



City of Sweetwater, Florida

West Annexation

Application

RECEIVED BY CLERK
Circuit & County Courts
Miami-Dade County, Florida

SEP 24 2020
2:16 PM
CLERK OF BOARD

Table of Contents

<u>Contents</u>	<u>Beginning on Page No.</u>
Introduction and Analysis of the Proposed Annexation Area	5
Three (3) duly certified copies of Sweetwater Commission Resolutions Expressing Desire to Initiate Proposed Boundary Change Attached	6
Proof of Written Notice to Affected Property Owners of Public Hearing Where Resolution Was Unanimously Passed II	22
A. Accurate Legal Description of the Lands or Land Area Involved in Proposed Boundary Change	24
B. Map Accurately Showing the Location of the Area Involved	25
C. Certificate of the County Supervisor of Registration Certifying that the Area Involved in the Proposed Boundary Change Contains Either More than 250 Residents Who Are Qualified Electors, or Less Than 250 Residents that are Qualified Electors	26
D. Brief Statement Settings Forth the Grounds for the Proposed Boundary Changes	27
E. Resolution of Other Affected Municipality	28
F. Additional Required Information Filed With Clerk of the Board	28-36
Land Use Map	29
Zoning Map	30
List of Services to Be Provided	31-36
Police Protection (a)	31
Fire Protection (b)	31

City of Sweetwater - West Annexation Application

Water Supply and Distribution (c)	32
Facilities for the Collection and Treatment of Sewage (d)	32
Garbage and Refuse Collection/Disposal (e)	32
Street Lighting (f)	32
Street Construction and Maintenance (g)	32
Park and Recreation Facilities and Services (h)	33
Building Inspection (i)	34
Zoning Administration (j)	34
Local Planning Services (k)	35
Special Services Not Listed Above (l)	35
General Government (m)	36
G. Timetable for Supplying Services Listed Above	36
H. Financing of the Services Listed Above	37-40
I. Tax Load on the Area to be Annexed	42
J. Certificate of the Director of the Department of Planning and Zoning	43-44



City of Sweetwater

September 23, 2020

Honorable Carlos Gimenez
Miami-Dade County Mayor
Stephen P. Clark Center
111 N.W. 1st Street - 29th Floor
Miami, FL 33128-1983

HAND DELIVERED

Re: City of Sweetwater - West Annexation Application

Dear Mr. Mayor:

As Mayor of the City of Sweetwater, it gives me great pleasure to notify you that the City of Sweetwater has completed the necessary documentation and procedures to petition annexation of County lands located West of our City. We hereby file this annexation application pursuant to the provisions of Section 20-3 of Miami-Dade County Code. You will note that all of the required information and documentation are included.

On behalf of the residents of the City of Sweetwater, I thank you for your attention to this matter. I look forward to working with the County through this process. Please feel free to contact me at 305-399-1000 or my Assistant City Manager, Robert Herrada, at 305-525-0594 should you have any questions or comments.

Sincerely,

Mayor Orlando Lopez

City of Sweetwater - West Annexation Application

Introduction

The City of Sweetwater is proposing to annex approximately 1,249 acres of unincorporated land West and contiguous to the current city boundaries. A map of the area is provided in Section B herein.

Pursuant to Chapter 20 of the Miami Dade County Municipal Code, the City of Sweetwater requests a boundary change or "annexation of property" pursuant to Section 20-3.

As required by Section 20-3, the application includes the following:

(A) An accurate legal description of the lands or land area involved in such proposed boundary change.

(B) A map or survey sketch accurately showing the location of the area involved, the existing boundaries of the municipality or municipalities affected, and indicating the relation of the area involved to the existing municipal boundaries.

(C) A Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains less than two hundred fifty (250) residents who are qualified electors.

(D) A brief statement setting forth the grounds or reasons for the proposed boundary changes.

(E) There are no enclaves impacted or created by the proposed annexation. The application for the boundary change **does not** materially affect another municipality, and therefore **does not require** a resolution of the governing body of an affected municipality consenting to the proposed boundary changes as pursuant to Section 20-3.

(F) Additional Required Information Filed With Clerk of the Board (F 1-5).

(G) Certificate of the Director of the Department Planning and Zoning
This application **does not** require a petition, because the proposed area has less than 250 resident electors as per Section 20-3 (H).

Analysis of the Proposed Annexation Area

The City of Sweetwater was incorporated in 1941 and is located in Western Miami-Dade County. The city has an area of approximately 2.4 square miles, and has a minority-enriched population of 20,566, consisting of primarily Hispanic residents who comprise 94% of Sweetwater's population. The city is located adjacent to the area proposed for annexation, and is therefore able and ready to provide municipal services to the area. As a result, the area will greatly benefit from better, more accessible services. Therefore, in order to optimize the use of these resources, the city proposes to annex additional land to expand its borders and acquire property in the area. The proposed annexation area is designated primarily for commercial and industrial purposes. The city's economic base, in turn, has been heavily residential. Annexing this commercial and industrial land is critical to the city's economic sustainability and diversification of its economic base.

City of Sweetwater - West Annexation Application

Three (3) duly certified copies of Sweetwater Commission Resolutions Expressing Desire to Initiate Proposed Boundary Change

RESOLUTION NO.: 4653

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF SWEETWATER IN ORDER TO ANNEX UNINCORPORATED LANDS WEST OF ITS CURRENT BOUNDARIES FROM MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 5.04 of the Miami-Dade County Home Rule Charter and section 20-3 of the code of Miami-Dade County, the City of Sweetwater ("the City") wishes to initiate a proposed boundary change by resolution after public hearing, upon mailed notice provided to all property owners in the proposed annexation area and within 600 feet of the proposed boundaries and notice provided by publication; and

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

WHEREAS, the City Commission has determined that the annexation of the area West of the City's boundaries in Miami-Dade County, Florida is necessary, appropriate and in the best interest of the city and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, AS FOLLOWS

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

Section 2. The City Commission hereby seeks approval for the extension and enlargement of the City's boundaries to include an area West of the City and currently in unincorporated Miami-Dade County, Florida, as further described in Exhibit A attached hereto, and authorizes the initiation of municipal boundary change procedures pursuant to section 5.04 of the Miami-Dade County home rule charter in chapter 28 of the code of Miami Dade County.



Certified Copy

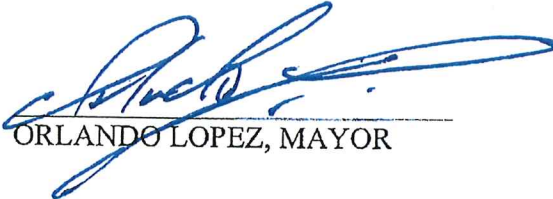
Date: 09/17/2020

Section 3. The Mayor, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with chapter 20 of the code of Miami-Dade County and submit an annexation petition to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 4. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in section 20-3 of the code of Miami-Dade County to the Miami-Dade County Board of County Commissioners, and payment of annexation application fees, if applicable.

Section 5. This resolution shall take effect immediately upon its adoption.

PASSED and ADOPTED this 16th September day of September, 2020.

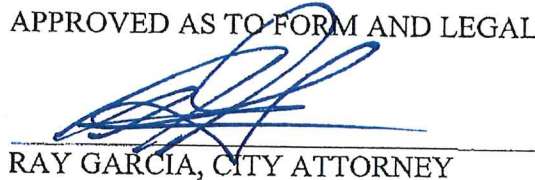

ORLANDO LOPEZ, MAYOR


CECILIA HOLTZALONSO, COMMISSION
PRESIDENT

ATTEST:

CARMEN GARCIA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


RAY GARCIA, CITY ATTORNEY

VOTE UPON ADOPTION:

CECILIA HOLTZ-ALONSO, COMMISSION PRESIDENT
SAUL DIAZ, COMMISSION VICE-PRESIDENT
ISIDRO RUIZ, COMMISSIONER
DAVID BORRERO, COMMISSIONER
JONIEL DIAZ, COMMISSIONER
MARCOS VILLANUEVA, COMMISSIONER

yes
yes
yes
no
yes
yes



Certified Copy


Date: 09/17/2020

EXHIBIT A

LEGAL DESCRIPTION:

A portion Section 35 and 36, Township 53 South, Range 39 East, according to the public records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the intersection of the Centerline of N.W. 25th Street with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Southerly for 5105.53' feet along the East line of said Section 36 to the intersection with the North Right of Way Line of N.W. 12th Street and said Section Line; thence Westerly for 3154.95' feet along the said North Right of Way Line of N.W. 12th Street to a point of curvature of a circle curve concave to the Southeast; thence Westerly and Southwesterly along the arc of said circular curve to the left, having a radius of 612.96' feet through a central angle of 25°31'53", for an arc distance of 273.14' feet, to a point of tangency; thence Southwesterly for 100.00' feet along the aforementioned North Right of Way line, to a point of curvature of a circle curve concave to the Northwest; thence Southwesterly and Westerly along the arc of said circular curve to the left, having a radius of 532.96' feet through a central angle of 25°31'53", for an arc distance of 237.49' feet, to a point of tangency; thence Westerly for 1030.65' feet along the said North Right of Way line, to a point of curvature of a circle curve concave to the Northeast; thence Westerly and Northwesterly along the arc of said circular curve to the left, having a radius of 1308.14' feet through a central angle of 13°32'33", for an arc distance of 309.19' feet, to a point of curvature of a circle curve concave to the Southwest; thence Northwesterly and Westerly along the arc of said circular curve to the left, having a radius of 1388.14' feet through a central angle of 6°56'33", for an arc distance of 168.20' feet, to the East Right of Way Line of N.W. 127th Avenue; thence Northerly for 9.24' foot along the said East Right of Way to the intersection with the South line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 40.02' feet, along the said Section Line to the Southeast Corner of Section 35, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 5255.53' feet along the said South line of Section 35, Township 53 South, Range 39 East, Miami-Dade County to the East Right of Way line of N.W. 137th Avenue; thence Northerly for 5193.91' feet along the said East Right of Way line to the intersection with the Centerline of N.W. 25th Street; thence Easterly for 10537.05' feet along the said Centerline of N.W. 25th Street to the intersection with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida said point also being the POINT OF BEGINNING.

Containing 54'441,508.87 Sq. Ft. or 1,249.805 Acres ±.
1.953 Sq. Mi. ±



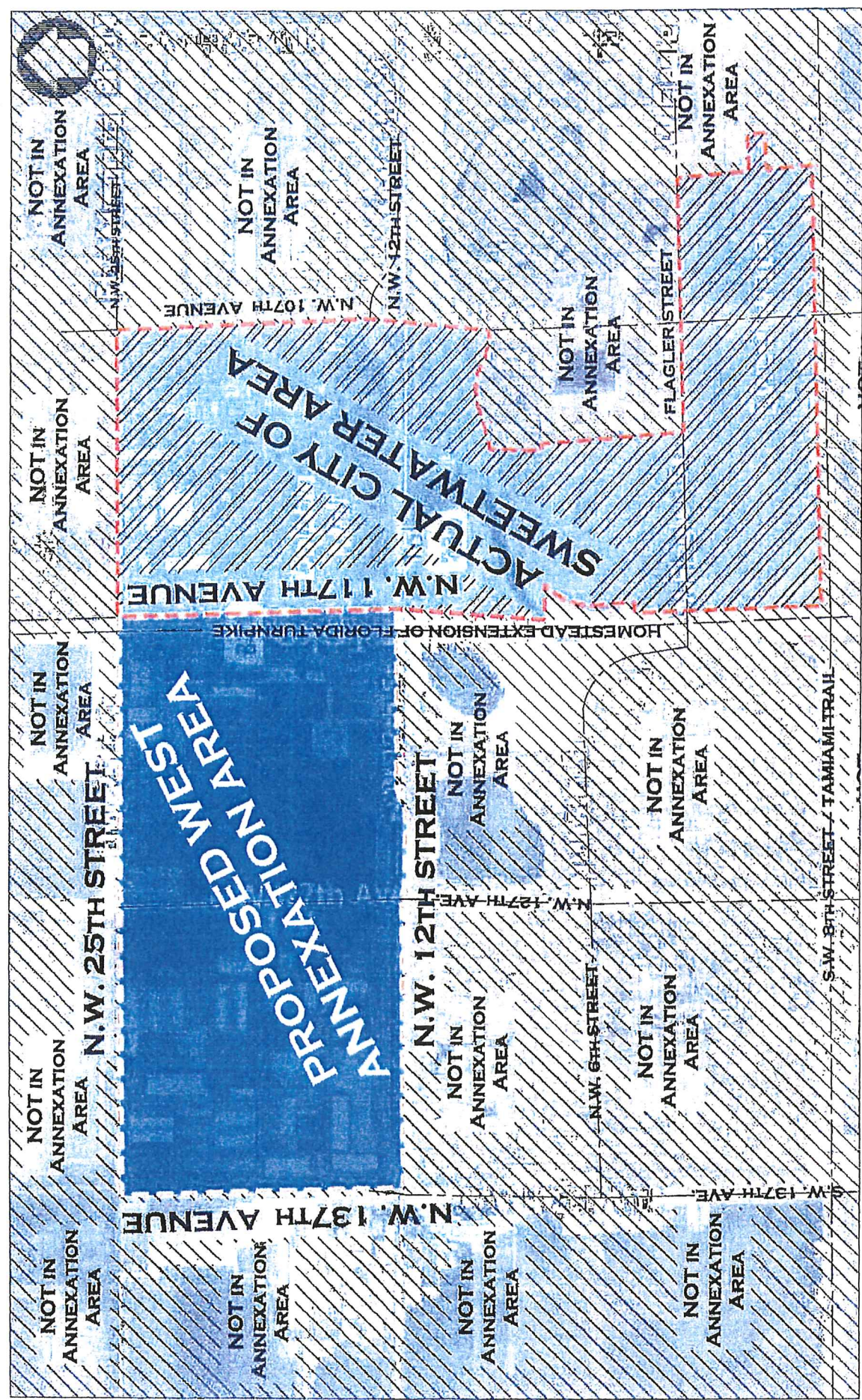
Certified Copy

Date: 09/17/2020

Certified Copy
[Signature]
 Date: 09/17/2020



SWEETWATER PROPOSED WEST ANNEXATION AREA



PROPOSED WEST ANNEXATION AREA



CITY OF SWEETWATER



NOT IN ANNEXATION AREA

Miami Herald Media Company
3511 NW 91 Avenue
Miami, FL 33172

Miami Herald **el Nuevo Herald**

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO
186297	0004743567-01	City of Sweetwater TRIM (Notice of Tax Increase & Budget Summary) 2019	

Attention:

CITY OF SWEETWATER
500 SW 109TH AVE
MIAMI, FL 33174

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority
personally appeared: **VICTORIA
RODELA**, who on oath says that he/she is
CUSTODIAN OF RECORDS
of The Miami Herald, a daily newspaper
published at Miami in Miami-Dade County,
Florida; that the attached copy of the
advertisement that was published was
published in said newspaper in the
issue(s) of:

Publication: Miami Herald

Zone: MIA-Full Run

September 04, 2020

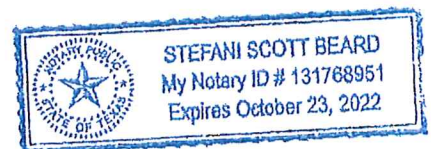
Affiant further says that the said Miami
Herald is a newspaper published at Miami,
in the said Miami-Dade County, Florida and
that the said newspaper has heretofore
been continuously published in said Dade
County, Florida each day and has been
entered a second class mail matter at the
post office in Miami, in said Miami-Dade
County, Florida, for a period of one year
next preceding the first publication of the
attached copy of advertisement; and
affiant further says that he/she has neither
paid or promised any person, firm or
corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper(s).

Sworn to and subscribed before me this
4th, day of September, 2020



Certified Copy

Date: 09/17/2020



RESOLUTION NO.: 4653

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF SWEETWATER IN ORDER TO ANNEX UNINCORPORATED LANDS WEST OF ITS CURRENT BOUNDARIES FROM MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 5.04 of the Miami-Dade County Home Rule Charter and section 20-3 of the code of Miami-Dade County, the City of Sweetwater ("the City") wishes to initiate a proposed boundary change by resolution after public hearing, upon mailed notice provided to all property owners in the proposed annexation area and within 600 feet of the proposed boundaries and notice provided by publication; and

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

WHEREAS, the City Commission has determined that the annexation of the area West of the City's boundaries in Miami-Dade County, Florida is necessary, appropriate and in the best interest of the city and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, AS FOLLOWS

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

Section 2. The City Commission hereby seeks approval for the extension and enlargement of the City's boundaries to include an area West of the City and currently in unincorporated Miami-Dade County, Florida, as further described in Exhibit A attached hereto, and authorizes the initiation of municipal boundary change procedures pursuant to section 5.04 of the Miami-Dade County home rule charter in chapter 28 of the code of Miami Dade County.



Certified Copy

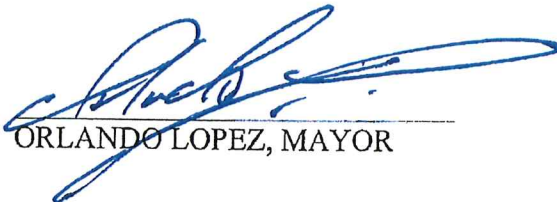
[Signature]
Date: 09/17/2020

Section 3. The Mayor, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with chapter 20 of the code of Miami-Dade County and submit an annexation petition to the Board of County Commissioners of Miami-Dade County for their consideration.

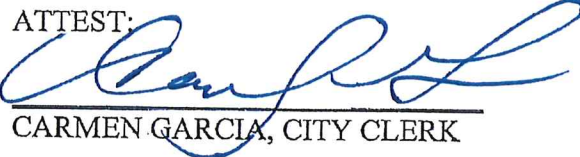
Section 4. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in section 20-3 of the code of Miami-Dade County to the Miami-Dade County Board of County Commissioners, and payment of annexation application fees, if applicable.

Section 5. This resolution shall take effect immediately upon its adoption.

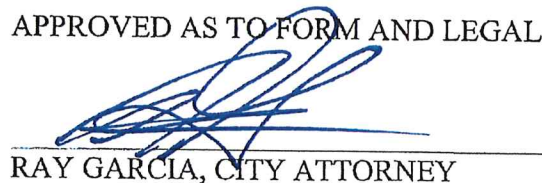
PASSED and ADOPTED this 16th September day of September, 2020.


ORLANDO LOPEZ, MAYOR


CECILIA HOLTZ-ALONSO, COMMISSION
PRESIDENT

ATTEST:

CARMEN GARCIA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


RAY GARCIA, CITY ATTORNEY

VOTE UPON ADOPTION:

CECILIA HOLTZ-ALONSO, COMMISSION PRESIDENT
SAUL DIAZ, COMMISSION VICE-PRESIDENT
ISIDRO RUIZ, COMMISSIONER
DAVID BORRERO, COMMISSIONER
JONIEL DIAZ, COMMISSIONER
MARCOS VILLANUEVA, COMMISSIONER

Yes
Yes
Yes
No
Yes
Yes



Certified Copy


Date: 09/13/2020

EXHIBIT A

LEGAL DESCRIPTION:

A portion Section 35 and 36, Township 53 South, Range 39 East, according to the public records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the intersection of the Centerline of N.W. 25th Street with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Southerly for 5105.53' feet along the East line of said Section 36 to the intersection with the North Right of Way Line of N.W. 12th Street and said Section Line; thence Westerly for 3154.95' feet along the said North Right of Way Line of N.W. 12th Street to a point of curvature of a circle curve concave to the Southeast; thence Westerly and Southwesterly along the arc of said circular curve to the left, having a radius of 612.96' feet through a central angle of 25°31'53", for an arc distance of 273.14' feet, to a point of tangency; thence Southwesterly for 100.00' feet along the aforementioned North Right of Way line, to a point of curvature of a circle curve concave to the Northwest; thence Southwesterly and Westerly along the arc of said circular curve to the left, having a radius of 532.96' feet through a central angle of 25°31'53", for an arc distance of 237.49' feet, to a point of tangency; thence Westerly for 1030.65' feet along the said North Right of Way line, to a point of curvature of a circle curve concave to the Northeast; thence Westerly and Northwesterly along the arc of said circular curve to the left, having a radius of 1308.14' feet through a central angle of 13°32'33", for an arc distance of 309.19' feet, to a point of curvature of a circle curve concave to the Southwest; thence Northwesterly and Westerly along the arc of said circular curve to the left, having a radius of 1388.14' feet through a central angle of 6°56'33", for an arc distance of 168.20' feet, to the East Right of Way Line of N.W. 127th Avenue; thence Northerly for 9.24' foot along the said East Right of Way to the intersection with the South line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 40.02' feet, along the said Section Line to the Southeast Corner of Section 35, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 5255.53' feet along the said South line of Section 35, Township 53 South, Range 39 East, Miami-Dade County to the East Right of Way line of N.W. 137th Avenue; thence Northerly for 5193.91' feet along the said East Right of Way line to the intersection with the Centerline of N.W. 25th Street; thence Easterly for 10537.05' feet along the said Centerline of N.W. 25th Street to the intersection with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida said point also being the POINT OF BEGINNING.

Containing 54'441,508.87 Sq. Ft. or 1,249.805 Acres ±.
1.953 Sq. Mi. ±



Certified Copy

[Signature]
Date: 09/17/2020



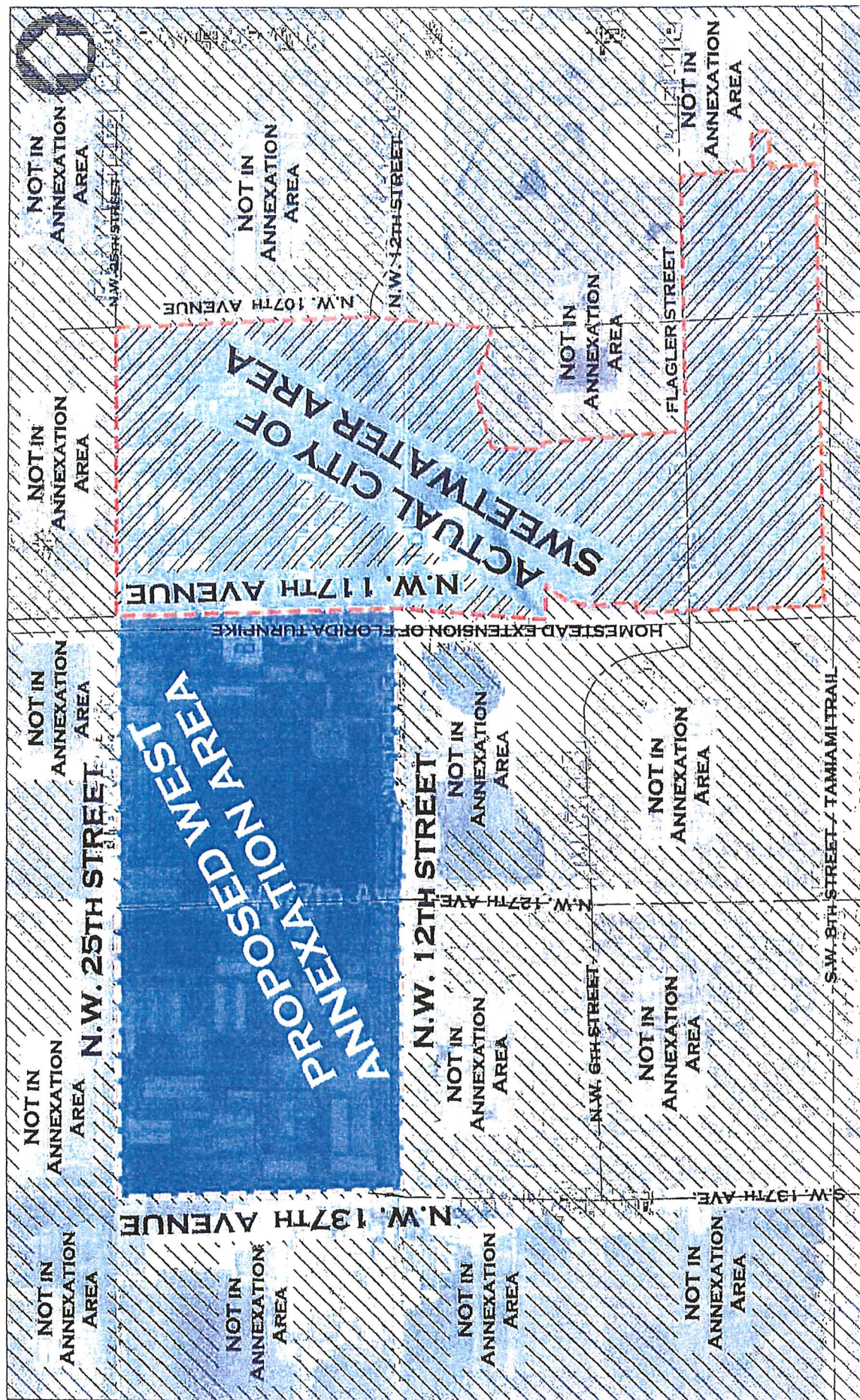
Certified Copy

Date: 09/17/2020



MARIO PRATS JR. & ASSOCIATES, INC.
SURVEYORS - MAPPERS - PLANNERS
52 SW 81st Avenue - Miami, Florida 33144
(305) 551-6000 - E-mail: docs@pratsurvey.com
Certificate of Authorization No.:4249

SWEETWATER PROPOSED WEST ANNEXATION AREA



PROPOSED WEST ANNEXATION AREA

CITY OF SWEETWATER



NOT IN ANNEXATION AREA

Miami Herald Media Company
3511 NW 91 Avenue
Miami, FL 33172

Miami Herald **el Nuevo Herald**

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO
166297	0004743567-01	City of Sweetwater TRIM (Notice of Tax Increase & Budget Summary) 2019	

Attention:

CITY OF SWEETWATER
500 SW 109TH AVE
MIAMI, FL 33174

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: **VICTORIA RODELA**, who on oath says that he/she is **CUSTODIAN OF RECORDS** of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue(s) of:

Publication: Miami Herald

Zone: MIA-Full Run

September 04, 2020

V. Rodella

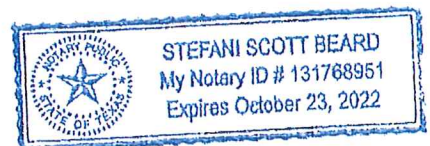
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s).

Stefani Scott Beard
Sworn to and subscribed before me this
4th, day of September, 2020



Certified Copy

Stefani Scott Beard
Date: 09/17/2020



RESOLUTION NO.: 4653

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF SWEETWATER IN ORDER TO ANNEX UNINCORPORATED LANDS WEST OF ITS CURRENT BOUNDARIES FROM MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 5.04 of the Miami-Dade County Home Rule Charter and section 20-3 of the code of Miami-Dade County, the City of Sweetwater ("the City") wishes to initiate a proposed boundary change by resolution after public hearing, upon mailed notice provided to all property owners in the proposed annexation area and within 600 feet of the proposed boundaries and notice provided by publication; and

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

WHEREAS, the City Commission has determined that the annexation of the area West of the City's boundaries in Miami-Dade County, Florida is necessary, appropriate and in the best interest of the city and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, AS FOLLOWS

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

Section 2. The City Commission hereby seeks approval for the extension and enlargement of the City's boundaries to include an area West of the City and currently in unincorporated Miami-Dade County, Florida, as further described in Exhibit A attached hereto, and authorizes the initiation of municipal boundary change procedures pursuant to section 5.04 of the Miami-Dade County home rule charter in chapter 28 of the code of Miami Dade County.



Certified Copy

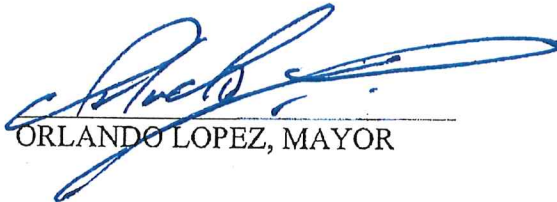
Date: 09/13/2020

Section 3. The Mayor, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with chapter 20 of the code of Miami-Dade County and submit an annexation petition to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 4. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in section 20-3 of the code of Miami-Dade County to the Miami-Dade County Board of County Commissioners, and payment of annexation application fees, if applicable.

Section 5. This resolution shall take effect immediately upon its adoption.

PASSED and ADOPTED this 16th September day of September, 2020.

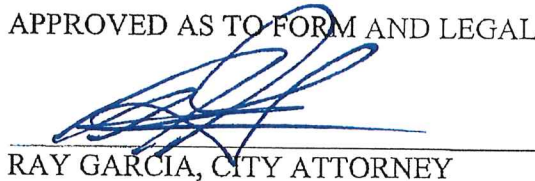

ORLANDO LOPEZ, MAYOR


CECILIA HOLTZ-ALONSO, COMMISSION
PRESIDENT

ATTEST:

CARMEN GARCIA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


RAY GARCIA, CITY ATTORNEY

VOTE UPON ADOPTION:

CECILIA HOLTZ-ALONSO, COMMISSION PRESIDENT
SAUL DIAZ, COMMISSION VICE-PRESIDENT
ISIDRO RUIZ, COMMISSIONER
DAVID BORRERO, COMMISSIONER
JONIEL DIAZ, COMMISSIONER
MARCOS VILLANUEVA, COMMISSIONER

Yes
Yes
Yes
Yes
No
Yes
Yes



Certified Copy


Date: 09/17/2020

EXHIBIT A

LEGAL DESCRIPTION

A portion Section 35 and 36, Township 53 South, Range 39 East, according to the public records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the intersection of the Centerline of N.W. 25th Street with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Southerly for 5105.53' feet along the East line of said Section 36 to the intersection with the North Right of Way Line of N.W. 12th Street and said Section Line; thence Westerly for 3154.95' feet along the said North Right of Way Line of N.W. 12th Street to a point of curvature of a circle curve concave to the Southeast; thence Westerly and Southwesterly along the arc of said circular curve to the left, having a radius of 612.96' feet through a central angle of 25°31'53", for an arc distance of 273.14' feet, to a point of tangency; thence Southwesterly for 100.00' feet along the aforementioned North Right of Way line, to a point of curvature of a circle curve concave to the Northwest; thence Southwesterly and Westerly along the arc of said circular curve to the left, having a radius of 532.96' feet through a central angle of 25°31'53", for an arc distance of 237.49' feet, to a point of tangency; thence Westerly for 1030.65' feet along the said North Right of Way line, to a point of curvature of a circle curve concave to the Northeast; thence Westerly and Northwesterly along the arc of said circular curve to the left, having a radius of 1308.14' feet through a central angle of 13°32'33", for an arc distance of 309.19' feet, to a point of curvature of a circle curve concave to the Southwest; thence Northwesterly and Westerly along the arc of said circular curve to the left, having a radius of 1388.14' feet through a central angle of 6°56'33", for an arc distance of 168.20' feet, to the East Right of Way Line of N.W. 127th Avenue; thence Northerly for 9.24' foot along the said East Right of Way to the intersection with the South line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 40.02' feet, along the said Section Line to the Southeast Corner of Section 35, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 5255.53' feet along the said South line of Section 35, Township 53 South, Range 39 East, Miami-Dade County to the East Right of Way line of N.W. 137th Avenue; thence Northerly for 5193.91' feet along the said East Right of Way line to the intersection with the Centerline of N.W. 25th Street; thence Easterly for 10537.05' feet along the said Centerline of N.W. 25th Street to the intersection with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida said point also being the POINT OF BEGINNING.

Containing 54'441,508.87 Sq. Ft. or 1,249.805 Acres ±.
1.953 Sq. Mi. ±



Certified Copy

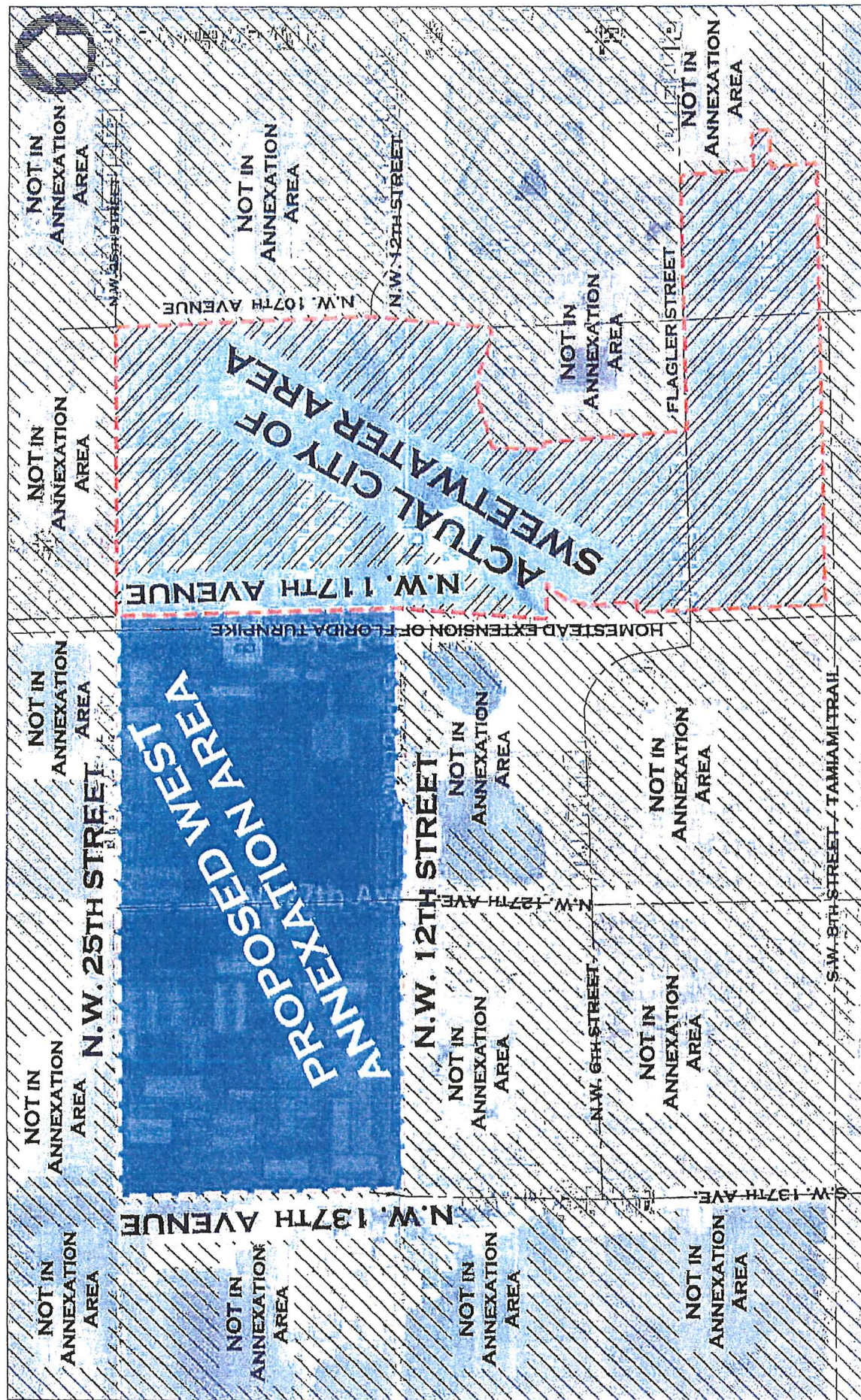
[Signature]
Date: 09/17/2020



SWEETWATER PROPOSED WEST ANNEXATION AREA



MARIO PRATS JR. & ASSOCIATES, INC.
SURVEYORS - MAPPERS - PLANNERS
52 SW 81st Avenue - Miami, Florida 33144
(305) 551-6000 - E-mail: docs@pratsurvey.com
Certificate of Authorization No. 4249



PROPOSED WEST ANNEXATION AREA

CITY OF SWEETWATER

NOT IN ANNEXATION AREA

Miami Herald Media Company
3511 NW 91 Avenue
Miami, FL 33172

Miami Herald **el Nuevo Herald**

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO
186297	0004743567-01	City of Sweetwater TRIM (Notice of Tax Increase & Budget Summary) 2019	

Attention:

CITY OF SWEETWATER
500 SW 109TH AVE
MIAMI, FL 33174

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority
personally appeared: **VICTORIA
RODELA**, who on oath says that he/she is
CUSTODIAN OF RECORDS
of The Miami Herald, a daily newspaper
published at Miami in Miami-Dade County,
Florida; that the attached copy of the
advertisement that was published was
published in said newspaper in the
issue(s) of:

Publication: Miami Herald

Zone: MIA-Full Run

September 04, 2020

V Rodella

Affiant further says that the said Miami
Herald is a newspaper published at Miami,
in the said Miami-Dade County, Florida and
that the said newspaper has heretofore
been continuously published in said Dade
County, Florida each day and has been
entered a second class mail matter at the
post office in Miami, in said Miami-Dade
County, Florida, for a period of one year
next preceding the first publication of the
attached copy of advertisement; and
affiant further says that he/she has neither
paid or promised any person, firm or
corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper(s).

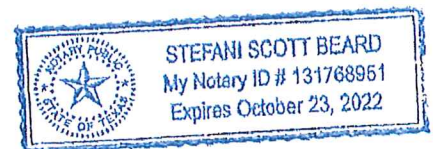
Steph Beard

Sworn to and subscribed before me this
4th, day of September, 2020



Certified Copy

[Signature]
Date: 09/17/2020



City of Sweetwater - West Annexation Application

Proof of Written Notice to Property Owners



July 31, 2020

City of Sweetwater
Planning and Zoning Division
500 S.W. 109 Ave.
Sweetwater, FL 33174

RE: Property Owners List within 600 feet of:

LEGAL DESCRIPTION: A portion Section 35 and 36, Township 53 South, Range 39 East, according to the public records of Miami-Dade County, Florida.

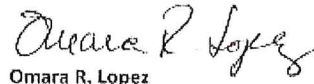
PREPARED FOR: City of Sweetwater

ORDER NUMBER: 200711

Total number of property owners without repetition: 1240

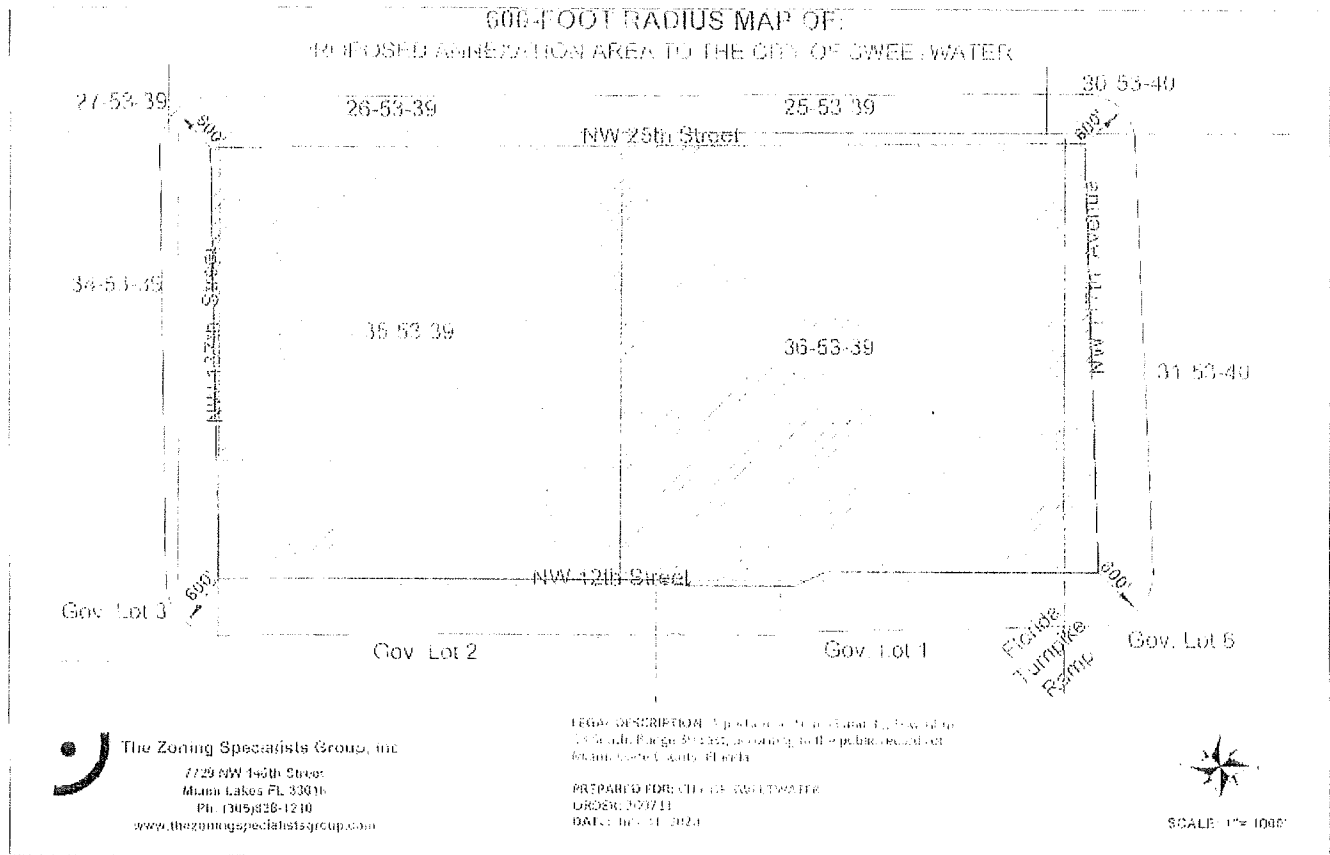
This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Property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

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.


Omara R. Lopez
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

City of Sweetwater - West Annexation Application



City of Sweetwater - West Annexation Application

A. Accurate Legal Description of the Lands or Land Area Involved In Proposed Boundary Change

LEGAL DESCRIPTION

A portion Section 35 and 36, Township 53 South, Range 39 East, according to the public records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the intersection of the Centerline of N.W. 25th Street with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Southerly for 5105.53' feet along the East line of said Section 36 to the intersection with the North Right of Way Line of N.W. 12th Street and said Section Line; thence Westerly for 3154.95' feet along the said North Right of Way Line of N.W. 12th Street to a point of curvature of a circle curve concave to the Southeast; thence Westerly and Southwesterly along the arc of said circular curve to the left, having a radius of 612.96' feet through a central angle of 25°31'53", for an arc distance of 273.14' feet, to a point of tangency; thence Southwesterly for 100.00' feet along the aforementioned North Right of Way line, to a point of curvature of a circle curve concave to the Northwest; thence Southwesterly and Westerly along the arc of said circular curve to the left, having a radius of 532.96' feet through a central angle of 25°31'53", for an arc distance of 237.49' feet, to a point of tangency; thence Westerly for 1030.65' feet along the said North Right of Way line, to a point of curvature of a circle curve concave to the Northeast; thence Westerly and Northwesterly along the arc of said circular curve to the left, having a radius of 1308.14' feet through a central angle of 13°32'33", for an arc distance of 309.19' feet, to a point of curvature of a circle curve concave to the Southwest; thence Northwesterly and Westerly along the arc of said circular curve to the left, having a radius of 1388.14' feet through a central angle of 6°56'33", for an arc distance of 168.20' feet, to the East Right of Way Line of N.W. 127th Avenue; thence Northerly for 9.24' foot along the said East Right of Way to the intersection with the South line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 40.02' feet, along the said Section Line to the Southeast Corner of Section 35, Township 53 South, Range 39 East, Miami-Dade County, Florida; thence Westerly for 5255.53' feet along the said South line of Section 35, Township 53 South, Range 39 East, Miami-Dade County to the East Right of Way line of N.W. 137th Avenue; thence Northerly for 5193.91' feet along the said East Right of Way line to the intersection with the Centerline of N.W. 25th Street; thence Easterly for 10537.05' feet along the said Centerline of N.W. 25th Street to the intersection with the East line of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida said point also being the POINT OF BEGINNING.

Containing 54'441,508.87 Sq. Ft. or 1,249.805 Acres ±.
1.953 Sq. Mi. ±

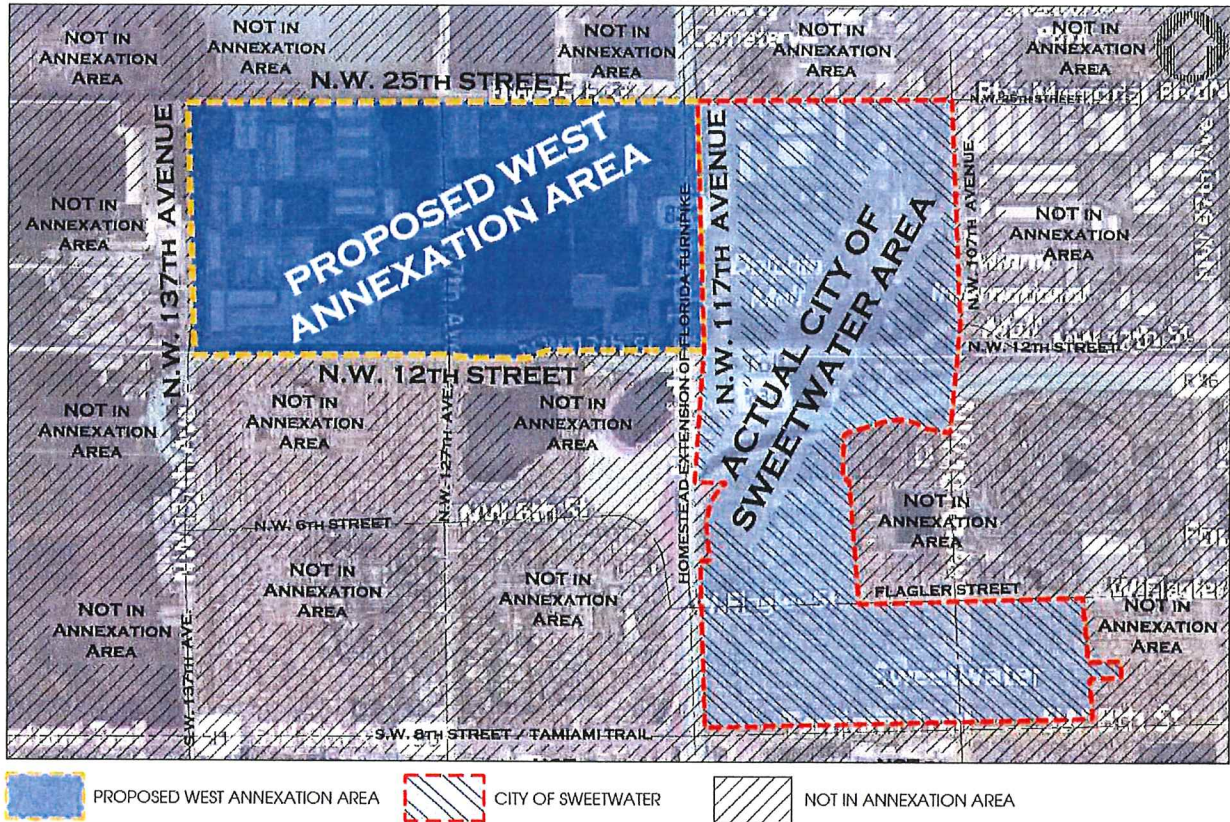
City of Sweetwater - West Annexation Application

B. Map Accurately Showing the Location of the Area



MARIO PRATS JR. & ASSOCIATES, INC.
SURVEYORS - MAPPERS - PLANNERS
82 SW 8th Avenue - Miami, Florida 33134
(305) 651-0000 - F-mail: doc1@pratsurvey.com
Certificate of Authorization No. 4249

SWEETWATER PROPOSED WEST ANNEXATION AREA



City of Sweetwater - West Annexation Application

C. Certificate of the County Supervisor of Registration



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480
miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the proposed City of Sweetwater West Annexation Area, as shown in the attached map, has 0 voters.

A handwritten signature in black ink, appearing to read "Christina White", written over a horizontal line.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 17th DAY OF
JULY, 2020

City of Sweetwater - West Annexation Application

D. Brief Statement Setting Forth the Grounds for the Proposed Boundary Changes

Pursuant to Section 20-3 of the Code of Miami-Dade County, the City of Sweetwater hereby submits this application for annexation of an estimated 1,249 acres located to the West of the existing municipal boundary.

The City of Sweetwater, a municipality in Miami-Dade County of approximately 2.4 square miles in geographic area, is located in the center of a vast area of West Miami-Dade County. The city is composed primarily of lower-to-middle income families with a median household income of \$32,315 and a poverty rate of 23.7% as per the US Census Bureau's QuickFacts for 2014-2018 (source:

<https://www.census.gov/quickfacts/fact/table/US,miamidadecountyflorida,sweetwatercityflorida/INC110218#INC110218>). This poverty rate is substantially high compared to Miami-Dade County's poverty rate of 16.0%, and the national U.S. poverty rate which is 11.8%, also per the U.S. Census. Therefore, this annexation would promote social justice and equity by allowing the city to diversify its tax base and lessen the tax burden on the working class and working poor residents in this economically-constrained city.

The city has limited industrial lands, thereby placing a disproportionate tax burden on those that can least afford to finance city services. The City of Sweetwater's annexation application does not seek to create a monolithic municipality in terms of property values. Rather, Sweetwater is seeking to diversify its land distribution by including undeveloped industrial lands for future economic development in the proposed annexation lands. This annexation will allow the City to reduce its millage, thereby lessening the tax burden on working class residents, while maintaining the same level of police and other city services.

The proposed annexation will spread the cost of services and infrastructure needs in the community. The City of Sweetwater's existing governmental structure -- including its highly-regarded, Commission for Florida Law Enforcement Accreditation ("CFA")-accredited Police Department -- is properly-suited to provide efficient and professional services to the area. The Sweetwater Police Department will be ready to service this area immediately, as it already provides some police backup services to Miami-Dade County in the areas to be annexed. The city also intends to establish sub-stations near the proposed annexation area.

City of Sweetwater - West Annexation Application

Business and property owners in the area will also benefit from closer, more accessible governmental services. As part of its business-friendly philosophy, the city's Building and Zoning Department Director adheres to an open-door policy, which plays a key role in solving issues that often hinder business and construction in other governmental jurisdictions. Similarly, the city's mayor, who is also the city manager, follows an open door policy and is readily available to address issues in the city.

In addition to aiding a small, lower-to-middle income city, the proposed annexation will also benefit the County's operating budget in these difficult fiscal times by relieving the County of some municipal service obligations to UMSA. The proposed annexation will result in a more efficient delivery of municipal services, protection of property values and the availability of closer general governmental services and functions. The annexation area is located entirely within the Urban Development Boundary line and the city intends to fully maintain all UDB requirements and policies.

E. Resolution of Other Affected Municipality

The proposed annexation does not create any enclaves. No other municipalities are affected by this annexation.

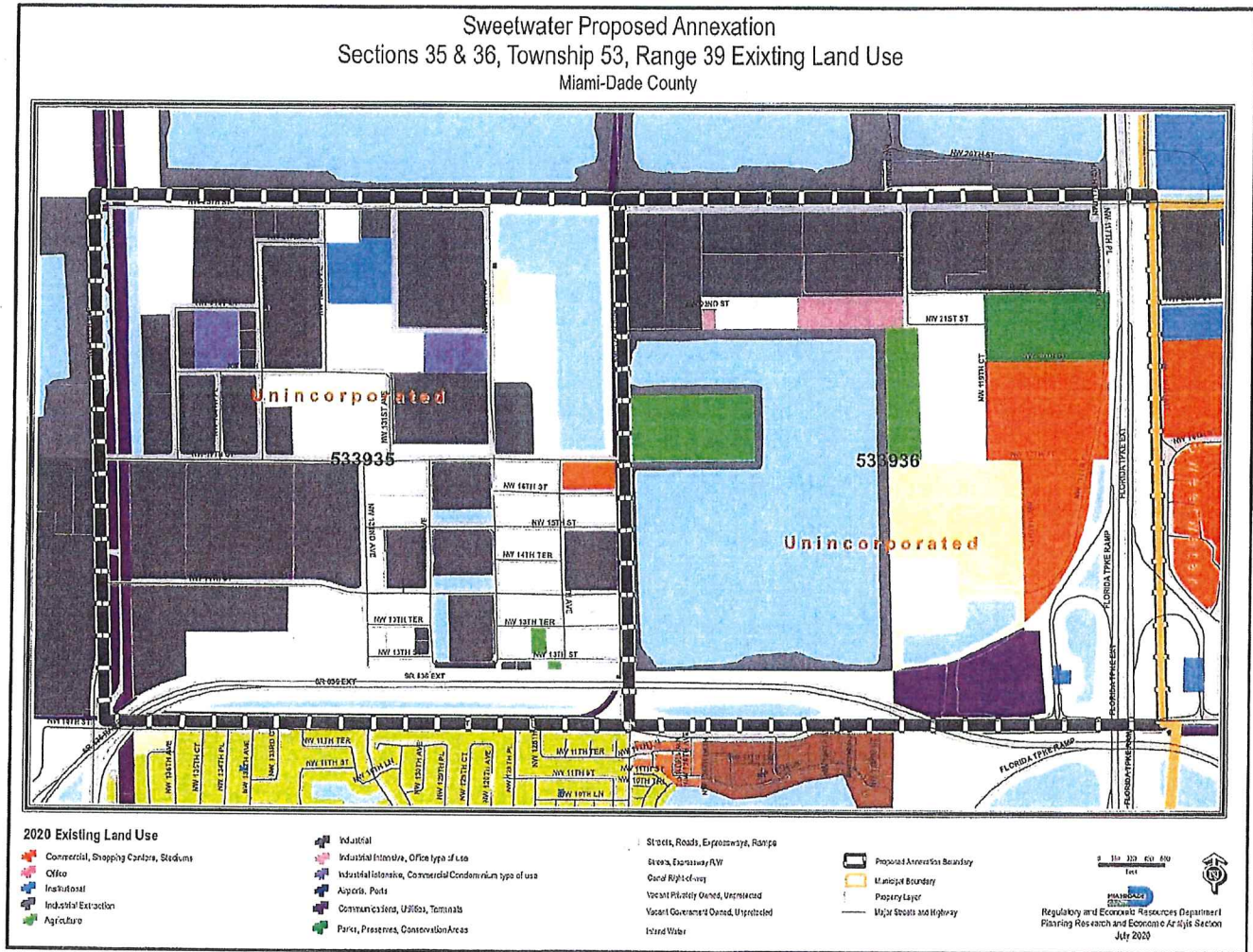
F. Additional Required Information Filed With Clerk of the Board

(1) Land Use Plan & Zoning

The general land use plan and map was provided by the County and is contained within this application. The City will adopt the current Miami-Dade County land-use and zoning plan designations for the proposed annexation areas in the general land use and zoning plan of the City of Sweetwater. In addition, the Urban Development Boundary policies in the County CDMP will be maintained.

City of Sweetwater - West Annexation Application

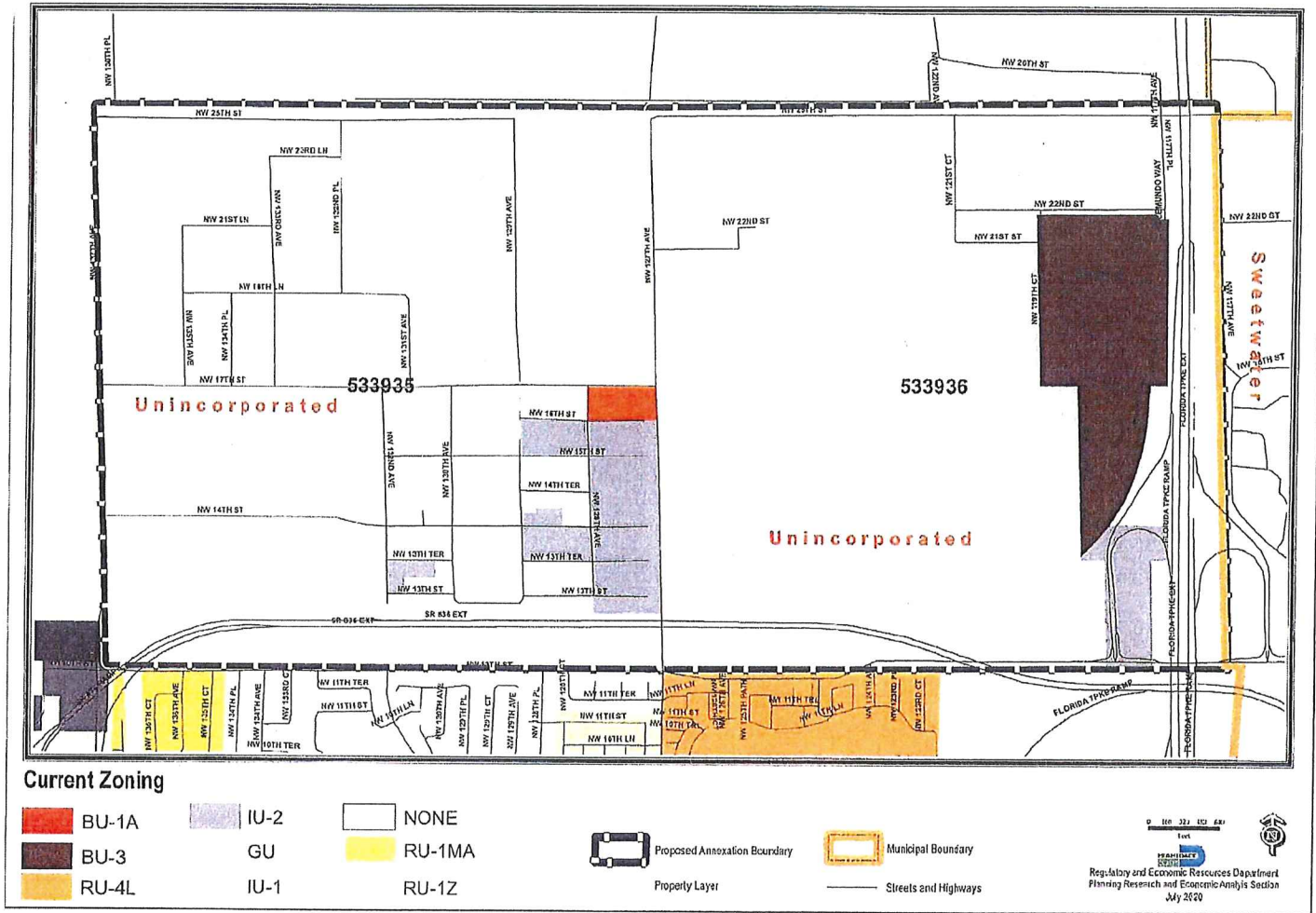
Land Use Map:



City of Sweetwater - West Annexation Application

Zoning Map:

Sweetwater Proposed Annexation
Sections 35 & 36, Township 53, Range 39 Current Zoning
Miami-Dade County



City of Sweetwater - West Annexation Application

(2) List of Services to Be Provided

(a) Police Protection

The City of Sweetwater will provide police protection to the proposed area. The philosophy and policy of the Department is one of proactive, community-based policing. This methodology will reinforce the solid and productive relationship it already has with its existing commercial, industrial and residential areas through consistent, one-on-one interaction.

The Police Department is currently staffed with 49 full-time officers, 5 part-time officers and administrative secretaries. The Department also has 11 additional sworn reserve police officers. The Department will enhance the service to the proposed area without any disruption.

It is the Department's desire to install police substations in the newly-acquired areas. This will provide visibility and allow business owners and visitors to speak with officers and communicate any issue they desire. Increased police presence will naturally reduce the police response time in the annexation area.

The Department also intends to establish a "Zone System" for patrol. Assignments of officers to a specific "Zone" will promote a positive one-on-one interaction with the citizens within the area and improve response time. Within the current boundaries of the City of Sweetwater, the Police Department's response time is under two (2) minutes.

Sweetwater's Chief of Police has an "open-door policy" with all residents and business owners. Positive interaction with the Chief affords citizens a feeling of importance, and invaluable knowledge that their issues and concerns will be addressed from the very top of the organization.

(b) Fire Protection

Fire protection and emergency medical services will continue to be provided by Miami-Dade County. There is a Miami-Dade

City of Sweetwater - West Annexation Application

County Fire Station located within Sweetwater on S.W. 107th Avenue and 4th Street that will continue to provide service to the proposed annexation area. These services will include fire and medical emergency services to all residents and inhabitants of the area.

(c) Water Supply and Distribution

Potable water distribution will continue to be provided by Miami-Dade County. No changes are anticipated.

(d) Facilities for the Collection and Treatment of Sewage Sanitary
sewer services will continue to be provided by Miami-Dade County. No changes anticipated.

(e) Garbage and Refuse Collection Disposal

The City of Sweetwater currently offers weekly bulk trash pick-up, collecting approximately 4,500 combined tons per year and disposing of the waste in Miami-Dade County solid waste facilities located in central and south Miami-Dade County. Garbage and refuse will continue to be provided by the City of Sweetwater to residential areas, if applicable (General Fund). Currently, commercial establishments in the City of Sweetwater create their own agreements with waste hauling companies of their choosing, and we anticipate the same in the annexation area.

(f) Street Lighting

Florida Power and Light (FPL) currently provides the electrical service and the street lighting system in Sweetwater. FPL has adequate capacity to serve the future electrical needs of the subject area. It is also expected that FPL would provide these services to the proposed annexation area as development occurs. The standards for street lighting in the proposed areas would be fully consistent with Florida Building Code and State Energy Code.

(g) Street Construction and Maintenance

Sweetwater maintains all of the local streets within its jurisdiction. Many minor arterial roads and collector streets are constructed and improved by the private sector as developments

City of Sweetwater - West Annexation Application

are completed. It is expected that the large majority of roads and streets built in the future would be constructed or improved by private development and maintained by the City of Sweetwater. The additional local roads will receive constant and routine inspections. The Maintenance Department will continue to maintain local streets on an as-needed basis (i.e., filling in potholes and any other necessary repairs).

All additional local roads will be maintained by the City of Sweetwater as a part of the continuous efforts to provide safe roadways. Some of the local roads in the proposed annexation area have recently been built by newly completed developments. The maintenance of the additional lane miles will not be burdensome on the City of Sweetwater.

(h) Park and Recreation Facilities and Services

The City of Sweetwater has an exceptional system of parks with onsite facilities and recreational programs for youth and adults. The City has four (4) parks. These facilities offer a wide range of programs, including youth and adults sports leagues. Facilities include playground equipment, basketball, volleyball, squash and tennis courts, baseball fields, open playfields, picnic grounds and passive recreational areas. These parks and recreational areas will be available and readily accessible to office and industrial workers who would utilize park facilities.

Parks in the City of Sweetwater are:

Beasley Linear Park located between S.W. 107th and 115th Avenues along S.W. 7th Terrace, Sweetwater, FL 33174. Primarily a passive park, near a canal with benches for reading or to rest when you decide to go for a walk.

Ronselli Park located at 250 S.W. 114th Avenue, Sweetwater, FL 33174. Includes a Youth Center/Banquet Hall with complete kitchen and bathrooms that can be rented for 15's, weddings and/or parties. This facility is available at a reasonable price for all city residents and will be available for the new residents of the different sub-areas.

City of Sweetwater - West Annexation Application

Domino Park located at 7th Terrace & 106th Avenue, Sweetwater, FL 33174. This park is used by the elderly population of the city to play dominoes on the weekends, and includes handicap accessible bathrooms.

Carlow Park located at 10600 S.W. 4th Street, Sweetwater, FL 33174. Includes a complete kitchen and dining area, and is used for the senior citizens hot lunch program. The facility is also utilized for special events, such as domino tournaments, bingo nights and/or community meetings.

The city also provides summer, winter and spring camps to city youth at a minimum cost at Ronselli Park. These include field trips to various interesting places (i.e. movie theater, swimming pools, roller and ice skating etc.), and lunch for all of the children attending.

(i) Building, Permitting and Inspections

The City of Sweetwater maintains a full service Building and Zoning Department, that processes building permits, conducts building inspections and issues citations for city and building code violations. These city services would be much closer to the property owners of the proposed annexation area than similar services now provided by Miami-Dade County at the West Dade Permitting and Inspection Center which is located on 11805 SW 26th Street and is 4.1 miles away from the annexation area. The City of Sweetwater Building and Permit department located at 1701 N.W. 112 Avenue and is only 2 miles away. All applicable Federal, State, regional and County stormwater management and environmental permits are required to be obtained prior to the issuance of any specific city permit.

The Building Department Director and management team have open-door policies and personalized service. Accordingly, the Department's service is of the highest efficiency and management is readily available to resolve issues related to building, zoning and permits.

(j) Zoning Administration

The city's current zoning department officials will handle the administration of zoning issues. These officials are located just minutes from residents in the proposed annexation area. The City of Sweetwater also has a Zoning Board that reviews zoning-related matters such as variances, rezoning and special use permits and submits recommendations related to these

City of Sweetwater - West Annexation Application

matters to the City Commission if there is any appeal to their first decision.

If the annexation application is approved, the area will receive the site planning and zoning administration services of the City of Sweetwater, which are considerably more accessible to the property owners of the areas than similar county services, saving those applicants valuable time and money.

(k) Local Planning Services

The City of Sweetwater's local planning services will continue to function in the same manner which it currently operates. All site plans for proposed development are reviewed for consistency with the Comprehensive Development Master Plan and Zoning Code by the city's staff or Engineer. Once the appropriate personnel review the site plans, and verify compliance with applicable code provisions, they are recommended for approval.

(l) Special Services Not Listed Above Stormwater Management

The South Florida Water Management District provides regional stormwater management in the city. All proposed development projects must obtain the required regional and county stormwater management permits, prior to issuance of a city building permit. The same procedure will apply to the subject area. The City of Sweetwater operates stormwater utilities throughout the city and will provide stormwater management facilities and other related services to the area. This service will also include the cleaning of all drainage systems and tree trimmings, as necessary.

City Clerk's Office

The City of Sweetwater's Clerk's office is now providing passport applications for minors and adults and processing services at a low cost to the residents. These services are provided with no waiting time because the city has more than three (3) employees certified to help the residents. These services will be provided to the annexation area population.

City of Sweetwater - West Annexation Application

(m) General Government

The City of Sweetwater is a municipal corporation established in 1941, under the laws of the State of Florida and the Miami-Dade County Charter and governed by an elected Mayor and seven (7) elected City commission members. The Mayor is also the City's Chief Executive Officer (i.e., city manager) and is responsible for the direction and supervision of all departments, agencies and employees of the City. This annexation will provide area property owners closer access to their local government and political leaders compared to their current situation where residents must travel to the Downtown Miami-Dade County Governmental Center to participate in Metro Dade governmental activities and meet with their elected representatives; unless special alternative meeting locations are agreed upon. Additionally, as mentioned earlier, the city's Mayor and all administrative staff and directors have an open-door policy. Sweetwater's City Hall located on 500 SW 109th Avenue is only 2.7 miles away from the proposed annexation area, as opposed to Miami-Dade County's Stephen P. Clark Center, which is located at 111 NW 1st Street; an approximate distance of 17 miles from the annexation area.

Additionally, the City of Sweetwater will coordinate with current associations and Community Development District's in the proposed annexation area in order to eliminate any redundancies in services.

G. Timetable For Supplying Services Listed Above

<u>Service</u>	<u>Timetable</u>
(a) Police Protection	Immediate
(b) Fire Protection	Currently provided by Miami-Dade County and will remain the same
(c) Water Supply and Distribution	Currently provided by Miami-Dade County and will remain the same
(d) Facilities for the Collection and Treatment of Sewage	Currently provided by Miami-Dade County and will remain the same

City of Sweetwater - West Annexation Application

(e) Garbage and Refuse Collection Disposal	As required by future development
(f) Street lighting	As required by future development
(g) Street Construction and Maintenance	Immediate
(h) Park and Recreation Facilities and Services	Immediate
(i) Building Inspection	Immediate
(j) Zoning Administration	Immediate
(k) Local Planning Services	Immediate
(l) Special Services Not Listed Above	As required by future development
(m) General Government	Immediate

H. Financing of The Services Listed Above

Below is a brief narrative of the financing of the different services that the City of Sweetwater will provide.

(a) Police Protection

The City of Sweetwater Police Department is funded through the City's General Fund. If the area is annexed into the city, revenues from those areas along with general fund monies will pay for police services needed. The City of Sweetwater Police Department estimates that the City will need approximately six (6) Police Officers for the proposed area. The city estimates the average expense per officer at \$110,000 including salary, vehicle and estimated gasoline expenditures. Therefore, the city estimates a \$660,000 increase in budget in order to serve the proposed annexation area.

City of Sweetwater - West Annexation Application

(b) Fire Protection

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing tax revenue sources.

(c) Water Supply and Distribution

Water supply and distribution will continue to be provided by Miami-Dade County.

(d) Facilities for the Collection and Treatment of Sewage Sanitary sewer will continue to be provided by Miami-Dade County.

(e) Garbage and Refuse Collection Disposal

Garbage and refuse will continue to be provided by the City of Sweetwater to residential areas, if applicable. Currently, commercial establishments in the City of Sweetwater create their own agreements with waste hauling companies of their choosing, and we anticipate the same in the annexation area.

(f) Street Lighting

Florida Power and Light will fund electric service and street lighting through user fees if any future development occurs.

(g) Street Construction and Maintenance

New roadways and expansions of existing streets necessary to accommodate future development will be funded by the private development sector through direct construction, and by the State, County and City using gas taxes, impact fees and grants. Maintenance of City streets will be funded through municipal impact fees and ad valorem taxes generated from future development in the proposed annexation area.

The city will be able to implement full service immediately with the current resources of the Public Works Department. The Department also intends to increase its employees, if

City of Sweetwater - West Annexation Application

needed, in order to be able to implement a fast and economic way to maintain all the streets in our city and this area.

Public Works Department will provide services such as clearing the side of the roads from debris, keeping drain covers clear and semiannual deep cleaning of all the drains. Therefore, the city estimates that an increase in staff and necessary equipment will cost approximately \$150,000.

(h) Park and Recreation Facilities and Services

Parks and recreational programs are funded through the City's General Fund. It is anticipated that existing development in the area will not impose any significant burdens on existing city parks and recreational facilities. These facilities should easily serve the proposed area.

The city may take into consideration to build passive parks adjacent to the different areas.

(i) Building Inspection

Fees collected from private developers pay building permitting and inspections. This same source would be used to pay for building permitting and inspections as future development occurs in the annexation area. This same procedure will be implemented immediately to the annexed area.

(j) Zoning Administration

Fees collected from private developers as they submit project applications will provide the funding source for site planning and zoning administration. This will be used to pay for site planning and zoning administration as future development occurs in the proposed area. This procedure will be in effect immediately after annexation takes place.

Due to the estimated increase in demand for the Building Department, the city estimates \$50,000 for the Department to properly provide services to property owners in the proposed area.

City of Sweetwater - West Annexation Application

(k) Local Planning Services

Local planning services in the City of Sweetwater are paid from General Fund and fees from private developers. Private sector Comprehensive Plan amendments are funded from application fees.

Fees collected from private developers and/or owners as they submit project applications fund site planning. This procedure will go into effect immediately after annexation takes place.

Special Services Not Listed Above Stormwater Management

- (l) Local drainage improvements in the proposed area will be funded by the private sector as future development occurs. The South Florida Water Management District (through property tax revenue and other sources) would fund regional stormwater management improvements, if necessary to serve future development.

(m) General Government

General government services in the City of Sweetwater are funded from the general fund. For the proposed annexation area, these services would be funded from the city's general fund, impact fees and increased property tax revenues.

City of Sweetwater - West Annexation Application

Sweetwater West Expenditures

<u>Expenditure Category</u>			
Executive Services	Sweetwater Current FY	Proposed Annexed Area Estimates	New City of Sweetwater
1. Legislative	716,448	0	716,448
2. Executive/Administration	1,130,487	0	1,130,487
<hr/>			
<hr/>			
<u>Building</u>			
Building & Licenses	1,148,205	50,000	1,198,205
<hr/>			
<u>Public Works</u>			
Public Works (Maintenance)	3,350,308	150,000	3,500,308
<hr/>			
<u>Parks & Recreation</u>			
Parks & Recreation	615,949	0	615,949
<hr/>			
<u>Public Safety</u>			
Police	10,820,075	660,000	11,480,075
Code Compliance	590,929	50,000	640,929
Total Expenditures	18,372,401	910,000	19,282,401

City of Sweetwater - West Annexation Application

I. Tax Load on the Area to be Annexed

According to Miami-Dade Property Appraiser's Office, the 2019 total taxable property value in the Annexation area is as follows:

Real Property	\$ 681,378,048
Personal Property	\$ 73,322,966
Total:	\$ 754,701,014

Applying the 1.9283 mills (2020) unincorporated ad valorem tax rate, the 2012 property tax collections by Miami-Dade County from the proposed Area totals approximately \$1,455,290.

Currently, the city's ad valorem tax rate is at 3.9948 mills (current), which would generate an estimated \$3,014,879 annually in real and personal property tax revenues, based on the 2019 tax rolls. However, it is the city's intention to decrease the millage rate.

(6) Terminals

There are no areas designated as terminals in the County's Adopted Land Use Plan Map ("terminals") within this annexation area.

(7) *Existing Community Redevelopment Agency*

The City of Sweetwater will acknowledge in writing, in a format acceptable to the Office of Management and Budget or its successor department, the existence of any community redevelopment agency operating within the area proposed to be annexed and shall agree to be bound by the provisions of Section 20-8.9.

City of Sweetwater - West Annexation Application

J. Certificate of the Director of the Department Planning and Zoning



Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2835 Fax: 305-375-2560
www.miamidade.gov/planning

July 14, 2020

Robert Herrada, Assistant City Manager
City of Sweetwater
500 S.W. 109 Avenue, 2nd Floor
Sweetwater, FL 33174

Subject: Certification of the City of Sweetwater Proposed Annexation

Dear Mr. Herrada:

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

- The proposed annexation area described below is less than 50 percent developed residential. According to the July 2020 land use records as shown in the attached table and map, there are zero acres of land in residential use (zero percent) within the proposed annexation area. The land area of the proposed annexation is approximately 1,275.6 acres.
- The proposed annexation area shown is the attached map. It includes Sections 35 and 36 of Township 53, Range 39.

If I can be of further assistance or if additional information is needed, please do not hesitate to contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerry Bell".

Jerry Bell, AICP
Assistant Director for Planning

JB/MA/ma
Attachments

City of Sweetwater - West Annexation Application

J. Certificate of the Director of the Department Planning and Zoning (Continued)

City of Sweetwater Proposed Annexation Area Sections 35 & 36, Township 53, Range 39

Land Use	Annexation Area (Acres)	2020 Existing Land Use				
		Annexation Area (Percent of Total)	City of Sweetwater (Area Acres)	Sweetwater (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	435.4	28.6	114,049.9	9.0
Commercial, Office, and Transient Residential *	48.5	3.8	225.2	14.8	14,448.7	1.1
Industrial	378.5	29.7	158.8	10.4	20,330.6	1.6
Institutional	9.7	0.8	67.4	4.4	15,776.0	1.2
Parks/Recreation	18.4	1.4	13.0	0.9	834,876.3	65.9
Transportation, Communication, Utilities	310.2	24.3	442.6	29.1	87,928.6	6.9
Agriculture	30.5	2.4	0.0	0.0	61,518.8	4.9
Undeveloped	228.9	17.9	100.4	6.6	78,248.2	6.2
Inland Waters	250.9	19.7	79.1	5.2	39,136.9	3.1
Total:	1,275.6	100.0	1,521.9	100.0	1,266,314.0	100.0

* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section July 2020

Item#: PORT-LW700-Ivory-Chiffon
MPN: LW700-Ivory-Chiffon

M

Item#: PORT-LW702-Rose-Quartz
MPN: LW702-Rose-Quartz

M

Item#: PORT-LW702-Black
MPN: LW702-Black

M

Item#: L659-Oxford-Blue
MPN: 984602

M