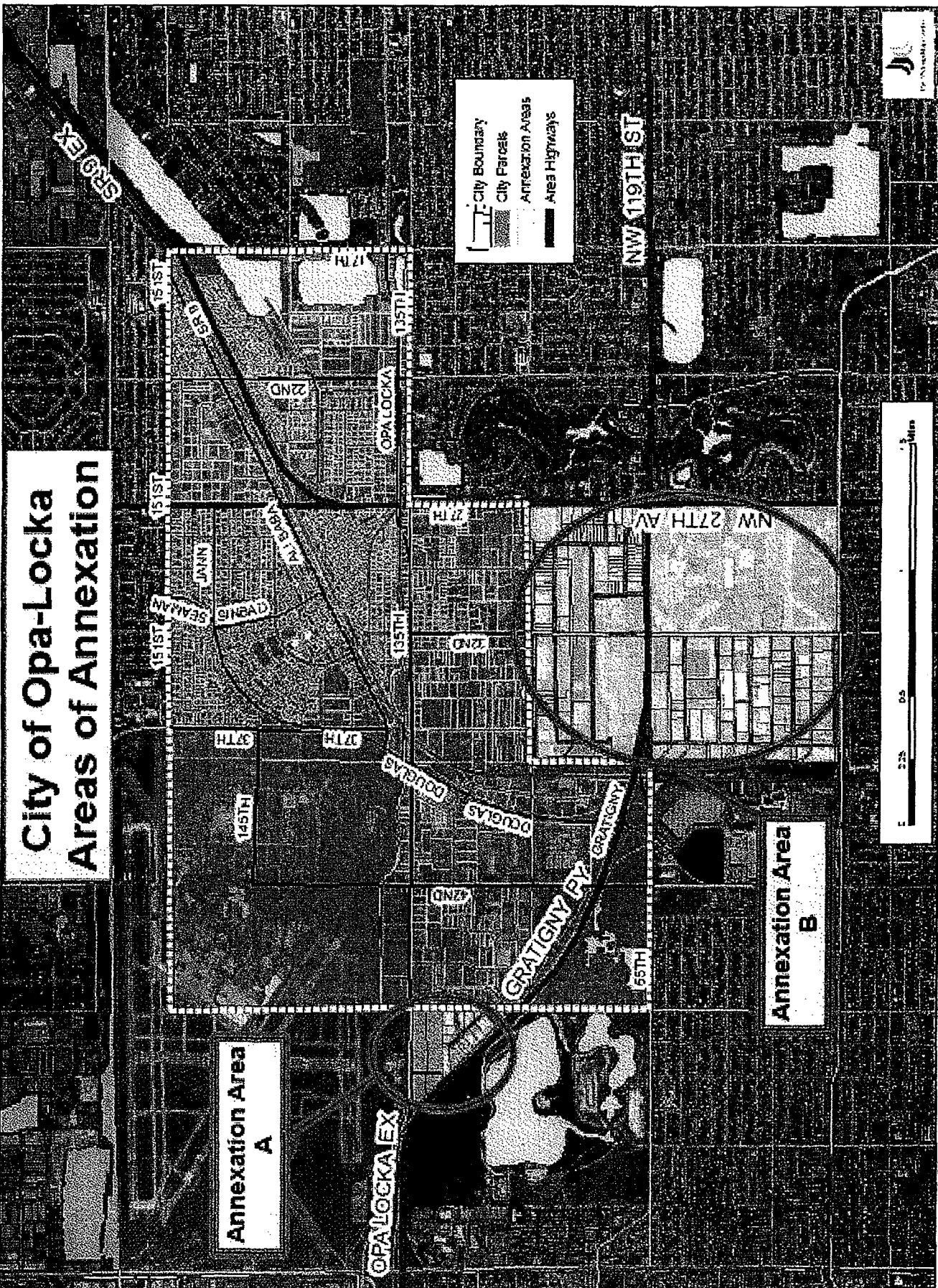
Annexation Proposal City of Opa Locka

February 20, 2007



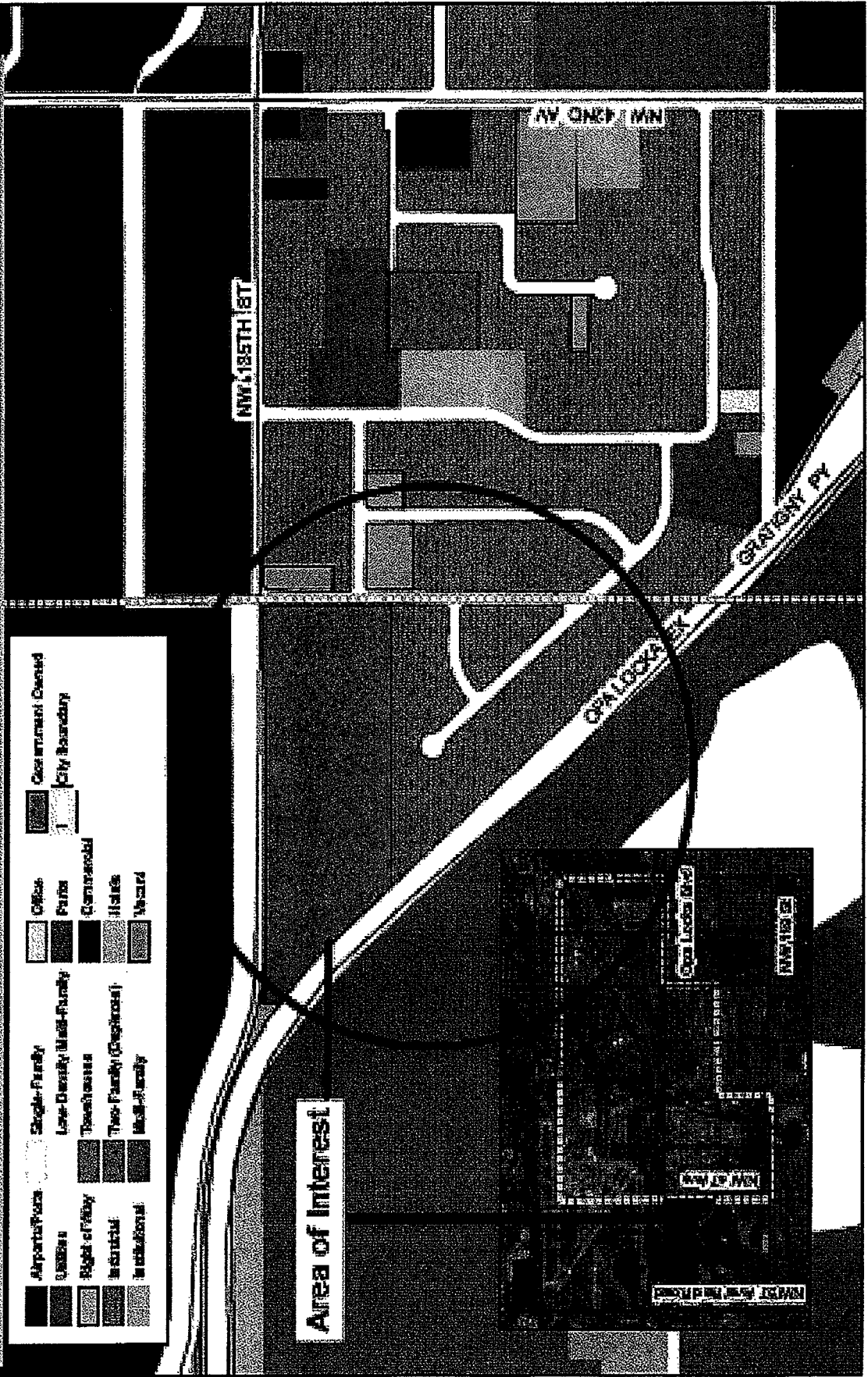
City Boundary
 City Parcels
 Annexation Areas
 Area Highways

City of Opa-Locka Areas of Annexation



OPA-Locka Study Area

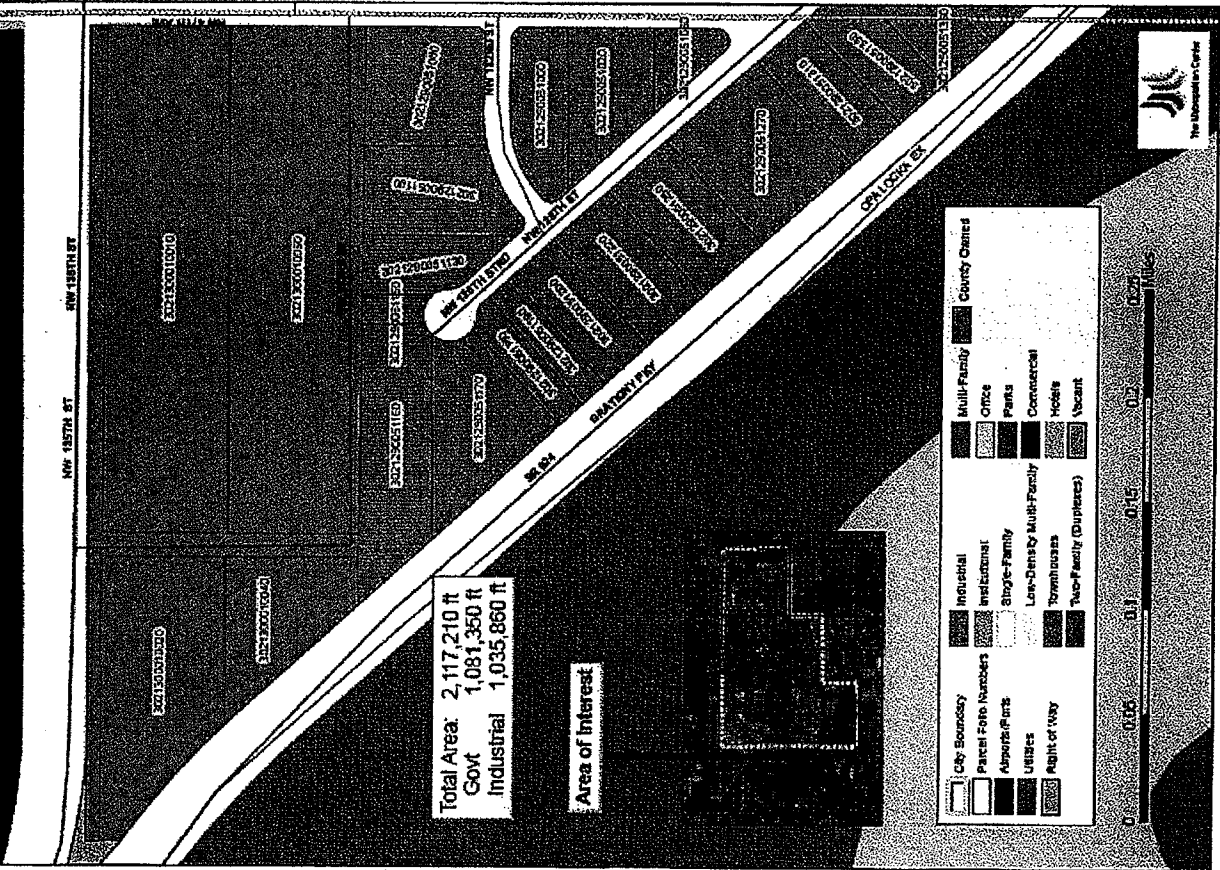
NW 135 St to Gratigny Pky & NW 47 Ave



Apartment/Office	Single-Family	Office	Government/Owned
Warehouse	Lower-Density (Multi-Family)	Public	City Boundary
Right of Way	Townhouses	Commercial	
Industrial	Three-Family (Duplexes)	Hotels	
Subsidiary	Multi-Family	Neighborhood	

Area of Interest

Opa-Locka Study Area
NW 135 St to Gratigny Pky & NW 47 Ave



Opa-Locka Study Area
NW 127 to 107 St & NW 37 to 27 Ave



64

Reasons for Annexation

- Expand City Borders
- Acquire Industrial & Commercial Property
- Increase Tax Revenues
 - Impact fees for development
 - Code enforcements
 - Fines

65



Current Conditions: Population

Demographics

	Opa-Locka	Annexation Area A	Annexation Area B	New City Scenario
Square Miles	4.49	0.08	1.30	5.87
Population	14,951	0	0	14,951
White	271	0	0	271
% White	1.81%	0.00%	0.00%	1.81%
Black	10,412	0	0	10,412
% Black	69.64%	0.00%	0.00%	69.64%
Hispanic (Regardless of Race)	4,268	0	0	4,268
% Hispanic	28.55%	0.00%	0.00%	28.55%
Other	0	0	0	0
	0.00%	0.00%	0.00%	0.00%
	100.00%	0.00%	0.00%	100.00%
Total Population	14,951	0	0	14,951

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The Metropolitan Center
 at Florida International University
 metropolitan.fiu.edu
 305-349-1251



The Metropolitan Center

Pros of Choosing Parts A & B

- Does not affect another municipality, so no consent is needed
- Parks
 - No impact on Miami-Dade parks
 - No residents to affect City Level of Service
- Waives requirement for resident voter approval
- Greater Access to Government
 - Citizens do not have to travel downtown to the County Commission
 - No waiting all day to for issues to be placed on Agenda
 - Better chance for issues to be heard and recognized

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County Concerns

- A need for greater public safety proposes hiring one additional officer in each annexation area.
- Estimated cost of \$54,471 per officer

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The Metropolitan Center
at Florida International University
metropolitan.fiu.edu
305-349-1251



The Metropolitan Center

Current Conditions: Land Use

	Open Locks	Annexation Area A	Annexation Area B	New City Scenario
Number of Properties	3,594	22	188	3,804
Residential	2,539	0	0	2,539
% Residential	70.65%	0.00%	0.00%	66.75%
Commerce/Industrial	549	17	93	659
% Commercial	15.28%	77.27%	49.47%	17.32%
Institutional /Exempt	66	0	13	79
% Institutional /Exempt	1.84%	0.00%	6.91%	2.08%
Vacant (Public & Private)	396	5	82	483
% Vacant	11.02%	22.73%	43.62%	12.70%
Total Properties	3,550	22	188	3,760
Total % Properties	98.78%	100.00%	100.00%	98.84%

67

The Metropolitan Center
 at Florida International University
 metropolitan.fiu.edu
 305-349-1251



The Metropolitan Center

Changes for the City

Service	Services Provided By	Needed Changes to Maintain Level of Service	Implementation Schedule Date
Police Protection	Opa Locka	Will need to hire two additional police officers	Immediately
Fire Protection	Miami-Dade County	Will remain the same	Immediately
Water Supply and Distribution	Miami-Dade County Opa Locka	Will remain the same	Immediately
Collection and Treatment of Sewage	Miami-Dade County Opa Locka	Will remain the same	Immediately
Garbage and Refuse Collection and Disposal	Opa Locka	Will remain the same	Immediately
Street Lighting	Opa Locka	Will remain the same	Immediately
Street Maintenance	Opa Locka (All roads except State roads)	May need to resurface the roads and determine if additional street improvements are needed	Phased over 5 years starting the FY after adoption takes place.
Park and Recreation Facilities	Opa Locka	Will remain the same	Immediately
Building Inspection	Opa Locka	Will remain the same	Immediately
Zoning Administration	Opa Locka	Will remain the same	Immediately
Local Planning Services	Opa Locka	Will remain the same	Immediately
General Government	Opa Locka	Will remain the same	Immediately

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The Metropolitan Center
at Florida International University
metropolitan.fiu.edu
305-349-1251



The Metropolitan Center

Financing of Proposed Services

Village 9.3

	Opa Locka	Proposed Area A	Proposed Area B	New City Scenario
EXPENDITURES				
Executive Services	\$6,375,585	\$0	\$0	\$6,375,585
Community Development	\$833,030	\$0	\$0	\$833,030
Building & Licenses	\$460,940	\$0	\$0	\$460,940
Public Works	\$1,725,325	\$ 31,255	\$500,008	\$2,256,588
Parks & Recreation	\$673,600	\$0	\$0	\$673,600
Public Safety	\$4,405,530	\$54,471	\$54,471	\$4,514,472
Total Expenditures	\$14,474,010	\$85,726	\$554,479	\$15,114,215
REVENUE				
Ad Valorem Taxes	\$7,187,380	\$142,964	\$2,614,234	\$9,944,579
Franchise/Utility Fees	\$3,258,865	\$0	\$0	\$3,258,865
Licenses & Permits**	\$751,400	\$3,825	\$23,850	\$779,075
Intergovernmental Revenues	\$333,730	\$0	\$0	\$333,730
Charges for Services	\$25,450	\$0	\$0	\$25,450
Fines & Forfeitures	\$126,630	\$0	\$0	\$126,630
Miscellaneous Revenues	\$2,790,555	\$0	\$0	\$2,790,555
Total Revenues	\$14,474,010	\$146,789	\$2,638,084	\$17,258,884
Bottom Line Surplus or (Deficit)		\$61,063	\$2,083,605	\$2,144,669

Revenue by Property Tax

Property Taxes by Annexation Area

Annexation Area	Total number of properties	2004 Assessed Value***	Net Taxable Value***	Tax Bill Study Scenario (Millage 9.8) (Nominal Tax Rate * Net Value)**
Area A	22	\$14,588,209	\$14,588,209	\$142,964
Area B	188	\$266,758,621	\$266,758,621	\$ 2,614,234
TOTAL	210	\$281,346,830	\$281,346,830	\$2,757,199

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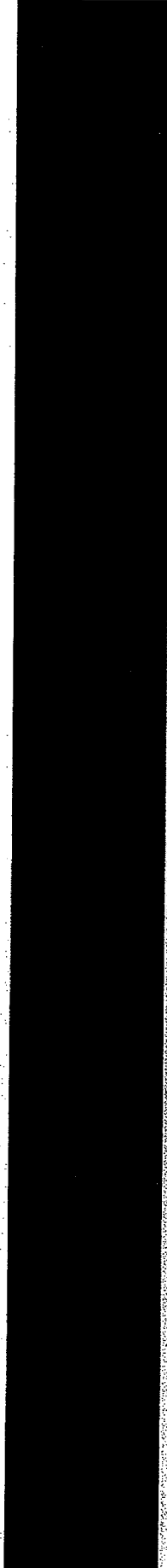
Thank You

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Detailed Slides

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General Fund Expenditures in Detail

EXECUTIVE SERVICES

Executive Services by Population Average

Department/Fund	Opa-Locka FY 06-07	Avg Cost Per Capita in Opa-Locka	Expenditures for Annexed Area A	Expenditures for Annexed Area B	Avg Cost Per Capita in Annexed Areas	Total for New City
1 Commission	114,495	7.66	0	0	0	114,495
2 Clerk	433,280	28.98	0	0	0	433,280
3 Finance	932,890	62.40	0	0	0	932,890
General						
4 Government	4,894,920	327.40	0	0	0	4,894,920
	6,375,585	426.43	0	0	0	6,375,585

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Community	Population	1. Commission	2. Clerk	3. Finance	4. Gen Gov.	Total
1 Opa-Locka	14,951	114,495	433,280	932,890	4,894,920	6,375,585
2 Annexation Area A	0	-	-	-	-	-
3 Annexation Area B	0	-	-	-	-	-
New City Total	14,951	114,495	433,280	932,890	4,894,920	6,375,585

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General Fund Expenditures in Detail

COMMUNITY DEVELOPMENT

Community Development by Population Average

	Opa-Locka FY 06- 07	FY 06- 07	Avg Cost Per Person	Expenditure Per 1000 Residents	Expenditures for Annexed Areas
1 Opa-Locka	833,030		55.72	55,717	-
2 Annexation Area A	3,825		55.72	-	3,825
3 Annexation Area B	23,850		55.72	7,238	23,850
New City Total	860,705		55.72	62,956	27,675

BUILDING & LICENSES

Building by Population Average

	Opa-Locka FY 06-07	Avg Cost Per Person	Expenditure Per 1000 Residents	Expenditures for Annexed Areas
1 Opa-Locka	460,940	30.83	30,830	-
Annexation 2 Area A	-	30.83	-	-
Annexation 3 Area B	-	30.83	-	-
New City Total	460,940	30.83	30,830	-

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General Fund Expenditures in Detail

PUBLIC WORKS

Public Works Expenditures per Square Mile

	Total Sq Miles	Total Acres	Public Works Exp FY06-07	Cost Per Acre
1 Opa-Locka	4.49	2,874.29	1,725,325	600.26
2 Annexation Area A	0.08	52.07	31,255	600.25
3 Annexation Area B	1.30	833.00	500,008	600.25
New City Total	5.79	3,707.29	2,225,333	600.25

PARKS & RECREATION

Recreation by Population Average

	Opa-Locka FY 06-07	Avg Cost Per Person	Expenditure Per 1000 Residents	Expenditures for Annexed Areas
1 Opa-Locka	673,600	45.05	45,054	-
2 Annexation Area A	-	45.05	-	-
3 Annexation Area B	-	45.05	-	-

New City Total

673,600 45.05 45,054

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General Fund Expenditures in Detail

PARKS & RECREATION

Recreation by Population Average

	Opa-Locka FY 06-07	Avg Cost Per Person	Expenditure Per 1000 Residents	Expenditures for Annexed Areas
1 Opa-Locka	673,600	45.05	45,054	-
2 Annexation Area A	-	45.05	-	-
3 Annexation Area B	-	45.05	-	-
New City Total	673,600	45.05	45,054	-

POLICE

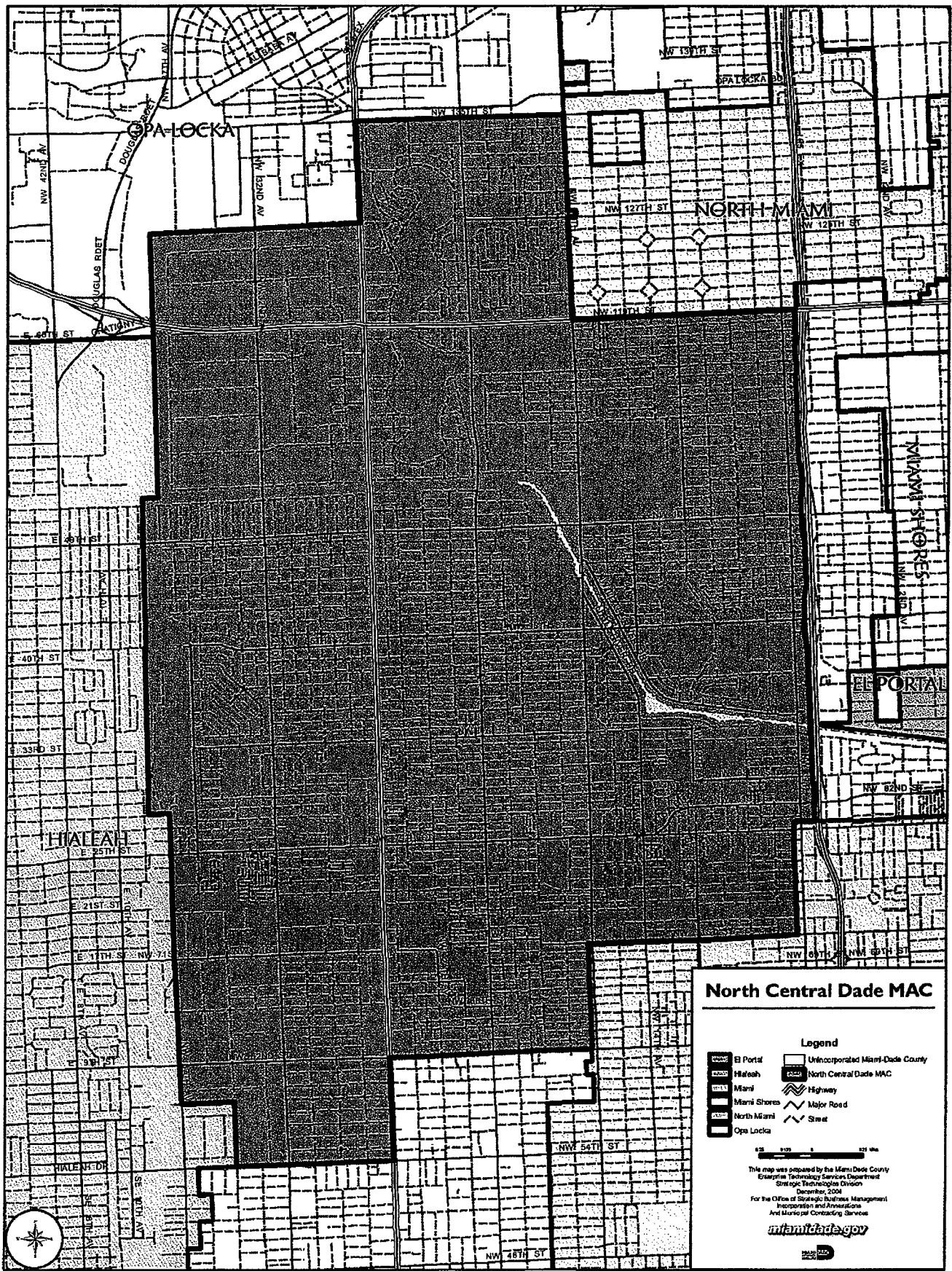
Police Per Population Average (annexation areas contain no population, city population figures were used for average calculation)

	Opa-Locka 06-07	FY	Avg Cost Per Person	Expenditure Per 1000 Residents	Expenditures for Annexed Areas
1 Opa-Locka	4,405,530		294.66	294,665	-
2 Annexation Area A	54,471		3.64	3,643	54,471
3 Annexation Area B	54,471		3.64	3,643	54,471
New City Total	4,514,472		100.65	3,643.30	108,942

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North Central Dade MAC

- Legend**
- Opa Locka
 - Hialeah
 - Miami
 - Miami Shores
 - North Miami
 - North Central Dade County
 - North Central Dade MAC
 - Highway
 - Major Road
 - Street

0 500 1000 2000 Feet

This map was prepared by the Miami Dade County
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 Strategic Technologies Division
 December, 2004
 For the Office of Strategic Business Management
 Incorporation and Annexation
 And Municipal Contracting Services

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