



**MEMORANDUM**  
Harvey Ruvin  
Clerk of the Circuit and County Courts  
Clerk of the Board of County Commissioners  
Miami-Dade County, Florida  
(305) 375-5126  
(305) 375-2484 FAX  
www.miami-dadeclerk.com

---

TO: Jennifer Moon, Director  
Office of Management and Budget

DATE: August 14, 2013

FROM: Christopher Agrippa, Division Chief  
Clerk of the Board Division

SUBJECT: Proposed Boundary Change  
by the City Of Opa-Locka  
Area A & B

---

The Clerk of the Board's office has received the attached application requesting the annexation of presently unincorporated area outlined in the request into the jurisdiction of the City of Opa-Locka. This proposed municipal boundary change will be placed on the September 4, 2013 Board of County Commissioners' agenda, under Agenda Item 15B, the Clerk of the Board's Report.

If you have any questions or concerns, please contact me at (305) 375-5126 or Keith Knowles at (305) 375-3841.

Attachment  
CA/kk

Cc: Jack Osterholt, Regulatory and Economic Resources Department  
Permitting, Environment and Regulatory Affairs

“ THE GREAT CITY ”



City of  
**OPA-LOCKA**  
Florida

CLERK OF THE BOARD

2013 JUL 26 PM 2:19

305-953-2821

305-953-2823

Fax: 305-953-2870

**Kelvin L. Baker, Sr.**  
City Manager

July 26, 2013

Honorable Harvey Ruvin  
Clerk of the Board  
111 NW 1<sup>st</sup> Street, Suite 17-202  
Miami, FL 33126

RE: Submittal of Annexation Report (Area "A") for portions of Sections 29 and 30, Township 52, Range 41 – City of Opa Locka

Dear Mr. Ruvin:

Please accept this correspondence as the formal submittal of the City of Opa-locka's intent to initiate the above referenced annexation request.

This request is made pursuant to Section 20-3, Code of Miami-Dade County whereby procedures are set forth to initiate a proposed boundary change by a municipal governing body.

Annexation Area "A" is bounded by NW 47<sup>th</sup> Avenue to the East, NW 135<sup>th</sup> Street to the North and the Gratigny Expressway to the Southwest.

Attached to this letter are three (3) copies of the report. Each detailed report includes the following:

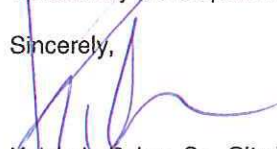
- 1) A Resolution of the City Commission affirming its intentions
- 2) A legal description and map of the area proposed to be annexed
- 3) Proof of Public Hearing notice
- 4) Certificates from the Supervisor of Elections and the Director of the Planning and Zoning Department
- 5) Certified list of noticed property owners

An additional report will be submitted to the Office of Management and Budget.

It is requested that this item be placed expeditiously on the Miami-Dade Commission agenda for acceptance.

If you have any questions or require further information or clarification please call Howard Brown, AICP, Director, Community Development at (786) 338-6177 or the project consultant, Alex A. David, AICP at (786) 514-0121.

Sincerely,

  
Kelvin L. Baker, Sr., City Manager

Attachment

cc: Mayor and Commission  
Joanna Flores, City Clerk  
Joseph Geller, Esq., City Attorney  
Howard Brown, AICP, Director, Community Development  
Alex A. David, AICP, Bell David Planning Group

Sponsored by: City Manager

**RESOLUTION NO. 13-8641**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO MIAMI DADE COUNTY BOARD OF COMMISSIONERS FOR THE ANNEXATION OF "ANNEXATION AREA A", INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF OPA-LOCKA, AND AUTHORIZING THE CITY MANAGER TO PAY APPLICATION AND CERTIFICATION FEES, A NON-BUDGETED ITEM, PAYABLE FROM ACCOUNT NUMBER 25-525390; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City Commission of the City of Opa-locka desires to authorize 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; and

**WHEREAS**, pursuant to Resolution 11-2826, the City investigated annexation options; and

**WHEREAS**, annexation feasibility studies were done, which identified "Annexation Area A", an area bounded by NW 47th Avenue to the East, and NW 135<sup>th</sup> Street to the North, and the Gratigny Expressway to the Southwest, forming a triangular area; and

**WHEREAS**, the feasibility study provided useful information in identifying reasons for annexations: acquisition of industrial and commercial property, increased tax revenues, and expansion of the City borders; and

**WHEREAS**, Miami-Dade County requires a fee \$2,565, to be paid at the time of the application; and



**WHEREAS**, the City is required to pay Certification fees to a third party, to verify that necessary property owners have been notified, in the amount of \$650.00; and

**WHEREAS**, the City Commission of the City of Opa-locka desires the City Manager to submit an application to Miami-Dade County for the annexation of "Annexation Area A" into the City of Opa-locka.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:**

**Section 1.** The recitals to the preamble herein are incorporated by reference.

**Section 2.** The City Commission of the City of Opa-locka, Florida, hereby directs and authorizes the City Manager to submit an application to Miami-Dade County Board of Commissioners for the annexation of "Annexation Area A" into the municipal boundaries of the City of Opa-locka, and further authorizes the City Manager to expend funds to pay the application and Certifications fees, as set forth herein (a non-budgeted item), payable from Account Number 25-525390.

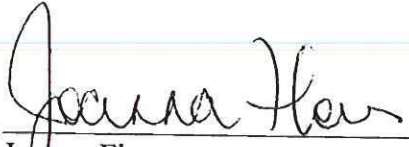
**Section 3.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of July, 2013.

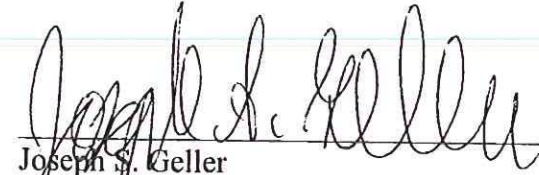
  
\_\_\_\_\_  
MYRA TAYLOR  
MAYOR



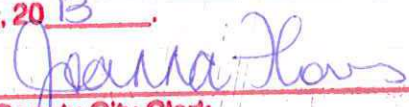
Attest to:

  
Joanna Flores  
City Clerk

Approved as to form and legal sufficiency:

  
Joseph S. Geller  
GREENSPOON MARDER, PA  
City Attorney

Moved by:	COMMISSIONER HOLMES
Seconded by:	COMMISSIONER JOHNSON
Commission Vote:	5-0
Commissioner Holmes:	YES
Commissioner Johnson:	YES
Commissioner Santiago:	YES
Vice-Mayor Kelley:	YES
Mayor Taylor:	YES

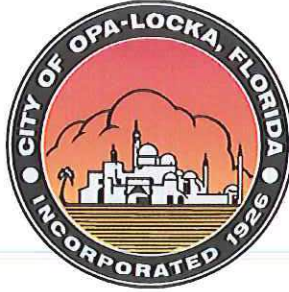
I, Joanna Flores, Deputy City Clerk of the City of Opa-Locka, Miami-Dade County, Florida do hereby certify that this is a true and correct copy of Resolution No. 13-8641 as shown in the official records of the City of Opa-Locka, Miami-Dade County, Florida.  
Given under my hand and seal this 25<sup>th</sup> day of July, 2013.  
  
Deputy City Clerk

The Great City of  
**OPA-LOCKA**  
Florida



CITY OF OPA-LOCKA, FLORIDA  
AREA "A" ANNEXATION REPORT

July 24, 2013



Pursuant to Resolution No. 13-8641, the City of Opa-Locka duly authorizes the submittal of this Annexation Area "A" Report to Miami-Dade County.

Submitted by:

Mayor Myra Taylor

Vice Mayor Joseph L. Kelley

Commissioner Timothy Holmes

Commissioner Dorothy Johnson

Commissioner Luis B. Santiago

City Staff

Kelvin L. Baker, Sr., City Manager

Joseph Geller, City Attorney

Joanna Flores, City Clerk

Howard Brown, AICP, Director of Community Development

Prepared by:

THE CORRADINO GROUP  
4055 NW 97<sup>th</sup> Avenue  
Doral, FL 33178

(305) 594-0735

[www.Corradino.com](http://www.Corradino.com)



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Attachment "A" – Certified List of Property Owners

## 1. Executive Summary

The area originally known as “Opa-tisha-wocka-locka” became Opa Locka when it was created by the visionary aviation pioneer Glen Curtis. On May 14, 1926 this nationally recognized Arabian Nights themed City was chartered as a town when 28 registered voters voted to incorporate. Currently, this City, full of pride and hardworking people, is transforming itself into a more vibrant and livable community. One of the ways to better serve the community and to grow the tax base is to study potentially annexing lands adjacent to current municipal boundaries. A previous endeavor on annexations by the City in 2007 was not fully completed. The City has now placed a greater emphasis on growing the community through annexations and increasing the tax base.

What has also changed is that the City now believes that the timing for annexation efforts is right due to present annexation and incorporation efforts throughout Miami-Dade County. The Annexation Area “A” to the City’s Southwest is an area that has many existing businesses and future development potential that is comparable to areas existing within the City. The City is in a position to provide the proposed annexation area with quality municipal services, better access to local government services without extraordinary additional resources.

Therefore, with this submittal, the City of Opa-Locka (City), wishes to initiate the annexation process. The City wishes to annex approximately 53.6 acres (0.08 square miles) which are contiguous to the City’s current southwestern municipal boundary (See Location Aerial).

The Annexation Area is described as an area bounded by NW 47<sup>th</sup> Avenue to the East; NW 135<sup>th</sup> Street to the North and the Gragny Expressway to the Southwest and forming a triangular area approximately 53.6 acres in size. This area is completely accessible through the existing street network of Opa Locka.

The 2010 Census population figures showed that approximately 15,219 persons reside in the City of Opa Locka. The City is also home to 1,718 businesses. The addition of the Annexation Area would not increase the City’s population but would add numerous new businesses.

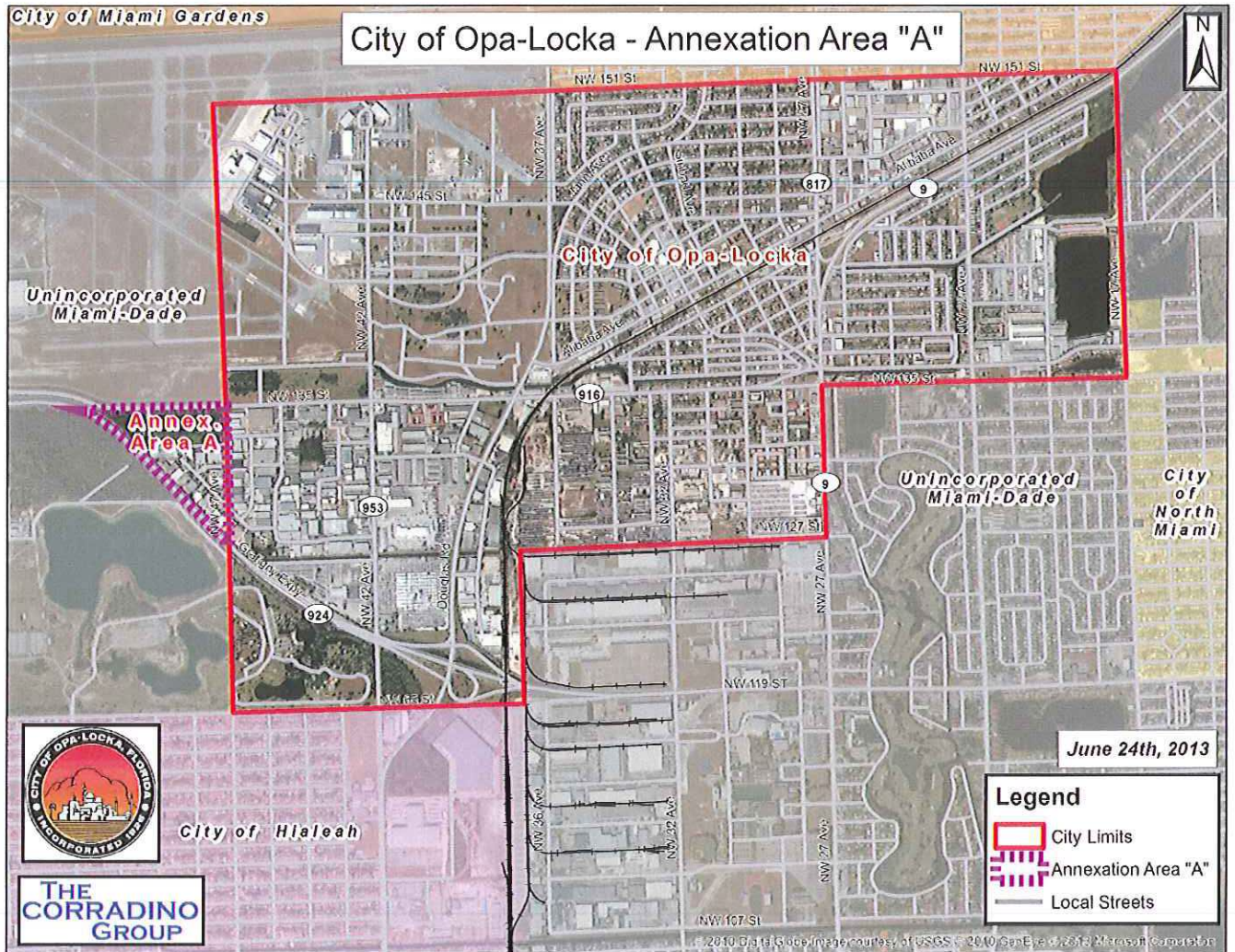
With its current successes the City wishes to expand so that the following goals may also benefit the Annexation Area:

- Improving services and infrastructure;
- Having a local government that is aware of and concerned with the business community’s development and the quality of life for local residents and businesses;
- Instilling pride and participation;
- Improving the process of development regulation;
- Providing for a local government that is accountable for how taxes are spent and is willing to participate with all other Miami-Dade municipalities, old and new, in providing financial assistance to some of the less fortunate areas of the County;



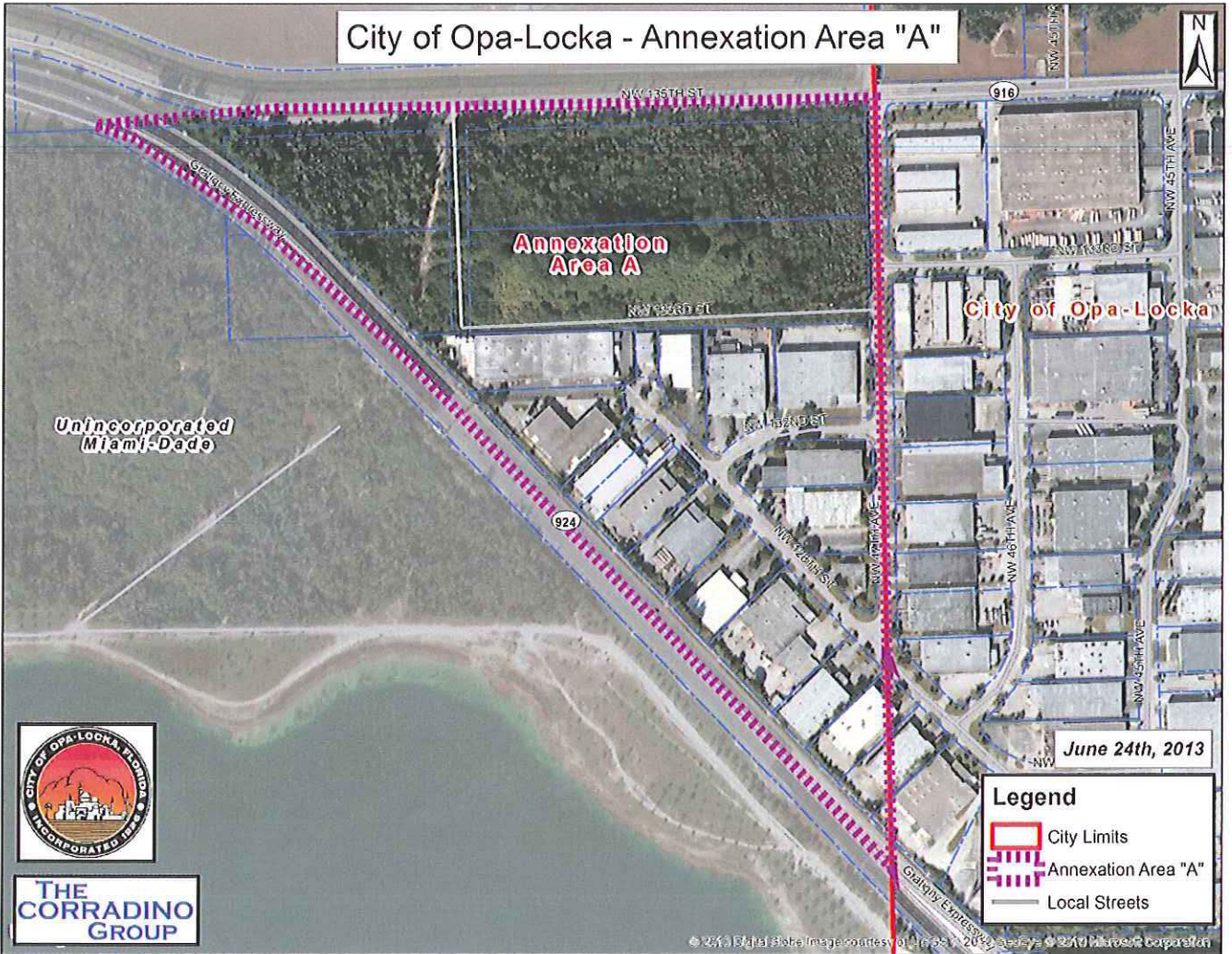
In summary, the Annexation Area will further provide for the fiscal strength of the City by increasing its tax base and allowing for significant job creation opportunities for City residents. Through more localized planning and review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

## 2. Location Aerial





Proposed Annexation Area





### **3. Resolution**

The application for annexation of a 53.6 acre portion of Sections 29 and 30, Township 52, Range 41 was approved under Resolution No. 13-8641 by the City Commission of the City of Opa-Locka.

Sponsored by: City Manager

**RESOLUTION NO. 13-8641**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO MIAMI DADE COUNTY BOARD OF COMMISSIONERS FOR THE ANNEXATION OF "ANNEXATION AREA A", INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF OPA-LOCKA, AND AUTHORIZING THE CITY MANAGER TO PAY APPLICATION AND CERTIFICATION FEES, A NON-BUDGETED ITEM, PAYABLE FROM ACCOUNT NUMBER 25-525390; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City Commission of the City of Opa-locka desires to authorize 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; and

**WHEREAS**, pursuant to Resolution 11-2826, the City investigated annexation options; and

**WHEREAS**, annexation feasibility studies were done, which identified "Annexation Area A", an area bounded by NW 47th Avenue to the East, and NW 135<sup>th</sup> Street to the North, and the Gratigny Expressway to the Southwest, forming a triangular area; and

**WHEREAS**, the feasibility study provided useful information in identifying reasons for annexations: acquisition of industrial and commercial property, increased tax revenues, and expansion of the City borders; and

**WHEREAS**, Miami-Dade County requires a fee \$2,565, to be paid at the time of the application; and

**WHEREAS**, the City is required to pay Certification fees to a third party, to verify that necessary property owners have been notified, in the amount of \$650.00; and

**WHEREAS**, the City Commission of the City of Opa-locka desires the City Manager to submit an application to Miami-Dade County for the annexation of "Annexation Area A" into the City of Opa-locka.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:**

**Section 1.** The recitals to the preamble herein are incorporated by reference.

**Section 2.** The City Commission of the City of Opa-locka, Florida, hereby directs and authorizes the City Manager to submit an application to Miami-Dade County Board of Commissioners for the annexation of "Annexation Area A" into the municipal boundaries of the City of Opa-locka, and further authorizes the City Manager to expend funds to pay the application and Certifications fees, as set forth herein (a non-budgeted item), payable from Account Number 25-525390.

**Section 3.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of July, 2013.



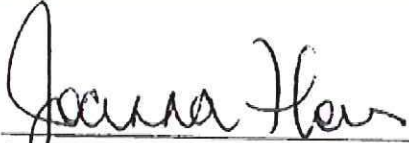
MYRA TAYLOR  
MAYOR

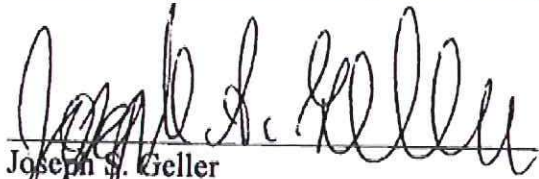


Resolution No. 13-8641

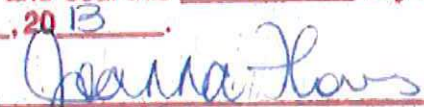
Attest to:

Approved as to form and legal sufficiency:


  
Joanna Flores  
City Clerk

  
Joseph S. Geller  
GREENSPOON MARDER, PA  
City Attorney

Moved by:	COMMISSIONER HOLMES
Seconded by:	COMMISSIONER JOHNSON
Commission Vote:	5-0
Commissioner Holmes:	YES
Commissioner Johnson:	YES
Commissioner Santiago:	YES
Vice-Mayor Kelley:	YES
Mayor Taylor:	YES

I, Joanna Flores, Deputy City Clerk of the City of Opa-Locka, Miami-Dade County, Florida do hereby certify that this is a true and correct copy of Resolution No. 13-8641 as shown in the official records of the City of Opa-Locka, Miami-Dade County, Florida.  
 Given under my hand and seal this 25<sup>th</sup> day of July, 2013.  
  
 Deputy City Clerk

# 4. Public Hearing Notice – Sunday July 14, 2013

<p><b>CITY OF OPA LOCKA NOTICE OF PUBLIC HEARING ON PROPOSED ANNEXATIONS</b></p> <p><b>NOTICE IS HEREBY GIVEN</b> that the Planning Council of the City of Opa Locka, Florida, will hold a public hearing at 7:00 P.M. on Tuesday, July 23, 2013 in the Municipal Complex Building, 780 Pithman Street, second floor, on a proposal to include two Annexation Areas within the municipal boundaries of the City of Opa Locka. These two areas titled "City of Opa Locka – Annexation Area A" and "City of Opa Locka – Annexation Area B" are each further described below.</p> <p><b>NOTICE IS ALSO GIVEN</b> that the City Commission of the City of Opa Locka, Florida, will hold a public hearing at 7:00 P.M. on Wednesday, July 24, 2013 in the Municipal Complex Building, 780 Pithman Street, second floor, on a proposal to include two Annexation Areas within the municipal boundaries of the City of Opa Locka. These two areas titled "City of Opa Locka – Annexation Area A" and "City of Opa Locka – Annexation Area B" are each further described below.</p> <p><b>Annexation Area A</b> A portion of Section 22-50, Township 52, Range 41 or as further described by NW 47th Avenue to the East, NW 135th Street to the North and the Orange Expressway to the South west end forming a triangular area. Total Number of Acres: 598.008 square miles</p> 	<p><b>Annexation Area B</b> Portions of Sections 26 and 33, Township 52, Range 41 or as further described an area bounded by NW 127th Street to the West, NW 107th Street to the South, NW 27th Avenue to the East end, NW 37th Avenue to the West and forming a rectangle. Total Number of Acres: 822.023 square miles</p>  <p>The Miami-Dade County Code requires the governing body of a municipality to hold a public hearing prior to adopting a resolution approving annexation. A notice of the public hearing must be sent to all property owners within the annexation area and all property owners within a 600 foot of the annexed area. All interested parties are urged to attend.</p> <p>Additional information requests and questions may be directed to Mr. Howard W. Brown, Jr., AICP, in the Office of Community Development, 305-953-2263 ext. 1103.</p> <p><b>IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL ASSESS A FEE OF \$100.00 PRIOR TO SUCH HEARING. SUCH PERSON WILL ALSO BE REQUIRED TO PROVIDE A WRITTEN RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK JANAYIA PHILIPS AT 305-953-2263 BY PHONE OR THE WORKSPACE PRIOR TO THE MEETING.</b></p>	<p><b>Ciudad de Opa Locka ANUNCIO DE AUDIENCIA PÚBLICA SOBRE PETICIÓN DE ANEXIÓN</b></p> <p><b>POR EL PRESENTE AVISO</b>, se anuncia que el Consejo de Planeación de la Ciudad de Opa Locka, Florida, celebrará una audiencia pública el Martes, 23 de Julio del 2013 a las 7:00 PM en el Municipal Complex Building, 780 Pithman Street, segundo piso, sobre el tema de la propuesta de incluir en los límites de la Ciudad de Opa Locka las áreas con las áreas tituladas "PROPOSED ANNEXATION AREA A" and "PROPOSED ANNEXATION AREA B" mostradas en el mapa al lado.</p> <p><b>POR EL PRESENTE AVISO</b>, se anuncia que la Comisión de la Ciudad de Opa Locka, Florida, celebrará una audiencia pública el Miércoles, 24 de Julio del 2013 a las 7:00 PM en el Municipal Complex Building, 780 Pithman Street, segundo piso, sobre el tema de la propuesta de incluir en los límites de la Ciudad de Opa Locka las áreas con las áreas tituladas "PROPOSED ANNEXATION AREA A" and "PROPOSED ANNEXATION AREA B" mostradas en el mapa al lado.</p> <p>El Código del Condado de Miami Dade requiere que el gobierno de una municipalidad celebre una audiencia pública antes de adoptar y aprobar una resolución para la anexión. Un anuncio de audiencia pública se envía a todo propietario en el área propuesta para anexión y a todo propietario ubicado a 600 pies en el área propuesta. A todo interesado se le sugiere que asista.</p> <p>Personas que necesiten asistencia a Mr. Howard W. Brown, Jr. AICP, en la oficina del Community Development, 305-953-2263.</p> <p><b>SI CUALQUIER PERSONA DECIDE APELAR CUALQUIER DECISION DEBERADO POR LA COMISION DE LA CIUDAD CON RESPECTO A CUALQUIER ASUNTO CONSIDERADO EN DICHA REUNION O AUDIENCIA, NECESITARA UN REGISTRO DE LOS PROCEDIMIENTOS, Y QUE PARA TAL PROPOSITO, EL DEBE ASESORARSE QUE UN REGISTRO TEXTUAL DE LOS PROCEDIMIENTOS SEA HECHO, ESTE REGISTRO INCLUIRA EL TESTIMONIO Y EVIDENCIA EN EL CUAL LA APELACION ESTA BASADA. CUALQUIER PERSONA QUE REQUIERA SERVICIOS ESPECIALES PARA PORDER ASISTIR A LA REUNION DEBE CONTACTAR A LA SECRETARIA DE LA CIUDAD JOYANNA PHILIPS, AL 305-953-2263 EXT. 1103 ANTES DEL MIÉRCOLES DEL MENOS UN DIA ANTES DE LA REUNION.</b></p>
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**5. Map and Legal Description**

See Section 2. above for location

A portion of Section 29/30, Township 52, Range 41 or as further described: an area bounded by NW 47<sup>th</sup> Avenue to the East; NW 135<sup>th</sup> Street to the North and the Gratiigny Expressway to the Southwest and forming a triangular area.

Total Number of Acres: 53.6



**6. Certification of County Supervisor of Registration (Elections) and Department of Regulatory and Economic Resources Request Letter and Response**



Elections  
2700 NW 87th Avenue  
Miami, Florida 33171  
T 305-499-8683 F 305-499-8547  
TTY 305-499-8480

**CERTIFICATION**

STATE OF FLORIDA)

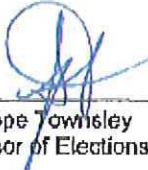
COUNTY OF MIAMI-DADE)

I, Penelope Townsley, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the City of Opa-locka Annexation Areas, as listed below, which boundaries are described in the attached maps, have the following number of voters:

Area A: 0

Area B: 5

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 28<sup>th</sup> DAY OF  
AUGUST, 2012

  
\_\_\_\_\_  
Penelope Townsley  
Supervisor of Elections

*Please submit a check for \$110.00 to our office payable to the "Board of County Commissioners" for the cost of research and labor.*

29 30 52 41 PB 86-74 Mia-Dade Industrial Pk Sec 2 Por Lots 30-31 Lyg E O  
Property Address: 4600 128 St Rd NW  
Folio No. 0821290051361

29-30 52 41 PB 86-74 Miami-Dade Industrial Park Sec 2 Port Lot 32 Lyg E  
Property Address: 4590 128 St Rd NW  
Folio No. 0821290051380

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 37 Thru 41 Blk 5  
Property Address: 4570 128 St Rd NW  
Folio No. 0821290051420

Miami Dade Industrial Park Sec 2 PB 86-74 Lots 42 Thru 53 Blk 5  
Property Address: 4480 128 St Rd NW  
Folio No. 0821290051470

Mirandas Corner Warehouse Condo Unit 4600 Bldg D Undiv 3.9% Int  
Property Address: 4600 133 St NW, #4600  
Folio No. 0821290230010

Mirandas Corner Warehouse Condo Unit 4604 Bldg D Undiv 3.8% Int  
Property Address: 4604 133 St NW, #4604  
Folio No. 0821290230020

Mirandas Corner Warehouse Condo Unit 4608 Bldg D Undiv 3.8% Int  
Property Address: 4608 133 St NW, #4608  
Folio No. 0821290230030

Mirandas Corner Warehouse Condo Unit 4612 Bldg D Undiv 3.8% Int  
Property Address: 4612 133 St NW, #4612  
Folio No. 0821290230040

Mirandas Corner Warehouse Condo Unit 4616 Bldg D Undiv 3.8% Int  
Property Address: 4616 133 St NW, #4616  
Folio No. 0821290230050

Mirandas Corner Warehouse Condo Unit 4620 Bldg D Undiv 3.8% Int  
Property Address: 4620 133 St NW, #4620  
Folio No. 0821290230060

Mirandas Corner Warehouse Condo Unit 4624 Bldg D Undiv 3.9% Int  
Property Address: 4624 133 St NW, #4624  
Folio No. 0821290230070

Mirandas Corner Warehouse Condo Unit 4628 Bldg C Undiv 3.9% Int  
Property Address: 4628 133 St NW, #4628  
Folio No. 0821290230080

Mirandas Corner Warehouse Condo Unit 4632 Bldg C Undiv 3.9% Int  
Property Address: 4632 133 St NW, #4632  
Folio No. 0821290230090

Brain Power Investments LLC  
4600 NW 128 St Rd  
Opa Locka, FL 33054

Jmr Property Holding LLC  
4590 NW 128 St Rd  
Opa Locka, FL 33054

Republic Packaging Of Fl Inc  
4570 NW 128 St Rd  
Opa Locka, FL 33054-5128

Satellite Communication Systems  
2 Eaton St Ste 800  
Hampton, VA 23669-4095

Americas Awnings Holdings Inc  
4600 NW 133rd St  
Opa Locka, FL 33054-4406

Landing Aerospace Inc  
8004 NW 154th St  
Hialeah, FL 33016-5814

Francisco Fierró & W Maria E Vera  
4608 NW 133rd St  
Opa Locka, FL 33054-4406

Tico Apts Inc  
700 SW 99th Ave  
Pembroke Pines, FL 33025-1012

Broward Ind Sales & Serv Inc  
4616 NW 133rd St  
Opa Locka, FL 33054-4406

Choyce O Wiggan Trs Choyce O Wiggan  
9091 SW 20th St  
Hollywood, FL 33025-4728

Four Ways LLC  
4624 NW 133rd St # 4624  
Opa Locka, FL 33054-4406

Sergio Gonzalez  
4628 NW 133rd St  
Opa Locka, FL 33054-4406

A C Doors LLC  
8924 NW 146th Ter  
Hialeah, FL 33018-7306

Mirandas Corner Warehouse Condo Unit 4636 Bldg C Undiv 3.9% Int  
Property Address: 4636 133 St NW, #4636  
Folio No. 0821290230100

Bmb Rlty LLC  
4636 NW 133rd St  
Opa Locka, FL 33054-4406

Mirandas Corner Warehouse Condo Unit 4640 Bldg C Undiv 3.9% Int  
Property Address: 4640 133 St NW, #4640  
Folio No. 0821290230110

Pedro T Roenes  
7544 NW 177th St  
Hialeah, FL 33015-7159

Mirandas Corner Warehouse Condo Unit 4644 Bldg C Undiv 3.9% Int  
Property Address: 4644 133 St NW, #4644  
Folio No. 0821290230120

Buca Teq Investments Group LLC  
4644 NW 133rd St  
Opa Locka, FL 33054-4406

Mirandas Corner Warehouse Condo Unit 4648 Bldg C Undiv 3.7% Int  
Property Address: 4648 133 St NW, #4648  
Folio No. 0821290230130

Ruth Bryan Trs  
15175 SW 37th St  
Fort Lauderdale, FL 33331-2741

Mirandas Corner Warehouse Condo Unit 4652 Bldg B Undiv 3.7% Int  
Property Address: 4652 133 St NW, #4652  
Folio No. 0821290230140

Contractors Access Equip Inc  
C/O Berger Singerman LLP  
2222 S Halsted St  
Chicago, IL 60608-4531

Mirandas Corner Warehouse Condo Unit 4656 Bldg B Undiv 3.9% Int  
Property Address: 4656 133 St NW, #4656  
Folio No. 0821290230150

Wildman Motorsports Inc  
16468 NW 12th St  
Pembroke Pines, FL 33028-1301

Mirandas Corner Warehouse Condo Unit 4660 Bldg B Undiv 3.9% Int  
Property Address: 4660 133 St NW, #4660  
Folio No. 0821290230160

Kieron Dixon  
4660 NW 133rd St  
Opa Locka, FL 33054-4406

Mirandas Corner Warehouse Condo Unit 4664 Bldg B Undiv 3.9% Int  
Property Address: 4664 133 St NW, #4664  
Folio No. 0821290230170

Dominican Air Force  
Purchasing Office Inc  
4664 NW 133rd St # 4664  
Opa Locka, FL 33054-4406

Mirandas Corner Warehouse Condo Unit 4668 Bldg B Undiv 3.9% Int  
Property Address: 4668 133 St NW, #4668  
Folio No. 0821290230180

Rolando Arderl & Hector Quesada  
4668 NW 133rd St # 4668  
Opa Locka, FL 33054-4406

Mirandas Corner Warehouse Condo Unit 4672 Bldg B Undiv 3.9% Int  
Property Address: 4672 133 St NW, #4672  
Folio No. 0821290230190

Deivid Lutwak & W Raquel  
4672 NW 133rd St # 4672  
Opa Locka, FL 33054-4406

Mirandas Corner Warehouse Condo Unit 4676 Bldg A Undiv 3.9% Int  
Property Address: 4676 133 St NW, #4676  
Folio No. 0821290230200

Montenegro Plastering LLC  
4676 NW 133rd St  
Opa Locka, FL 33054-4406

Mirandas Corner Warehouse Condo Unit 4680 Bldg A Undiv 3.8% Int  
Property Address: 4680 133 St NW, #4680  
Folio No. 0821290230210

Jesus Oliva & W Carmen  
4680 NW 133rd St # 4680  
Opa Locka, FL 33054-4406



Mirandas Corner Warehouse Condo Unit 4684 Bldg A Undiv 3.8% Int  
Property Address: 4684 133 St NW, #4684  
Folio No. 0821290230220

Mirandas Corner Warehouse Condo Unit 4688 Bldg A Undiv 3.8% Int  
Property Address: 4688 133 St NW, #4688  
Folio No. 0821290230230

Mirandas Corner Warehouse Condo Unit 4692 Bldg A Undiv 3.8% Int  
Property Address: 4692 133 St NW, #4692  
Folio No. 0821290230240

Mirandas Corner Warehouse Condo Unit 4696 Bldg A Undiv 3.8% Int  
Property Address: 4696 133 St NW, #4696  
Folio No. 0821290230250

Mirandas Corner Warehouse Condo Unit 4698 Bldg A Undiv 3.9% Int  
Property Address: 4698 133 St NW, #4698  
Folio No. 0821290230260

Airport South Commerce Center PB 166-042 T-21080 Tr B  
Property Address: 4500 135 St NW  
Folio No. 0821290250020

Airport So Commerce Center Condo Unit 1 Bldg A Undiv 2.65370% Int  
Property Address: 13497 47 Ave NW, #1  
Folio No. 0821290260010

Airport So Commerce Center Condo Unit 2 Bldg A Undiv 2.65680% Int  
Property Address: 13491 47 Ave NW, #2  
Folio No. 0821290260020

Airport So Commerce Center Condo Unit 3 Bldg A Undiv 2.65680% Int  
Property Address: 13485 47 Ave NW, #3  
Folio No. 0821290260030

Airport So Commerce Center Condo Unit 4 Bldg A Undiv 2.65680% Int  
Property Address: 13479 47 Ave NW, #4  
Folio No. 0821290260040

Airport So Commerce Center Condo Unit 5 Bldg A Undiv 2.65680% Int  
Property Address: 13473 47 Ave NW, #5  
Folio No. 0821290260050

Airport So Commerce Center Condo Unit 6 Bldg A Undiv 2.65680% Int  
Property Address: 13467 47 Ave NW, #6  
Folio No. 0821290260060

Airport So Commerce Center Condo Unit 7 Bldg A Undiv 2.65680% Int  
Property Address: 13461 47 Ave NW, #7  
Folio No. 0821290260070

World Rent LLC  
10301 NW 108th Ave Unit 7  
Miami, FL 33178-1005

Eugene Garcia & W Mercy  
4688 NW 133rd St  
Opa Locka, FL 33054-4406

G A G Management Inc  
4692 NW 133rd St  
Opa Locka, FL 33054-4406

Perez Borroto Properties Corp  
4698 NW 133rd St  
Opa Locka, FL 33054-4406

Perez Borroto Properties Corp  
4698 NW 133rd St  
Opa Locka, FL 33054-4406

Moises & Lidia Kriger Trs  
4500 NW 135th St  
Opa Locka, FL 33054-4422

Wayman Luy Trs  
14351 NW 41st Ave  
Opa Locka, FL 33054-2328

The Cylinder Shop Inc  
14351 NW 41st Ave # A2  
Opa Locka, FL 33054-2328

Mercedes Calveiro  
5802 SW 112th Way  
Fort Lauderdale, FL 33330-4553

Mercedes Calveiro  
5802 SW 112th Way  
Fort Lauderdale, FL 33330-4553

Mercedes Calveiro  
5802 SW 112th Way  
Fort Lauderdale, FL 33330-4553

Airport So Commerce Center LLC  
14339 Commerce Way  
Hialeah, FL 33016-1502

Madelyn & Alfredo Enterprises LLC  
5065 E 9th Ln  
Hialeah, FL 33013-1721

Airport So Commerce Center Condo Unit 8 Bldg A Undiv 2.65680% Int  
Property Address: 13455 47 Ave NW, #8  
Folio No. 0821290260080

Montes Holdings LLC  
16179 SW 54th Ct  
Hollywood, FL 33027-5600

Airport So Commerce Center Condo Unit 9 Bldg A Undiv 2.65680% Int  
Property Address: 13449 47 Ave NW, #9  
Folio No. 0821290260090

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 10 Bldg A Undiv 2.65680% Int  
Property Address: 13443 47 Ave NW, #10  
Folio No. 0821290260100

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 11 Bldg A Undiv 2.65370% Int  
Property Address: 13437 47 Ave NW, #11  
Folio No. 0821290260110

Mak Holdings LLC  
4065 NW 135th St  
Opa Locka, FL 33054-4609

Airport So Commerce Center Condo Unit 1 Bldg B Undiv 3.44060% Int  
Property Address: 13401 47 Ave NW, #1  
Folio No. 0821290260120

Knights Of Nii LLC  
13449 NW 42nd Ave  
Opa Locka, FL 33054-4513

Airport So Commerce Center Condo Unit 2 Bldg B Undiv 3.41590% Int  
Property Address: 13407 47 Ave NW, #2  
Folio No. 0821290260130

Manuel Nammur  
13181 NW 32nd Ave  
Opa Locka, FL 33054-4950

Airport So Commerce Center Condo Unit 3 Bldg B Undiv 3.41590% Int  
Property Address: 13413 47 Ave NW, #3  
Folio No. 0821290260140

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 4 Bldg B Undiv 3.41590% Int  
Property Address: 13419 47 Ave NW, #4  
Folio No. 0821290260150

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 5 Bldg B Undiv 3.41590% Int  
Property Address: 13425 47 Ave NW, #5  
Folio No. 0821290260160

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 6 Bldg B Undiv 3.44060% Int  
Property Address: 13431 47 Ave NW, #6  
Folio No. 0821290260170

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 1 Bldg C Undiv 3.44060% Int  
Property Address: 13385 47 Ave NW, #1  
Folio No. 0821290260180

Knights Of Nii LLC  
2611 Hollywood Blvd  
Hollywood, FL 33020-4840

Airport So Commerce Center Condo Unit 2 Bldg C Undiv 3.41590% Int  
Property Address: 13379 47 Ave NW, #2  
Folio No. 0821290260190

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 3 Bldg C Undiv 3.41590% Int  
Property Address: 13373 47 Ave NW, #3  
Folio No. 0821290260200

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314



Airport So Commerce Center Condo Unit 4 Bldg C Undiv 3.41590% Int  
Property Address: 13367 47 Ave NW, #4  
Folio No. 0821290260210

Iscar Ground Services Corp  
13367 NW 47th Ave # 4  
Opa Locka, FL 33054-4316

Airport So Commerce Center Condo Unit 5 Bldg C Undiv 3.41590% Int  
Property Address: 13361 47 Ave NW, #5  
Folio No. 0821290260220

Iscar Ground Services Corporation  
13361 NW 47th Ave  
Opa Locka, FL 33054-4316

Airport So Commerce Center Condo Unit 6 Bldg C Undiv 3.44060% Int  
Property Address: 13355 47 Ave NW, #6  
Folio No. 0821290260230

Iscar Ground Services Corporation  
4051 NW 145 St B35 #116  
Opa Locka, FL 33054-2340

Airport So Commerce Center Condo Unit 1 Bldg D Undiv 3.29660% Int  
Property Address: 13301 47 Ave NW, #1  
Folio No. 0821290260240

Systems Link Intl LLC  
13301 NW 47th Ave # 1  
Opa Locka, FL 33054-4316

Airport So Commerce Center Condo Unit 2 Bldg D Undiv 3.25333% Int  
Property Address: 13307 47 Ave NW, #2  
Folio No. 0821290260250

Systems Link Intl LLC  
13301 NW 47th Ave # 1  
Opa Locka, FL 33054-4316

Airport So Commerce Center Condo Unit 3 Bldg D Undiv 3.25333% Int  
Property Address: 13313 47 Ave NW, #3  
Folio No. 0821290260260

Systems Link Intl LLC  
13301 NW 47th Ave # 1  
Opa Locka, FL 33054-4316

Airport So Commerce Center Condo Unit 4 Bldg D Undiv 3.25333% Int  
Property Address: 13319 47 Ave NW, #4  
Folio No. 0821290260270

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 5 Bldg D Undiv 3.41600% Int  
Property Address: 13325 47 Ave NW, #5  
Folio No. 0821290260280

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 6 Bldg D Undiv 3.41600% Int  
Property Address: 13331 47 Ave NW, #6  
Folio No. 0821290260290

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 7 Bldg D Undiv 3.25330% Int  
Property Address: 13337 47 Ave NW, #7  
Folio No. 0821290260300

Sutol Corp  
13525 E Glencoe St  
Miami, FL 33133

Airport So Commerce Center Condo Unit 8 Bldg D Undiv 3.25333% Int  
Property Address: 13343 47 Ave NW, #8  
Folio No. 0821290260310

Apsds LLC  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 9 Bldg D Undiv 3.29661% Int  
Property Address: 13349 47 Ave NW, #9  
Folio No. 0821290260320

Syblean Mcphee  
13661 SW 20th St  
Hollywood, FL 33027-3413



19 52 41 480 Ac Miami Gardens PB 2-96 Trs 1 Thru 96 Inc

Property Address: 14350 56 Ct NW  
Folio No. 3021190010010

Miami Dade County Aviation  
Department  
PO Box 592075  
Miami, FL 33159-2075

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lots 1 & 2 Blk 4

Property Address: 4700 132 St NW  
Folio No. 3021290051000

The Gottlieb Family  
K & G Limited Partnership  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lots 3-4-5 Blk 4

Property Address: 13050 47 Ave NW  
Folio No. 3021290051020

Prm Tsa Florida LLC  
13050 NW 47th Ave  
Opa Locka, FL 33054-4326

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 6 Blk 4

Property Address: 13000 47 Ave NW  
Folio No. 3021290051050

Asbestos Workers Local  
#60 Holding Co Inc  
13000 NW 47th Ave  
Opa Locka, FL 33054-4326

Mia Dade Ind Pk Sec 2 PB 86-74 Lots 1 Thru 4 Blk 5

Property Address: 4705 132 St NW  
Folio No. 3021290051060

The Gottlieb Family Ahi  
Limited Partnership  
4700 NW 132nd St  
Opa Locka, FL 33054-4314

29-30 52 41 PB 86-74 Mia-Dade Ind Pk Sec 2 Lots 5-6-7 Blk 5

Property Address: 4775 132 St NW  
Folio No. 3021290051100

4775 Realty LLC  
4775 NW 132nd St  
Opa Locka, FL 33054-4313

Miami Dade Industrial Park Sec 2 PB 86-74 Lots 8 & 9 Blk 5

Property Address: 4801 128 St Rd NW  
Folio No. 3021290051130

Carivet Holdings LLC  
4801 NW 128 St Rd  
Opa Locka, FL 33064

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 10 Blk 5

Property Address: 4821 128 St Rd NW  
Folio No. 3021290051150

Rnd Properties Inc  
4821 NW 128 St Rd  
Miami, FL 33054

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 11 Blk 5

Property Address: 4851 128 St Rd NW  
Folio No. 3021290051160

Amer Thermoplstic Extrusion Co  
4851 NW 128 St Road  
Miami, FL 33054-5134

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 12 Blk 5

Property Address: 4840 128 St Rd NW  
Folio No. 3021290051170

Calico 135 LLC  
284 S Island  
North Miami Beach, FL 33160-2256

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 13 Blk 5

Property Address: 4820 128 St Rd NW  
Folio No. 3021290051180

Laurent Groll Sandra Groll  
Leanne Cohen  
1140 Harbor Ct  
Hollywood, FL 33019-5029

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 14 Blk 5  
Property Address:  
Folio No. 3021290051190

Laurent Groll Nicole Groll Leanne Cohen  
1140 Harbor Ct  
Hollywood, FL 33019-5029

29-30 52 41 PB 86-74 Miami-Dade Ind Pk Sec 2 Lots 15 & 16 Blk 5  
Property Address: 4800 128 St Rd NW  
Folio No. 3021290051200

Anthony H Cohen Trs  
Sandra Cohen Trs Laurent Groll  
1140 Harbor Ct  
Hollywood, FL 33019-5029

29-30-52-41 PB 86-74 Miami Dade Industrial Park Sec 2 Lots 17 & 18 & Nwl  
Property Address: 4780 128 St Rd NW  
Folio No. 3021290051220

Hardware Concepts Inc  
4780 NW 128 St Rd  
Opa Locka, FL 33054-5132

29-30-52-41 PB 86-74 Miami Dade Industrial Park Sec 2 SEly 38Ft Of Lot 1  
Property Address: 4760 128 St Rd NW  
Folio No. 3021290051250

4760 Realty LLC  
4775 NW 132nd St  
Opa Locka, FL 33054-4313

29-30 52 41 Miami Dade Industrial Park Sec 2 PB 86-74 Lots 22-23-24-25 B  
Property Address: 4730 128 St Rd NW  
Folio No. 3021290051270

Lucky 47 LLC  
13105 NW Lejeune Rd  
Opa Locka, FL 33054

Miami Dade Industrial Pk Sec 2 PB 86-74 Lots 26 & 27 Blk 5 5003  
Property Address: 4700 128 St Rd NW  
Folio No. 3021290051310

Lucky Grat LLC  
13105 NW 42nd Ave  
Opa Locka, FL 33054-4435

29-30 52 41 PB 86-74 Miami-Dade Ind Pk Sec 2 Port Lots 28 & 29 Lyg W Of  
Property Address: 4690 128 St Rd NW  
Folio No. 3021290051330

Benbar LLC  
5101 W Saxon Cir  
Fort Lauderdale, FL 33331-2806

29-30 52 41 PB 86-74 Mia-Dade Industrial Pk Sec 2 Por Lots 30 & 31 Lyg W  
Property Address: 4600 128 St Rd NW  
Folio No. 3021290051350

Brain Power Investments LLC  
4600 NW 128 St Rd  
Opa Locka, FL 33054

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Port Lot 32 Lyg W  
Property Address:  
Folio No. 3021290051370

Jmr Property Holding LLC  
4590 NW 128 St Rd  
Opa Locka, FL 33054

30 52 41 367.82 Ac M/L E3/4 Of Sec Less All Of Trs 1 & 8 & Less E1/2 Of  
Property Address: 401 65 St E  
Folio No. 3021300000020

Miami Dade County Parks And  
Recreation  
275 NW 2nd St # 4Fl  
Miami, FL 33128-1741

30 52 41 10 Ac Sub Of The Ne1/4 PB 18-14 Tract 1  
Property Address:  
Folio No. 3021300010010

Miami Dade County Aviation  
Department  
PO Box 592075  
Miami, FL 33159-2075

30 52 41 5 Ac Sub Of Ne1/4 PB 18-14 E1/2 Of Tract 2  
Property Address:  
Folio No. 3021300010020

Miami Dade County Aviation  
Department  
PO Box 592075  
Miami, FL 33159-2075

30 52 41 5Ac Sub Of Ne1/4 PB 18-14 E1/2 Of Tract 7

Property Address:  
Folio No. 3021300010040

30 52 41 10 Ac Sub Of The Ne1/4 PB 18-14 Tract 8

Property Address:  
Folio No. 3021300010050

Miami Dade County Aviation  
Department  
PO Box 592075  
Miami, FL 33159-2075

Miami Dade County Aviation  
Department  
PO Box 592075  
Miami, FL 33159-2075





**BELL DAVID PLANNING GROUP, INC.**  
Revisiting Florida's Planning Requirements

June 15, 2013

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

RE: Certificate of the Director Determining Percent of Residential Development  
City of Opa Locka Annexation Area "A" Request - A Portion of Section 29, Township 52,  
Range 41

Dear Mr. Osterholt:

My client, the City of Opa Locka, is initiating the process to have the above referenced land annexed into the City and which is located southwest of and adjacent to the existing municipal boundaries. More particularly, the area being requested for annexation is bounded by NW 47<sup>th</sup> Avenue to the East; NW 135<sup>th</sup> Street to the North and the Graligny Expressway to the Southwest - forming a triangular area approximately 51 acres in size.

As referenced in Section 20.3 (G) and pursuant to the Miami-Dade County Code, Chapter 20 "Municipalities", Section 20-9 "Election on proposed boundary changes; required", a determination by the Director of the Department of Planning and Zoning (*now RER*) concerning the percentage of development within the annexed area is required. Section 20.9 states: "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer resident electors, and the area is less than fifty (50) percent developed residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning (*now RER*)."

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

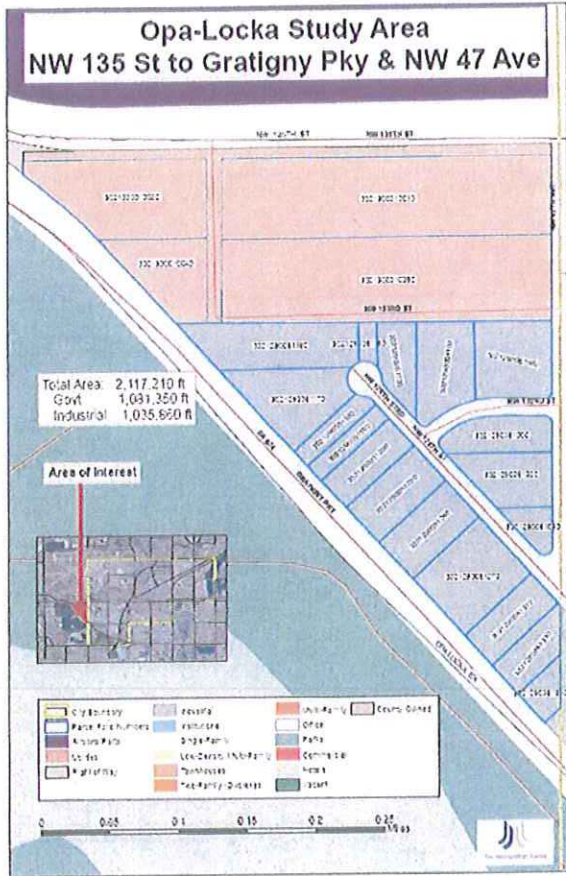
Very truly yours,

Alex A. David, AICP

Attachment

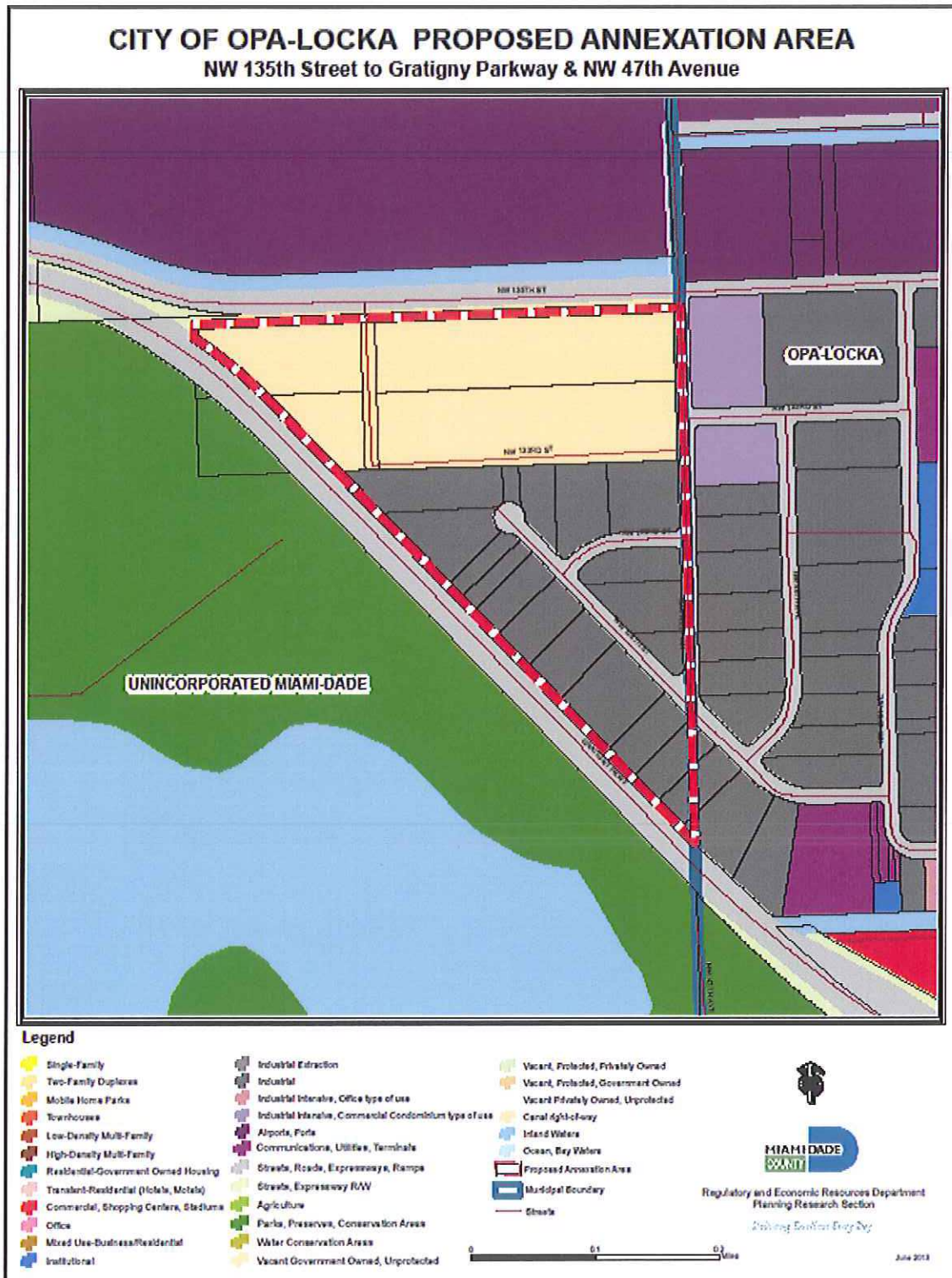
cc: Mark Woerner, AICP, Asst. Director of Planning, RER  
Howard Brown, Director, Community Development, City of Opa Locka

# ANNEXATION AREA "A"





RER RESPONSE





<b>City of Opa-Locka Proposed Annexation Area "A"</b>				
<b>NW 47<sup>th</sup> Avenue to the East; NW 135<sup>th</sup> Street to the North and the Gratigny Expressway to the Southwest</b>				
<b>2013 Existing Land Use – Annexation Area "A" and City of Opa-Locka</b>				
<b>Land Use</b>	<b>Annexation Area (Acres)</b>	<b>Annexation Area (Percent of Total)</b>	<b>Opa-Locka (Area Acres)</b>	<b>Opa-Locka (Percent of Total)</b>
Residential	0.0	0.0	487.7	17.0
Commercial & Office & Transient Residential	0.0	0.0	147.5	5.1
Industrial	23.9	44.6	516.8	18.0
Institutional	0.0	0.0	79.6	2.8
Parks/Recreation	0.0	0.0	120.2	4.2
Transportation, Communication, Utilities	4.0	7.5	1,339.1	46.6
Agriculture	0.0	0.0	0.0	0.0
Undeveloped	25.7	48.0	60.2	2.1
Inland Waters	0.0	0.0	123.2	4.3
<b>Total:</b>	<b>53.6</b>	<b>100.0</b>	<b>2874.3</b>	<b>100.0</b>
<b>Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Section, June 2013</b>				

## **7. Statement of Reason for Boundary Changes**

The proposed annexation area as shown abuts the City of Opa-Locka at its southwestern limit. Annexing the approximately 53.6 acre (0.08 square miles) area will also insure that the quality of life for businesses and residents will remain through continued proper planning and development practices. The City believes the annexation area is compatible with and complementary to the commercial/industrial development already existing in Opa-Locka.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City. Again, through more localized planning, review and enforcement of regulations the needs of this employment and economic center will be fully realized.

Additionally, by increasing in size the City may be in a more advantageous position to apply for grants and have greater representation at the state and local levels.

Finally, the City of Opa-Locka will be able to service the area without impact to residents, businesses and other stakeholders within the current municipal boundaries. Also, property owners within the proposed annexation area **will benefit from more localized government.**

**8. Notification of Property Owners of City Intent**

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



## 9. Land Use Plan and Zoning

The land use and zoning consists of commercial and industrial, with several undeveloped government-owned parcels, as 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 Regulatory and Economic Resources the Annexation Area is approximately 51 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 – Annexation Area “A”

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial & Office & Transient Residential	0.0	0.0
Industrial	23.9	44.6
Institutional	0.0	0.0
Parks & Recreation Open Space	0.0	0.0
Transportation, Communications, Utilities	4.0	7.5
Agriculture	0.0	0.0
Undeveloped	25.7	48.0
Inland Water	0.0	0.0
Coastal Water	0.0	0.0
TOTAL	53.6	100.0

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

The Miami-Dade Existing Land Use Map – 2013 is shown above.

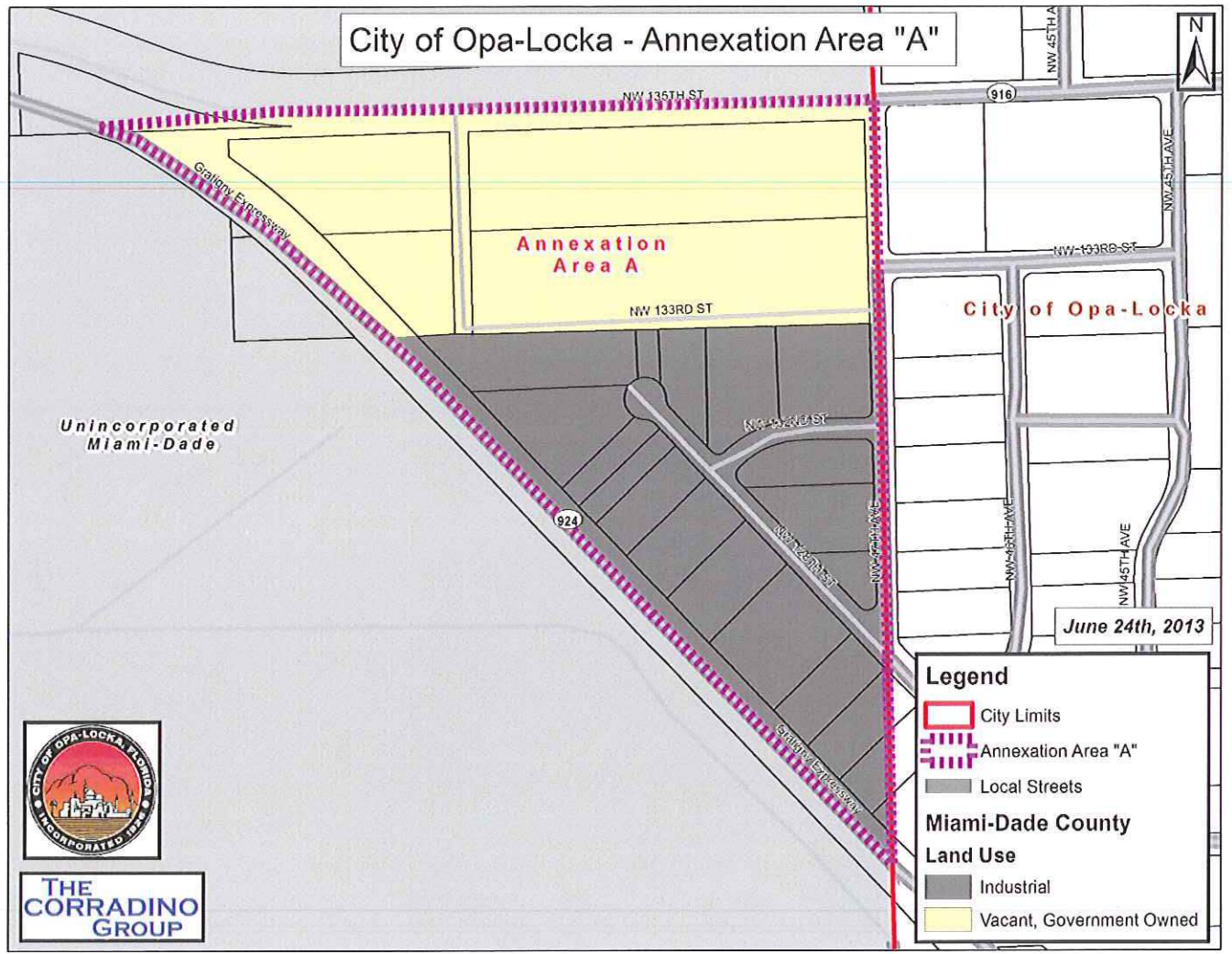
Future Land Use Designation for Annexation Area "A"

This is designated *Industrial and Office* and *Terminals* 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 Opa-Locka Comprehensive Plan.

Miami-Dade County Annexation Area Future Land Use Map





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

### Industrial and Office

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

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

In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated



site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.

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

#### Transportation (including Terminals)

The LUP map includes a summarized portrayal of the major components of Miami-Dade County's existing and future transportation network. Included are roadways, rapid transit corridors, railways and major switching yards, and such major terminals as the County airports and the Miami-Dade Seaport. This information is included on the LUP map to provide orientation and locational references, and to relate future development patterns to the future transportation network. The Transportation and Capital Improvements Elements of the CDMP provide additional details about these facilities, including their intended sizes, functions, uses, and designs and, with the exception of local streets, schedules of improvements.

As provided in the policies of the Transportation Element, transportation facilities such as terminals and transit stations shall contain the transportation uses and may contain other uses as provided in the applicable Transportation Subelement. Railroad terminals may include uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental business, and lodging



establishments. Rail yards may also be developed with industrial, office and similar uses that are customary and incidental to the primary railroad use.

All proposed uses on lands owned by Miami-Dade County at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport that are designated as Terminal on the LUP map, may be developed for the uses described in this subsection. All proposed uses on such lands shall comply with the requirements of the Future Aviation Facilities Section of the Aviation Subelement, shall be compatible with, and not disruptive of, airport operations occurring on such lands, and shall comply with all applicable regulations of the Federal Aviation Administration and other applicable law.

The portion of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport designated in the Comprehensive Development Master Plan for aviation uses, shall be deemed to consist of all portions of the airports where general public access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, runway protection zones, landing areas, and support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, storage and aircraft maintenance and repair facilities and hangars, aircraft and aircraft parts manufacturing and storage, fixed base operators, air cargo operations, specialized aircraft service operations, and fuel farms. Up to fifty (50) percent of the areas designated for aviation uses may be developed with aviation-related uses. The Director of the Miami-Dade Aviation Department, or the Aviation Department's designee, in consultation with the Director of Miami-Dade Regulatory and Economic Resources Department, shall determine whether any particular use is an aviation use or an aviation-related use. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the portions of these airports designated for aviation use, subject to such conditions and requirements as may be imposed to ensure public health and safety.

The portion of these airports designated in the Comprehensive Development Master Plan for aviation related and non-aviation uses, shall be deemed to consist of all portions of the airports where general public access is not restricted and terminal concourses only at Miami International Airport, and may include aviation, aviation-related, and non-aviation uses that are compatible with airport operations and consistent with applicable law.

Aviation uses where general public access is allowed may include existing uses and the following or substantially similar uses:

- passenger terminal area, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,
- parking garages and lots serving the airport,
- access roadways serving the airport,
- offices of aviation industry companies and the Miami-Dade County Aviation Department,
- facilities of fixed base operators,
- hangar rentals and tie downs,



- ground transportation services,
- aircraft and automobile rental establishments,
- aviation-related educational uses such as flight schools, simulator training facilities, helicopter and aerobatics training and other educational facilities providing aviation courses,
- aviation-related governmental agency facilities,
- flying club facilities,
- aviation-related entertainment uses such as skydiving establishments, museums and sightseeing services, and
- aviation-related retail uses such as aircraft sales, electronic an instrument sales and pilot stores.

Subject to the restrictions contained herein, the following non-aviation-related uses may be approved in the portions of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport designated for non-aviation uses on the Airport Land Use Master Plan maps:

- lodgings such as hotels and motels (except for Homestead General),
- office buildings (except for Homestead General),
- lodgings and office buildings at Miami International Airport (except in terminal concourse),
- industrial uses such as distribution, storage, manufacturing research and development and machine shops(except for Homestead General),
- agricultural uses,
- retail, restaurants, and personal service establishments (except for Homestead General), and
- gaming establishments (limited to Miami International Airport only).

Such non-aviation uses at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport shall be limited as follows:

- (1) The land area within Opa-Locka Executive, Miami International, and Kendall-Tamiami Executive airports that may be devoted to particular non-aviation uses shall be limited to the following percentages of the land area designated for aviation-related and non-aviation uses within each airport. Non-aviation-related at Opa-Locka Executive Airport shall range from 20 to 85 percent for industrial uses, 5 to 35 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation-related at Miami International Airport shall range from 20 to 85 percent for industrial uses, 5 to 50 percent for commercial uses and/or office uses, 0 to 50 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation-related at Kendall-Tamiami Executive Airport shall range from 0 to 85 percent for industrial uses, 0 to 100 percent for commercial uses, 0 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses.

The portions of the Opa-Locka Executive Airport designated in the Comprehensive Development Master Plan for Aviation-Related (Other Uses/Flexible) may also be developed with non-aviation uses that are compatible



with airport operations and consistent with applicable law, including FAA regulations and any airport layout plan governing permissible uses on the entire airport property. Such non-aviation uses shall not exceed the above referenced percentages of uses for the entire airport.

The distribution, range, intensity and types of such non-aviation related uses shall vary at these three airports by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures), at Opa-Locka Executive and Miami International airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.

(2) Those portions of Homestead General Aviation Airport that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed with agricultural uses.

(3) Each non-aviation use shall comply with applicable law, including but not limited to FAA regulations and the current airport layout plan on file with the Miami-Dade County Aviation Department governing permissible uses on the entire airport property.

(4) At Kendall-Tamiami Executive Airport, the development of the 8.2 acre (973.52 ft x 363 ft) parcel for non-aviation uses at the southwest corner of SW 137 Avenue and theoretical SW 124 Street shall be limited to access roads, open space, parking and drainage facilities.

The Port of Miami and downtown Miami maritime park areas are also included in this category. Because the CDMP does not generally preempt municipal plans and because the City of Miami comprehensive plan allows a broad range of land uses and facilities in addition to transportation facilities, it is the intent of the CDMP that all actions of the County with regard to development in the downtown Miami maritime park area are deemed to be consistent with the CDMP if consistent with the adopted comprehensive plan of the City of Miami. Further, notwithstanding the City's comprehensive plan, it is the intention of the CDMP that Port developments on Dodge and Lummus Islands and on the mainland may include other uses including, but not limited to, commercial, recreational and cultural uses accessible to Port users, County visitors and residents.

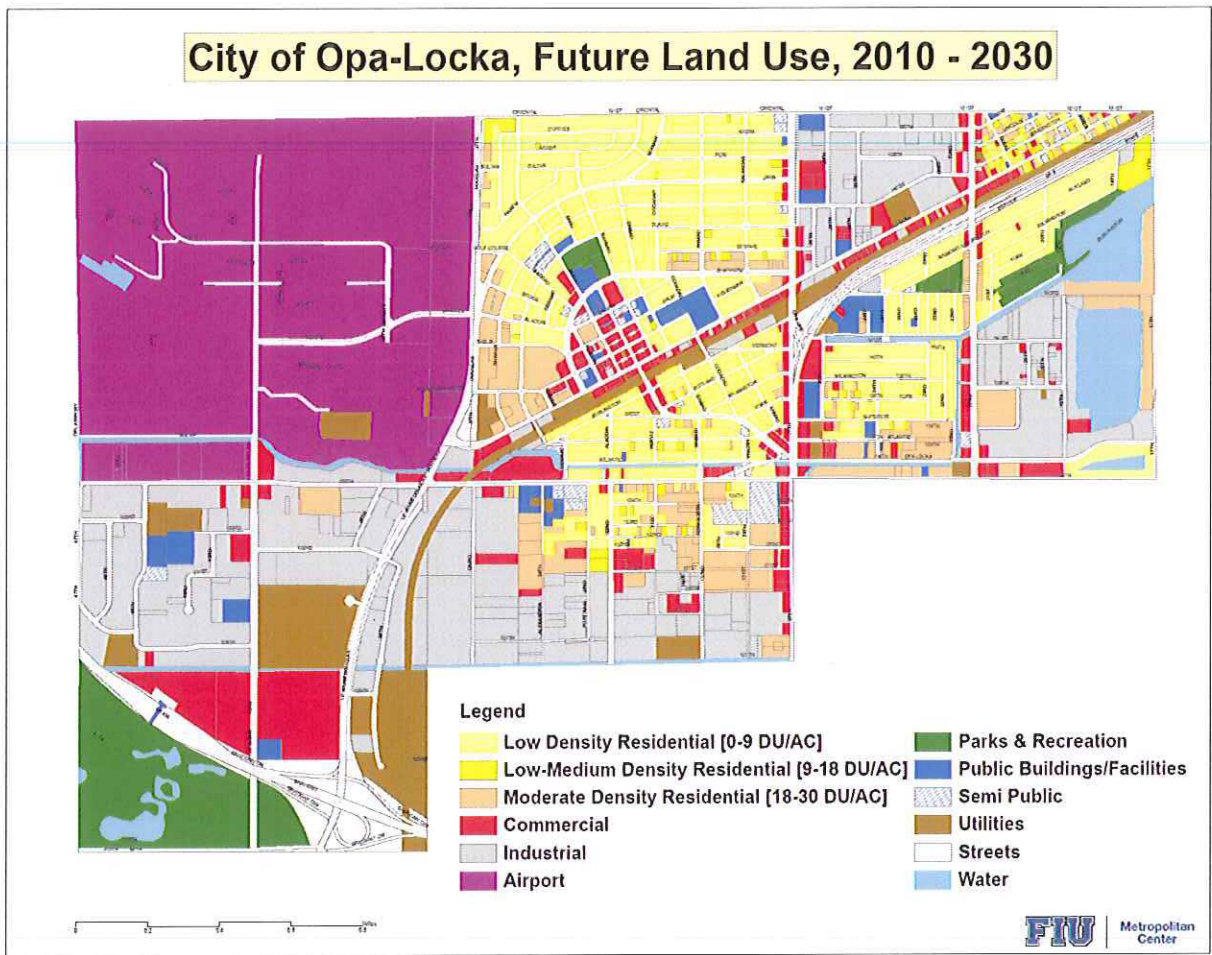
The summarized roadway classification used on the LUP map distinguishes between Limited Access facilities, Major Roadways (3 or more lane arterials and collectors) and Minor Roadways (2 lane arterials and collectors). Also shown are existing and proposed Rapid Transit corridors. The term rapid transit, as used herein, includes any public heavy rail or light rail, or busses operating on exclusive bus lanes. The transportation network depicted is a year 2025 network that will develop incrementally as funding becomes available. In addition, rapid transit corridors may be provided with an interim type of service such as express bus service during much of the planning period while more permanent facilities are being planned, designed and constructed. The roadway

and transit alignments shown in the CDMP are general indications of the facility location. Specific alignments may be modified through detailed transportation planning, DRI review and approval processes, subdivision platting, highway design and engineering or other detailed planning or engineering processes. Moreover, most station locations along future rapid transit lines are not identified in the Plan; they will be selected as part of the detailed planning of transit facilities in the corridor.

Because of the critical relationships between transportation facilities and the land uses served and impacted by those facilities, land use and transportation planning decisions must be made in direct concert with one another. Accordingly provisions for nonlocal roadways, public mass transportation facilities, rail lines, airports and the Miami-Dade Seaport facilities contained in the Transportation Element should not be amended without concurrent evaluation and, as applicable, amendment of the Land Use Plan map. In particular, extension or widening Major or Minor Roadways beyond 2 lanes outside the Urban Development Boundary (UDB) of the LUP map may occur only if indicated on the LUP map.



# City of Opa-Locka Future Land Use Map



Equivalent City of Opa-Locka Future Land Use Designations

INDUSTRIAL

Warehouses, manufacturing plants, rail freight terminals, scrap yards (variable heights to 3 stories); lot coverage restricted.

## Zoning

The Annexation Area consists of lands zoned Industrial and Interim as shown on the Miami-Dade County Zoning Map. Upon annexation, the City will rezone those properties to the City's closest equivalent.

The Annexation Area which is located in Section 29/30 52 41 consists of the following zoning districts: IU-C and GU.

Please see the Section Map for more detailed zoning district location information. Also, for reference purposes, the relevant Zoning District descriptions are included and were obtained from the Miami-Dade County Zoning Code.





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.

\* \* \*

Article XXXII. IU-C, Industrial District, Conditional

Sec. 33-267. Intent.

IU-C District shall be applied only to those lands that appropriately may be used and utilized for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience, and the general welfare of the County. It is intended that this district shall be utilized to provide an adequate reservoir of lands suited for the needs and requirements of large industries, and industrial park developments, to the end that desirable industrial concerns may be attracted to this area. It is intended, however, that this district shall not be used indiscriminately, so as to permit any industrial use which might be offensive or obnoxious by reason of the emanation of odors, gases, dust, noise or vibration, pollution of air or water, or otherwise detrimental to the general welfare of this community; but that it shall be restricted and confined to only those large industrial uses and industrial park type developments which produce a net gain to the community. It is recognized that the rapid development of new and different industrial uses and operations makes it impossible and impractical to accurately enumerate those which would be beneficial or detrimental to the welfare of this community. Therefore, the intent and purpose for the establishment of this district is expressly set forth, and standards set forth for the use of lands embraced within this district.



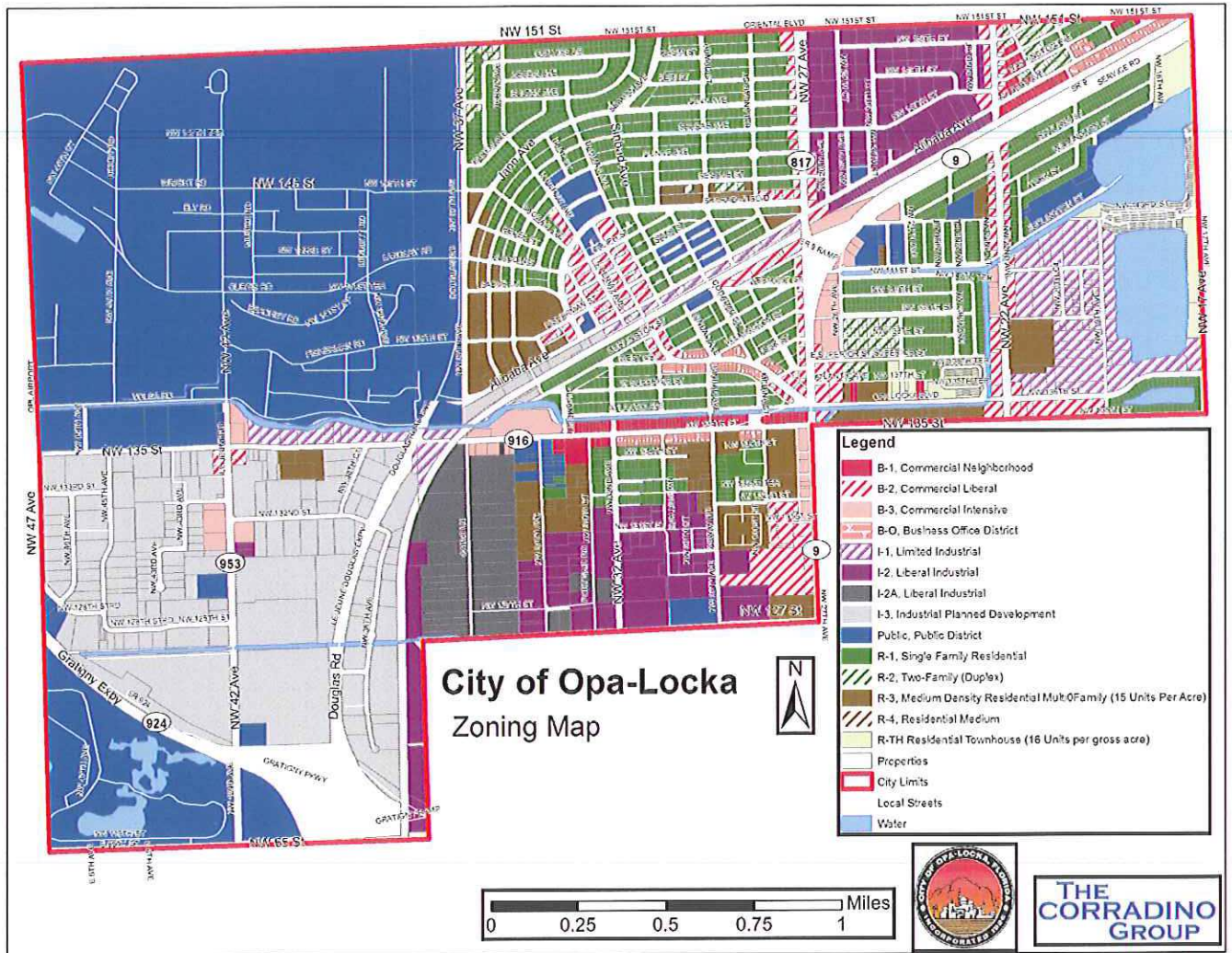
Sec. 33-268. Permitted uses.

No land, body of water, or structure in an IU-C District shall be used or permitted to be used, and no structure shall be erected, constructed, moved or reconstructed, structurally altered, used, occupied or maintained for any purpose (except as a legal nonconforming building or use), except for one (1) or more of the uses hereinafter enumerated, and then only in accordance with the conditions hereinafter set forth:

- (1) Every use permitted in the IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-C District, and every use permitted in the IU-3 Districts (uses permitted in IU-2 District specifically prohibited) and all other industrial uses similar in character shall be permitted in the IU-C District, and shall include utility plants and substations such as, but not limited to, sewage, water, power, communications and gas.
- (2) All residential buildings and uses shall be prohibited in IU-C Districts, except for caretakers' quarters incidental to a permitted industrial use.



# City of Opa-Locka Zoning Map



## City of Opa-Locka Equivalent Zoning Districts

The City of Opa Locka does not have an equivalent to Article XIII. GU, Interim District, Code of Miami-Dade County, as all properties within the City have been zoned.

### **6.12 INDUSTRIAL DISTRICTS**

#### **I-3 (I-PD) INDUSTRIAL PLANNED DEVELOPMENT**

##### A. District Purpose

The purpose of this district is to encourage better designed light industrial uses through the application of enlightened, imaginative approaches.

##### B. Permitted Uses

Buildings, structures and lots in an I-3 district, except as otherwise provided, may be used for:

#### **(Condensed List of Permitted Uses)**

Agricultural contractor equipment, sale or rental, or both

Assembly plants

Automobile body and fender repair shops, if all operations are conducted inside of the building

Batteries, the manufacture and rebuilding of batteries in enclosed buildings only

Bed, the manufacture of bedspreads and bedsprings

Drugs, the manufacture of and sale at wholesale of drugs

Dry goods, the manufacture of and sale at wholesale of, and storage of dry goods

Dyeing and cleaning, wholesale

Electric appliance assembly

Electrical parts, the manufacture of, the sale at wholesale of, or the storage of small electrical parts

Electric signs, the manufacture of

Electrical transformer substations

Furniture, the manufacture of

Generators, the manufacture of electrical generators

Lumber yard, except the storage of boxes or crates

Machine shops

Machinery storage yard

Machinery, the repair of farm machinery

Pharmaceuticals, the manufacture and packaging of

Rug cleaning plant

Rugs, manufacture of.

Shoes, the manufacture of

Signs, the manufacture of

Tools, the manufacture of

Toys, the manufacture of

Warehouse, storage warehouse

Food products, the manufacture, processing, storage, and sale of

C. Other Uses

Other uses similar to the above may be permitted.

D. Exceptions



**10. List of Services to be Provided**

a. Police

The City of Opa-Locka Police Department comprises a staff of 83 employees, including 55 sworn officers for the current 2012/2013 budget year. With a \$5,496,437 current year budget the Police Department budget would increase slightly in subsequent years following successful annexation.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area without degradation of police service. Currently, the City does respond to calls for assistance from M-D County Police Department on an as needed basis. If the annexation is successful an increase of 1/2 officer would be contemplated. The additional cost to the City for additional personnel and associated costs is approximately \$26,000.

b. Fire Protection

Fire Protection is provided by Miami-Dade County fire services for the City of West Miami residents and businesses. Primary Fire Rescue service for the proposed annexation area will be provided by Fire Station 54, as referenced below. The proposed annexation area lies within the following station territory.

<b>Station</b>	<b>Address</b>	<b>Unit</b>
Bunche Park 54	15250 NW 27 <sup>th</sup> Avenue	Rescue Pumper Engine Squad

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 West for this service. All costs are directed to the property owners in the annexed area.

c. Water Supply and Distribution

The City is a wholesale purchaser of water from MDWASD. The City currently services the Annexation Area through its water supply and distribution system - therefore no change is required. Currently, all property owners outside the City but part of the City's Water Service Area pay a 25% utility surcharge. Once annexation is complete the surcharge will no longer be applicable thereby decreasing the cost of water.

d. Facilities for Collection and Treatment of Sewage

The City currently services the Annexation Area through its collection system and will continue to do so. MDWASD treats the sewage and has the capacity to handle existing treatment and any from future development in this area. Currently, all property owners outside the City but part of the City's Sewage Service Area pay a 25% utility surcharge. Once annexation is complete the surcharge will no longer be applicable thereby decreasing the cost of sewage collection.

e. Garbage and Refuse Collection and Disposal

The City contracts with a private firm for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City and will continue to be required to utilize the County's landfills.

f. Street Lighting

Street Lighting will become a function of the City but 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. The remaining 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.

i. Building Inspection

The City will provide building inspections.

j. Zoning Administration

The City will be responsible for all zoning related matters.

k. Local Planning Services

The City will be responsible for local planning services.

l. Special Services Not Listed Above

The City will be responsible for all applications for plat approval and waivers of plat and other special services as needed.

m. General Government

The City has a Commission-Manager form of government. The Mayor and four Commission members (Members of the Commission) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large for two year terms. The Commission'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 Commission for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is approximately 199 and may be expanded as the City takes on additional responsibilities. The City's current budget for FY 2012/13 is \$46,239,303.



## **11. Timetable for Supplying Services**

### **a. Police**

Immediate. With the additional police resources proposed, 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**

No Change. The City currently services the Annexation Area through its water supply and distribution system. The City is a wholesale purchaser of water from MDWASD.

### **d. Facilities for Collection and Treatment of Sewage**

No Change. The City will continue to service the Annexation Area through its wastewater collection system. Treatment is furnished through the County system.

### **e. Garbage and Refuse Collection and Disposal**

Immediate. The City contracts with a private firm for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City and will continue to be required to utilize the County's landfills.

### **f. Street Lighting**

Immediate/No Change. Any new lighting will be paid for through City Special Taxing Districts, or other means, 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.

### **i. Building Inspection**

Immediate/No Change. The City will provide building inspections.

### **j. Zoning Administration**

Immediate. The City will assume this function.

### **k. Local Planning Services**

Immediate. The City will assume this function.

### **l. Special Services Not Listed Above**

Immediate/No change. Special services will be assumed by the City.

### **m. General Government**

Immediate. After the annexation process is completed, the City of Opa-Locka will be responsible for all general government services.



## **12. Financing of Services**

### **a. Police**

The City will fund this service through its General Fund via tax collections and other revenue sources.

### **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**

Any costs associated with new development (water main extensions and connections) will be paid by the developers. Commercial 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 collection services will continue to be provided by the City. MDWASD finances improvements to its treatment system. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial 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 City contracts with a private firm which charges user fees for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City.

### **f. Street Lighting**

Street lighting is financed through FP&L user fees or City Special Taxing Districts.

### **g. Street Construction and Maintenance**

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

### **h. Park and Recreation Facilities and Services**

The operation and maintenance of existing facilities are 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  
Platting function costs are 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 2013 Taxable Property Rolls and other revenues. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur.

The City of Opa Locka maintains a millage rate of 9.1000. The current Miami-Dade County millage rate is 1.9283.

Property Tax Revenue is determined by the following formula:

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

<b>SECTION TOWNSHIP RANGE</b>	<b>2013 TAXABLE PROPERTY ROLLS</b>	<b>PROPERTY TAX REVENUE*</b>	<b>COST OF PROVIDING SERVICES</b>	<b>NET BUDGET GAIN/LOSS</b>
29/30-52-41	\$19,004,338	\$164,292	\$118,500**	\$45,792

\* **Based on City of Opa Locka millage – Approximate**

\*\* Public Works and Utilities - \$70,000  
Police - \$26,000  
Code Enforcement - \$22,500



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





July 9<sup>th</sup>, 2013

**Mr. Howard Brown, Jr., AICP**  
**Community Development Director**  
**City of Opa-Locka**  
**780 Fisherman Street**  
**Opa-Locka, FL 33054**

**RE:Property Owners List within 600 feet of:**

**LEGAL DESCRIPTION:**

Portion of Sections 29 and 30, Township 52 South, Range 41 East, Miami-Dade County, Florida.

**ORDER NO.: 130610**

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

Sincerely,

**THE ZONING SPECIALISTS GROUP, INC.**

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

**Total number of property owners without repetition: 80**

## REQUEST/OWNERS LIST

**THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 600-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY:**

**LEGAL DESCRIPTION:**

Portion of Sections 29 and 30, Township 52 South, Range 41 East, Miami-Dade County, Florida.

LEGAL DESCRIPTION PROPERTY ADDRESS TAX FOLIO NUMBER	PROPERTY OWNER(S) MAILING ADDRESS
Income Gardens Sec 4 PB 31-8 Lot 1 To 14 Inc Blk 209  Property Address: Folio No. 0821200040290	Miami Dade County Aviation Department PO Box 526624 Miami, FL 33152-6624
Income Gardens Sec 4 PB 31-8 Lot 15 To 22 Inc Blk 209  Property Address: Folio No. 0821200040300	Miami Dade County Aviation Department PO Box 526624 Miami, FL 33152-6624
Income Gardens Sec 4 PB 31-8 Lot 23 To 26 Inc Blk 209  Property Address: Folio No. 0821200040310	Miami Dade County Aviation Department PO Box 526624 Miami, FL 33152-6624
29 52 41 119.27 Ac M/L Sw1/4 Less Beg NE Cor Of Sw1/4 Th S1323.29Ft NWly Ad 2602.90Ft To N/L Of Sw1/4 Th E2207.08Ft To POB A/K/A Pt Of Amelia Earhart Park  Property Address: 4701 119 St NW Folio No. 0821290000030	Miami Dade County Parks And Recreation 275 NW 2nd St # 4F1 Miami, FL 33128-1741
29 52 41 2.06 Ac M/L Miami Dade Ind Park Sec 1 PB 85-49 Nly200ft Of Tr C Property Address: 13290 45 Ave NW Folio No. 0821290040030	J R Realty Corp 469 W 83rd St Hialeah, FL 33014-3607
29 52 41 4.16 Ac M/L Miami Dade Ind Park Sec 1 PB 85-49 Tr C-1 Less Nly2 Property Address: 13260 45 Ave NW Folio No. 0821290040040	J R Realty Corp 469 W 83rd St Hialeah, FL 33014-3607
Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 1 Thru 11 Blk 2 Property Address: 13200 45 Ave NW Folio No. 0821290050170	J R Realty Corp 469 W 83rd St Hialeah, FL 33014-3607
PB 86-74 Miami-Dade Industrial Park Sec 2 Lots 12 Thru 15 Blk 2 Property Address: 13150 45 Ave NW Folio No. 0821290050280	Joe M Pedigo & J C Pedigo Trs 3816 Macfarlane St Melbourne Beach, FL 32951-3139

29-30 52 41 PB 86-74 Miami-Dade Industrial Park Sec 2 Lot 16 Blk 2  
Property Address: 13140 45 Ave NW  
Folio No. 0821290050320

Culbertson Pedigo  
3816 Macfarlane St  
Melbourne Beach, FL 32951-3139

PB 86-74 Miami-Dade Industrial Park Sec 2 Lots 17 Thru 21 Blk 2  
Property Address: 13000 45 Ave NW  
Folio No. 0821290050330

Lucky Top 1 LLC  
13105 NW Lejeune Rd  
Opa Locka, FL 33054

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 22 Thru 26 Blk 2  
Property Address: 12970 45 Ave NW  
Folio No. 0821290050380

12970 Realty LLC  
4775 NW 132nd St  
Opa Locka, FL 33054-4313

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 27 Thru 31 Blk 2  
Property Address: 12870 45 Ave NW  
Folio No. 0821290050430

Remcraft Lighting Products Inc  
PO Box 54 1487  
Miami, FL 33054-1487

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 10 Thru 14 Blk 3  
Property Address: 13245 47 Ave NW  
Folio No. 0821290050570

South Florida Plastics Inc  
13245 NW 47th Ave  
Opa Locka, FL 33054-4311

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 15 Thru 20 Blk 3  
Property Address: 13225 47 Ave NW  
Folio No. 0821290050620

13225 Realty LLC  
2 S Biscayne Blvd Ste 1900  
Miami, FL 33131-1832

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 21 Thru 27 Blk 3  
Property Address: 13185 47 Ave NW  
Folio No. 0821290050680

Cjd Real Estate Florida LLC  
6122 S Eastern Ave  
Los Angeles, CA 90040-3402

PB 86-74 Miami-Dade Industrial Park Sec 2 Lots 28 Thru 33 Blk 3  
Property Address: 13165 47 Ave NW  
Folio No. 0821290050750

Stewart Eisenberg &  
Judy Beth London Tr  
13355 Biscayne Bay Dr  
Miami, FL 33181-2241

PB 86-74 Miami-Dade Industrial Park Sec 2 Lots 34 Thru 38 Blk 3  
Property Address: 13145 47 Ave NW  
Folio No. 0821290050810

Molds & Plastic Machinery Inc  
13145 NW 47th Ave  
Opa Locka, FL 33054-4309

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 39 Thru 44 Blk 3  
Property Address: 13125 47 Ave NW  
Folio No. 0821290050860

J R Realty Corporation  
469 W 83rd St  
Hialeah, FL 33014-3607

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 45 Thru 52 Blk 3  
Property Address: 13105 47 Ave NW  
Folio No. 0821290050920

J R Realty Corp  
469 W 83rd St  
Hialeah, FL 33014-3607

29-30 52 41 Miami-Dade Industrial Park Sec 2 PB 86-74 Port Of Lots 28 &  
Property Address: 4690 128 St Rd NW  
Folio No. 0821290051331

Plastic For Mankind Inc  
4690 NW 128 St Rd  
Opa Locka, FL 33054-5130