



TOWN OF CUTLER BAY

Annexation Area Analysis

Town Council

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TOWN OF CUTLER BAY

Annexation Area Analysis

INTRODUCTION

Executive Summary

The initial task outlined in this report is to perform an evaluation of the land adjacent to the Town that is the subject of this annexation analysis to understand its existing character, development condition, the level of services provided, and the potential cost to the Town to provide those services now and in the future as a part of any municipal annexation proposal. Analyses of the above will provide sufficient information to enable the Town to determine whether this land area is a potential candidate for annexation.

The area to be evaluated is an unincorporated area wholly contained within District 8. That seat is currently held by County Commission Vice-Chair Lynda Bell.

The study area which lies to the Town's south is an area that has future development potential, a residential area that is comparable to certain areas existing within the Town and a large amount of agricultural area. The outcome of this analysis will determine whether the Town is in a position to provide the proposed annexation area with high quality municipal services, better access to local government services without extraordinary additional resources.

The Annexation Analysis Area is described as all or portions of 56-39-23, 24, -25, -26 and -36; and, all or portions of 56-40-17, -18, -19, -20, -21, -22, -27, -29, -30 and -31. Or South of the Town and generally bounded by: Old Cutler Road and 232nd Street to the North; US-1 to the West; 248th, 256th and 268th Streets to the South; and, Biscayne Bay to the east including the land surrounding Black Point Marina and is accessible through the existing street network of the Town.

This area is **9.29 square miles (5,946.4 acres)** in size with a population of approximately **21,143**. Additionally, approximately 340 employers are located within this area. The total valuation according to the Miami-Dade County Property Appraiser is approximately **\$900 Million**.

It is also generally defined by:

Having a variety of housing types (single-family, duplex and multi-family);

Limited Commercial;

Partially built-out with a large amount of platted but undeveloped lots;

Facilities of Countywide Significance (South Dade Wastewater Plant and Landfill, Black Point Marina); and,

Large amounts of agricultural lands/undeveloped land.

As stated in all discussions on this matter, the intent of this evaluation is maintain transparency, rely on the most up to date information and, work closely with Miami-Dade County staff in a professional manner that will allow the Town Council to proceed with the greatest level of comfort possible in pursuing any future annexation endeavor. The ultimate goal is threefold:

Protecting and maintaining the character of the Town while infusing that character into its current southern edge by annexation;

Growing and diversifying the Town's tax base through annexation to include more non-residential uses; and,

Decreasing the overall millage rate for existing Town residents and other stakeholders.

With its current successes the Town is analyzing whether 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;

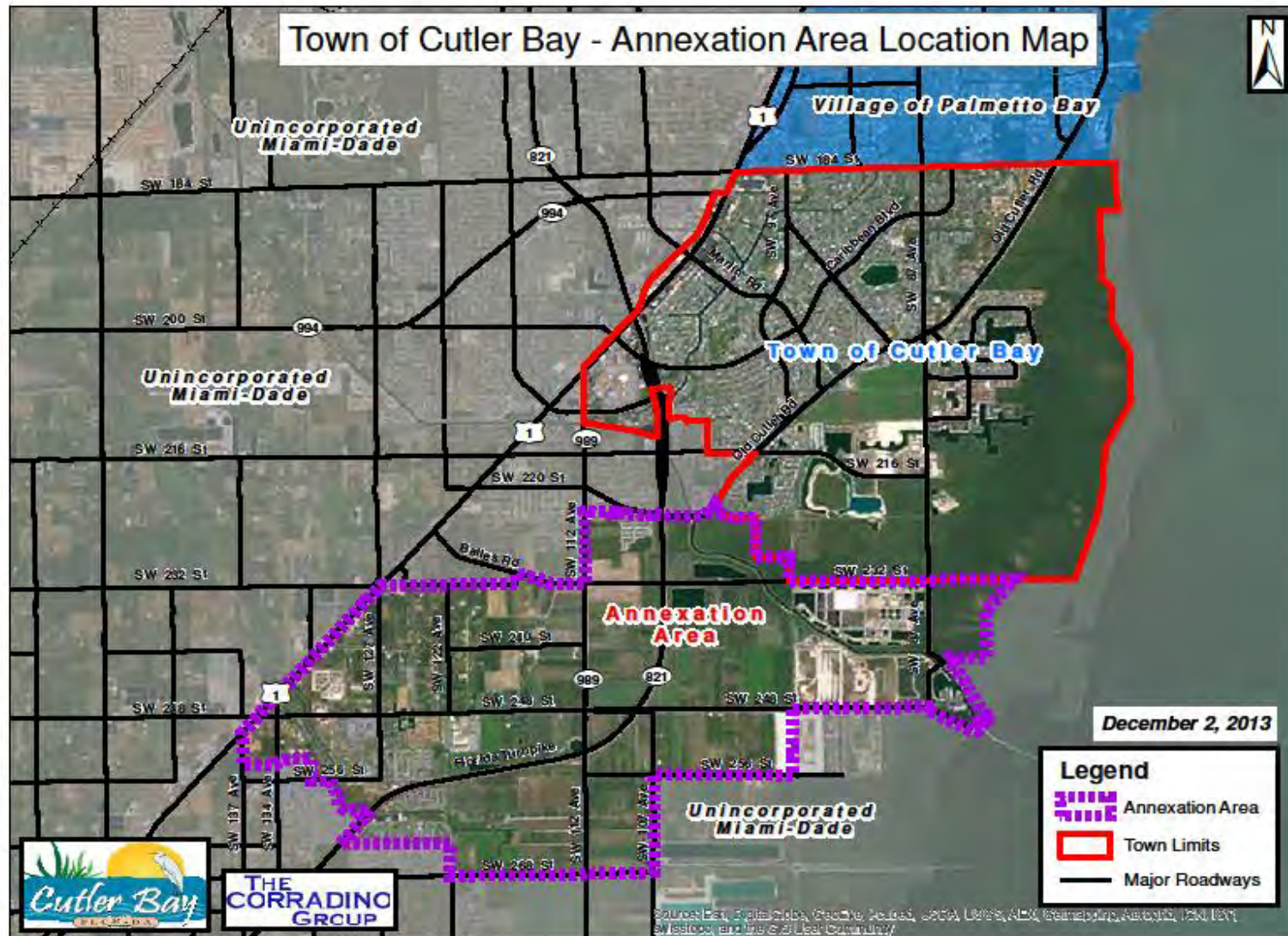
Improving the process of development regulation; and,

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, this Study will only determine if the Annexation Area will further the fiscal strength of the Town of Cutler Bay by increasing its tax base, promoting sustainable development, and allowing for significant job creation opportunities. In return this Annexation Area will receive all the benefits that are derived from an established municipality through localized planning, and enforcement of regulations to ensure the area's future growth potential is financially and environmentally sustainable.

Location Maps

Figure 1. General Location Map



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ANNEXATION PROCESSES

Town Process

In Miami-Dade County, annexations are governed by Chapter 20, Article I – Boundary Change Procedure of the County Code and Chapter 171.011 Florida Statutes. Sections 20-3 thru 20-9 of the County Code detail the process for completing an annexation application which includes but is not limited to, data collection and analysis, role of the County's Planning Advisory Board, public hearings, County retention of certain revenues and franchise fees, areas and facilities of Countywide significance, mitigation on proposed boundary changes, and election on proposed boundary changes. The purpose of Chapter 171.011 Florida Statutes is to set forth procedures for adjusting the boundaries of municipalities through annexations or contractions of corporate limits and to set forth criteria for determining when annexations or contractions may take place.

Once the initial analysis is complete, and if the Town and the community to be annexed decide that it's in their mutual best interest to pursue a boundary change, then the first step is for the Town to initiate and adopt a resolution after a public hearing is held consistent with the requirements set forth in Section 20-3 of the County Code. Thereafter, the resolution and all pertinent documents are transmitted to the County with the annexation application to initiate the annexation process. This application process is extensive and time consuming and is only approved by the County Commission after a successful supportive vote of the population in the area to be annexed consistent with the requirements set forth in Section 20-9 of the County Code.

Prior to the production and submittal of an annexation application, the Town needs to critically examine the potential annexation area to gain an understanding of the character of the community and the costs of providing services. The proposed Town of Cutler Bay Annexation Analyses scope of work, which will provide such an examination, will be divided into four separate tasks, summarized below and addressed in detailed in the following sections of this proposal.

Task 1 – Existing Community Characteristic Analysis - The intent of this analysis is to evaluate the existing condition of the community to be annexed. The community characteristic analysis is performed through an evaluation of the demographics, socio-economics, environmental features, development potentials, and public safety issues.

Task 2 – Analyzing the existing cost of services provided by the current provider; the cost to Cutler Bay for providing those services in the future and the Town's ability to finance those services; and the effect of the resulting tax load on current Town residents and those to be annexed.

Task 3 – Final boundary lines drawn as a result of negotiations with surrounding municipalities and MACs. This may entail multiple meetings with other cities, municipal advisory committees, and citizens of perspective areas. As boundaries move, multiple iterations of the analysis may be required.

If a decision is made to proceed with an annexation application the following step is necessary.

Task 4 – Preparing a formal annexation application for any areas chosen to be annexed and to guide those through the County process.

Detailed Town Annexation Procedure

If the Town Council directs the evaluation to proceed within Phase 3, the Town will evaluate the annexation area to determine the impact and the resources required to provide municipal services. The following are the suggested steps to properly evaluate an annexation:

1. Town staff evaluates the area and identifies the resources and capital improvements required to provide the same level of service currently provided to Town residents and business owners.
2. Staff involved in the evaluation, include, but are not limited to: Police, Code Compliance, Building, Public Works/Sanitation, Planning (land use and zoning), and Parks & Recreation.
3. The Finance Department, with the assistance of the County's Office of the Property Appraiser, and the Office of Management and Budget, identifies the anticipated revenues from the area (i.e. Property Tax, Sales Tax, Communication Tax, and Stormwater Utility Fees).
4. A report is compiled and presented to the Town Council for consideration. If the Town Council votes to consider the annexation, a Public Hearing is scheduled and noticed.
5. Property owners within the proposed annexation area and those living within 600 feet radius of the area are notified of the Public Hearing.
6. A Public Hearing is held to hear comments in favor of, or against, the proposed annexation. The Town Council renders a decision whether to move forward or not with the proposed annexation.
7. If the Town Council approves moving forward with the annexation, a certified resolution in support of the annexation is adopted and forwarded along with the following documents and information to the Miami-Dade County Clerk of the Board:
 - A) An accurate legal description of the land area;
 - 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 their relationship with the annexation area;
 - C) Certificate of the County Supervisor of Registration (Elections) certifying that the area involved contains either

- more than , or less than two hundred fifty (250) residents who are qualified electors;
- D) A brief statement setting forth the reasons for the annexation;
 - E) A statement declaring whether an enclave borders the municipality and whether the proposed boundary change includes such an enclave;
 - F) The following information:
 - a. Land use plan and zoning.
 - b. List of services to be provided (police protection, fire protection, water supply and distribution, collection and treatment of sewage, garbage and refuse collection and disposal, street lighting, street construction and maintenance, parks and recreation facilities and services, building inspections, zoning administration, local planning services, special services, and general government).
 - c. Timeline for supplying the services listed in b.
 - d. Financing the services.
 - e. Tax load on the area to be annexed.
 - f. Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map.
 - G) Certificate of the Director of the Department of Planning and Zoning certifying that the area proposed for annexation having two hundred and fifty (250) or fewer registered electors is more than fifty (50) percent developed residential.
 - H) A petition indicating the consent of twenty-five (25) percent plus one (1) of the electors in the area proposed for annexation, if the area under consideration has more than 250 registered electors.

Miami-Dade County Annexation Process

The process of establishing a boundary change in Miami-Dade County is outlined in the County Code Chapter 20, Article I, entitled "Boundary Change Procedure."

Miami-Dade County has conducted several studies regarding incorporations and annexations, and over the years there have been attempts to modify the County Code to facilitate the processes, but very little has changed.

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Miami-Dade County Annexation Procedure

If the resolution adopted by the municipality considering the annexation is favorable, an application that meets the requirements set forth in Chapter 20-3 of the County Code is forwarded to the County Clerk's Office. The following is an outline of the steps involved in the review and consideration of an annexation by the Board of the County Commission (Commission):

1. County Clerk receives and reviews the application for compliance with County Code Chapter 20-3, and forwards the application for acceptance by the Commission.
2. Once the annexation application is accepted by the Commission, it is forwarded to the Office of Management and Budget (OMB) for review.
3. The OMB provides a report on the annexation application and forwards the report to the Planning Advisory Board Subcommittee entitled "Incorporation & Annexation Committee", for their review and recommendation.
4. The Incorporation & Annexation Committee makes a recommendation to the Planning Advisory Board, who holds a Public Hearing to hear comments related to the proposed boundary change.
5. The Planning Advisory Board forwards a recommendation based on criteria outlined in the County Code on the proposed annexation, and County Mayor makes a recommendation and places it on the Commission's Agenda.
6. The Commission Chairperson may assign the annexation request to the Land Use Committee (Committee) to hold a Public Hearing to consider the proposed annexation and hear any comments from the public.
7. Following the Public Hearing, if any, a recommendation from the Committee, along with the Planning Advisory Board and County Mayor recommendations are forwarded to the Commission for consideration.
8. If the proposed boundary change is approved by the Commission, the Commission directs the County Attorney to draft an ordinance modifying the municipal boundaries, so as to include the annexation.
9. If there are more than 250 resident electors in the area, or the area is developed more than 50 percent residential, the boundary change will be contingent upon an affirmative vote of the registered voters within the proposed annexation area.
10. If there are less than 250 resident electors in the area, and the area is developed less than 50 percent residential, a boundary change can occur upon the Commission's approval of the ordinance.
11. If a vote of the area electors is taken and the annexation is approved, the Commission considers adopting the Boundary Change Ordinance on Second Reading, based on the guidelines provided in the County Code. Note: the County Commission may still deny the annexation request, regardless of the outcome of the vote.

Pursuant to the Code of Miami-Dade County, other County requirements for annexations are as follows:

1. Requires annual mitigation payment if the area is not "a revenue neutral area" (Sec. 20-8.7),
2. Retains utility tax revenues (Sec. 20-8.2) and electrical franchise revenues (Sec. 20-8.1) generated in the annexing area,

3. Requires payment of 100% of the net excess of revenues minus expenses attributable to a Commercial Business or Industrial (CBI) Areas when incorporating such an area within the boundary of an annexation or incorporation (Sec. 20-28),
4. Requires annexing municipality to pay for Bond Indebtedness (Sec. 20-8.5), that may exist within the area being annexed.
5. Requires continued payment of the fire debt service, associated with the Fire and Rescue Service District (Chapter 18, Article II, Sec. 18-32),
6. Retains regulatory control over Areas and Facilities of Countywide Significance (Sec. 20-8.6), and
7. Retains garbage and refuse collection and disposal (Sec. 20-8.4), unless delegated by the Board of County Commission to the municipality.

Service Transition

If the Board of the County Commission approves the annexation through the adoption of the Boundary Change Ordinance on second reading, the County formerly notifies the municipality, and the transition of providing municipal services are discussed and coordinated between the municipality and the County's Office of Management and Budget. Interlocal Agreements, if any, are considered and executed by both agencies; maps and records are adjusted; and site specific zoning may be considered by the municipality for the new annexed area at a future date.

The County continues to collect and retain the electric franchise revenues and utility tax revenues accruing within the annexed area, in the same manner as if the annexed area remained a part of unincorporated Miami-Dade County, Florida. Therefore, no new revenue will be forwarded to the Town from this source.

The costs of annexing an area and the revenues limitation imposed by the County, highlights the importance of a municipality to properly evaluate an annexation to insure that the revenues derived from the area covers the costs of providing services.

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ANALYSIS

In studying an area for potential annexation the makeup of the community under question should be analyzed to determine compatibility with the existing municipality. In this section, basic demographic and physical elements of the area are included.

Socioeconomic Analysis Of The Annexation Analysis Area and Town

The Annexation Analysis Area comprises 9.29 square miles generally bounded by Old Cutler Road and 232nd Street to the North, US-1 to the West, 268th St to the South, and Biscayne Bay to the east including the land surrounding Black Point Marina. The area is located in portions of six different Census tracts and 413 Census blocks. The 2010 Census provides key demographic information by Census Block. While the Annexation Analysis Area's boundaries do not conform exactly to either Census Tracts or Census Tract block groups, they do conform to Census blocks. Based on Block level data from the 2010 Census, Table 1 below outlines key demographic information about the Annexation Analysis Area.¹ The total population of the Annexation Analysis Area was 21,143 persons in 2010. A total of 10,391 (49%) of these persons were male and 10,752 (51%) were female. In terms of age, 6,866 (32%) were under 18, while 1,117 (5%) were over 65. From a racial and ethnic standpoint, 13,838 (65%) were White, 5,399 (26%) were Black, 13,827 (65%) were Hispanic, and 1,926 (9%) identified as Asian, American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, or Other.

Table 1. Annexation Analysis Area Population and Demographic Data – 2010

<u>Pop.</u>	<u>Male</u>	<u>Female</u>	<u>Under 18</u>	<u>Over 65</u>	<u>White</u>	<u>Black</u>	<u>Hispanic*</u>	<u>Other</u>
21,143	10,391 (49%)	10,752 (51%)	6,866 (32%)	1,117 (5%)	13,838 (65%)	5,399 (26%)	13,827 (65%)	1,926 (9%)

*People of various races (White, Black, Mixed) may also identify as Hispanic, which is not identified as a racial category by the Census Bureau

For purposes of comparison, Table 2 below identifies key demographic information for the Town of Cutler Bay based on the 2010 Census.² As can be seen, the total population of the Town of Cutler Bay was 40,286. Annexation of the subject area would therefore increase the Town's population to 61,429. This population (>50,000) would be enough for the Town to become an entitlement City for federal block grant programs such as Community Development Block Grant (CDBG) and HOME, and would grant the Town a seat on the Metropolitan Planning Organization (MPO) Board.

¹ <http://www.census.gov/popfinder/>

² US Census Bureau, Census 2010, SFI, Research Section, Miami-Dade County Department of Regulatory and Economic Resources, 2011

Table 2. Town of Cutler Bay Population and Demographic Data – 2010

<u>Pop.</u>	<u>Male</u>	<u>Female</u>	<u>Under 18</u>	<u>Over 65</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>
40,286	19,446 (48%)	20,840 (52%)	10,382 (26%)	4,273 (11%)	31,132 (77%)	5,725 (14%)	21,936 (54%)	3,424 (8%)

In 2012, the Florida Legislature adopted HB 7081, which specifies that “absent physical limitations on population growth, population projections for each municipality, and the unincorporated area with a county, must, at a minimum be reflective of each area’s proportional share of the total county population and the total county population growth”. Because there are no significant physical limitations, the proportional share methodology is an acceptable methodology for projecting population change in Cutler Bay and the Annexation Analysis Area. The Florida Office of Demographic and Economic Research’s published medium population projections for Miami-Dade County are detailed in Table 3 below.³ In 2010, 1.6 percent of Miami-Dade County’s population resided in Cutler Bay and .85 percent resided in the Annexation Analysis Area, a proportionate share expected to remain stable through the planning period. If the Town annexes the subject area, it is therefore projected that its population would be 63,166 by 2015, 67,648 by 2020, 71,062 by 2025 and 73,702 by 2030.

Table 3. Population Projections, Town of Cutler Bay, Florida

	2010	2015	2020	2025	2030
Miami-Dade County	2,496,435	2,619,045	2,761,156	2,892,389	3,009,309
Cutler Bay	40,286	41,905	44,178	46,728	48,149
Annexation Analysis Area	21,143	21,261,	23,470	24,334	25,553

The 2010 Census also provides key information about households and housing units by Census Block. As can be seen in Table 4 below, there were a total of 6,527 housing units in the Annexation Analysis Area in 2010. A total of 688 (10%) of these units were vacant, while 6,182 (90%) were occupied. If the number of occupied units is compared to the total population, it can be estimated that the average household size in the Annexation Analysis Area is 3.42 persons per household. 4,193 of the occupied units were owner-occupied (64%), while 1,656 (25%) were renter-occupied.

³ University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Bulletin 165, March 2013

Table 4. Annexation Analysis Area Household and Housing Data - 2010

<u>Housing Units</u>	<u>Vacant</u>	<u>Occupied Units</u>	<u>Owner</u>	<u>Rental</u>
6,527	681 (10% of total)	5,849 (90% of total)	4,193 (64% of occupied)	1,656 (25% of occupied)

For purposes of comparison, Table 5 below identifies key household and housing information for the Town of Cutler Bay based on the 2010 Census.⁴ As can be seen, the vacancy rate in the Town (9%) is similar to the vacancy rate in the Annexation Analysis Area (10%). The average household size in the Town, based on a comparison of the total population to occupied units, is 3.02 persons per household, compared to 3.42 persons per household in the Annexation Analysis Area. Owner-occupied units make up a slightly higher percentage of the occupied housing stock in the Town of Cutler Bay than in the Annexation Analysis Area.

Table 5. Town of Cutler Bay Household and Housing Data - 2010

<u>Housing Units</u>	<u>Vacant</u>	<u>Occupied Units</u>	<u>Owner</u>	<u>Rental</u>
14,620	1,282 (9% of total)	13,338 (91% of total)	9,705 (73% of occupied)	3,633 (27% of occupied)

The Annexation Analysis Area, as noted, is located in portions of six different Census Tracts. Its boundaries do not conform exactly to either Census Tracts or Census Tract Block Groups, but do conform to Census blocks. Unfortunately, detailed income and employment information is not available at the Block level. Table 6 below provides income information for the six Census Tracts that include portions of the Annexation Analysis Area. Note that one of these Census Tracts, 98.06, is undeveloped and has no population.

For purposes of comparison, Table 6 also includes income and employment information for the Town of Cutler Bay and at the County, State and national levels for 2010. As can be seen, the median household income is higher in the Town of Cutler Bay than it is at the County, State and national levels. Median household incomes in the Census Tracts that include the Annexation Analysis Area range from a high of \$53,085 to a low of \$34,823. The unemployment rate in Cutler Bay (7.4%) was also lower than the unemployment rates of the County, State and nation in 2010, as was the poverty rate

⁴ US Census Bureau, Census 2010, SFI, Research Section, Miami-Dade County Department of Regulatory and Economic Resources, 2011

(10.45%). Unemployment rates in the Census Tracts that include the Annexation Area range from a low of 7.6% to a high of 13%, while poverty rates range from a low of 13.82% to a high of 29.55%.

Table 6. Income and Employment Data by Census Tract - 2010⁵

<u>Census Tract (or other geography)</u>	<u>Median Household Income</u>	<u>Unemployment Rate</u>	<u>Poverty Rate</u>
98.06 (no population)	n/a	n/a	n/a
105	\$43,621	13%	16.08%
106.14	\$34,823	7.8%	29.55%
106.17	\$35,147	11.1%	13.82%
107.03	\$53,085	11.4%	23.56%
107.04	\$46,496	7.6%	14.29%
Town of Cutler Bay	\$61,370	7.4%	10.45%
Miami-Dade County	\$43,605	13.13%	20.39%
State of Florida	\$44,409	13.27%	16.53%
U.S.A.	\$49,455	9.64%	15.1%

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⁵ www.usa.com

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The Annexation Analysis Area is located in portions of two zip codes: 33032 and 33190. The U.S. Census Bureau publishes information about business patterns by zip code⁶. According to this information, there were 301 employers in zip code 33032 in 2011, employing 2,104 persons. The annual payroll for these establishments in 2011 was \$60,100,000. There were 39 employers in zip code 33190 in 2011, providing employment to between 500 and 999 employees. Information about the annual payroll was withheld by the Census Bureau to avoid disclosing individual company data.

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⁶ U.S. Census Bureau, 2011 Zip Code Business Patterns

Certification of County Supervisor of Registration (Elections) – Response

As part of any analysis of an area for potential annexation, the Supervisor of Elections, upon request, will certify the number of eligible voters within the specified geographic area. As stated in Exhibit 1. on the following page the number of voters as of September 12, 2013, was 8,980 within the geographic area shown on the map provided by the Elections Department.

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Exhibit 1. Supervisor of Elections Certification Letter



MIAMI-DADE
COUNTY
miamidade.gov

Elections
2700 NW 87th Avenue
Miami, Florida 33172
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 Town of Cutler Bay Annexation Area, as described in the attached map, has 8,980 eligible voters.

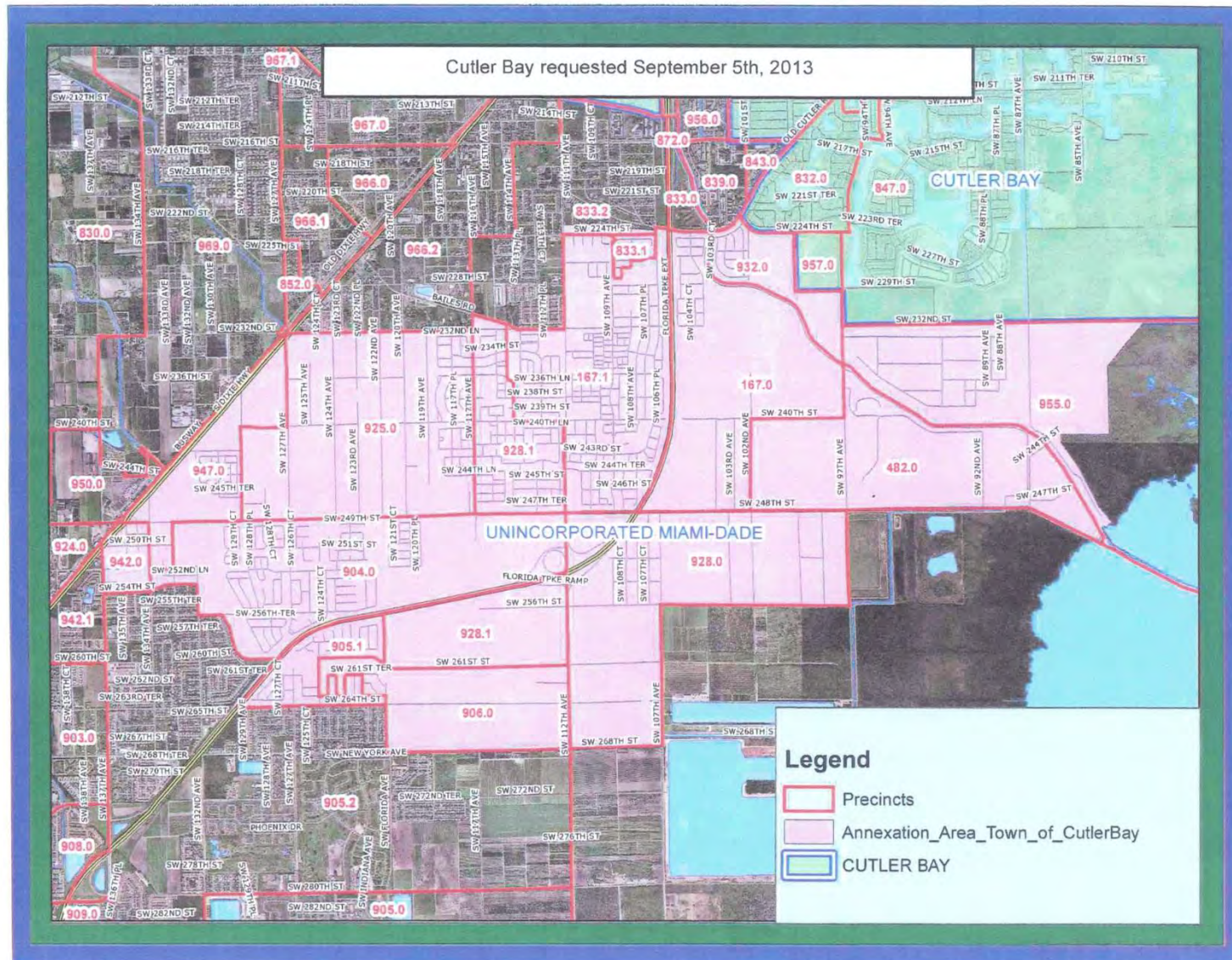


Penelope Townsley
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 12th DAY OF
SEPTEMBER, 2013

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

Attachment to Supervisor of Elections Certification Letter



Department of Regulatory and Economic Resources – Response

Upon request, the Miami-Dade County Department of Regulatory and Economic Resources provided the information outlined below pertaining to existing land uses within the analysis area. See **Attachment A** for 2013 Existing Land Use Map.

Table 7. Existing Land Use Acreage Table

Town of Cutler Bay Proposed Annexation Area				
South of the Town and generally bounded by: Old Cutler Road and 232nd Street to the North; US-1 to the West; 248th, 256th and 268th Streets to the South; and, Biscayne Bay to the east including the land surrounding Black Point Marina.				
2013 Existing Land Use – Annexation Area and Town of Cutler Bay				
Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	Cutler Bay (Area Acres)	Cutler Bay (Percent of Total)
Residential	1,021.4	17.2	2,594.9	39.6
Commercial & Office & Transient Residential	51.4	0.9	269.2	4.1
Industrial	13.6	0.2	10.7	0.2
Institutional	68.7	1.2	252.3	3.9
Parks/Recreation	220.0	3.7	1,563.1	23.9
Transportation, Communication, Utilities	1,575.4	26.5	1,037.9	15.9
Agriculture	2,053.8	34.5	35.0	0.5
Undeveloped	646.8	10.9	408.6	6.2
Inland Waters	294.3	5.0	375.6	5.7
Total:	5,946.4	100.0	6,547.3	100.0
Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Section, September 2013				

Public Schools within Annexation Analysis Area

The Area under study is located wholly within the Miami-Dade County School Board District 9. Currently, that seat is held by Dr. Lawrence S. Feldman.

Public Schools serving the area, by Feeder Pattern include (see Figure 4 under this section):

Table 8. Public Schools Serving Annexation Area by Feeder Pattern

<u>Miami Southridge Senior High School</u> 19355 SW 114 th Avenue (Feeder Pattern)	<u>South Dade Senior High School</u> 28401 SW 167 th Avenue (Feeder Pattern)	<u>Homestead Senior High School</u> 2351 SW 12 th Avenue (Feeder Pattern)	<u>Alternative</u>
Cutler Bay Academy of Advanced Studies, Centennial (6-12) 8601 SW 212 th Street	Redland Middle School 16001 SW 248 th Street	Coconut Palm Academy (K-8) 24400 SW 124 th Avenue	South Dade Skill Center 28300 SW 152 nd Avenue
Mays Conservatory of the Arts Middle School 11700 SW 216 th Street			
Goulds Elementary School 23555 SW 112 th Avenue			

Public Parks within Annexation Analysis Area

The Miami-Dade County Parks, Recreation and Open Spaces Department provides recreational services to all Miami-Dade County residents and visitors. Another indicator of quality of life is the number of recreational opportunities available.

Public Parks serving the area include (see Figure 4 under this section):

Table 9. Public Park and Recreation Facilities Serving Annexation Area

<u>Facility Name</u>	<u>Acreage</u>
Black Point Marina 24775 SW 87 th Avenue	127.7
Bailes Road Park (William Randolph Community Park) Bailes Road at SW 119 th Avenue	10.6
Goulds Park 11350 SW 216 th Street	30.6
Goulds Wayside Park 22650 SW 123 rd Road	2.7
Kevin Brolis Park 26150 SW 125 th Avenue	5.2
Lincoln Estates Park SW 222 nd Street at SW 108 th Avenue	0.8
Princetonian Park 12755 SW 252 nd Terrace	6.5
Palm Glades Park (Debbie Curtin Park) (undeveloped) SW 112 th Avenue at SW 229 th Street	9.8
Total Park Acreage Within Annexation Analysis Area	193.9

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Town of Cutler Bay - Annexation Area

SW 216 St
SW 220 St
SW 224 St
SW 228 St
SW 232 St
SW 236 St
SW 240 St
SW 244 St
SW 248 St
SW 252 St
SW 256 St
SW 260 St
SW 264 St
SW 268 St
SW 272 St
SW 276 St
SW 280 St
SW 284 St
SW 288 St
SW 292 St
SW 296 St
SW 300 St
SW 304 St
SW 308 St
SW 312 St
SW 316 St
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SW 328 St
SW 332 St
SW 336 St
SW 340 St
SW 344 St
SW 348 St
SW 352 St
SW 356 St
SW 360 St
SW 364 St
SW 368 St
SW 372 St
SW 376 St
SW 380 St
SW 384 St
SW 388 St
SW 392 St
SW 396 St
SW 400 St
SW 404 St
SW 408 St
SW 412 St
SW 416 St
SW 420 St
SW 424 St
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Unincorporated Miami-Dade

Town of Cutler Bay

Annexation Area

Unincorporated Miami-Dade

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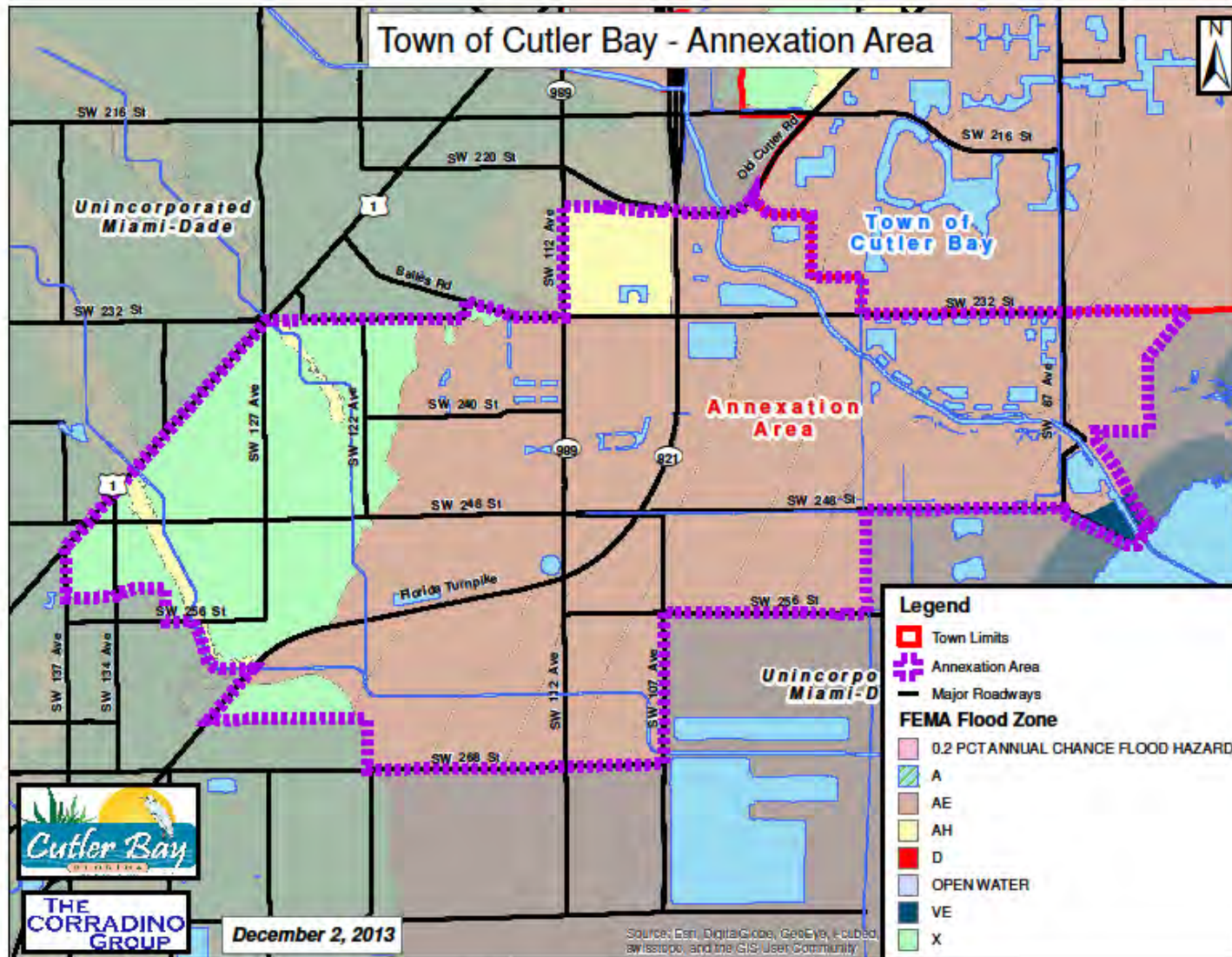
Community Rating System and Annexation Area Flood Zone Map

The National Flood Insurance Program's (NFIP) Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. The Town has entered into the National Flood Insurance Program Community Rating System (CRS), in which a Class "6" was awarded by FEMA. The Town's next phase is to perform the necessary tasks, to be awarded a Class "5" Rating. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS: Reduce flood damage to insurable property; Strengthen and support the insurance aspects of the NFIP, and Encourage a comprehensive approach to floodplain management.

For CRS participating communities, flood insurance premium rates are discounted in increments of 5% (i.e., a Class 1 community would receive a 45% premium discount, while a Class 9 community would receive a 5% discount (a Class 10 is not participating in the CRS and receives no discount)). The CRS classes for local communities are based on 18 creditable activities, organized under four categories: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

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Figure 5. Flood Zones within Annexation Analysis Area



Roadways and Expected Conditions within Annexation Analysis Area

Within the annexation analysis area there are roadways (rights-of-way) with a variety of classifications and under various “ownerships”. Roadways in this area are owned and maintained by local, county or state government. Overall, it is estimated that there are approximately 247 lane miles in the area. The area is bisected by the Homestead Extension of Florida’s Turnpike which is a state maintained facility. Generally, major streets and avenues; such as, SW 232 and 248 Streets and SW 87, 117 and 122 Avenues are owned and maintained by Miami-Dade County (Section and Half-Section Line roads) while the more minor or local roads are owned and maintained by a municipality. Included in the rights-of way are not just the “asphalt” but sidewalks, swales, tress and storm drainage facilities.

The Town of Cutler Bay commissioned a “Townwide Pavement and Sidewalk Assessment Study and Report” which was completed in February, 2009 and contained an inventory and assessment of all pavement (roadways) and sidewalks and the associated remediation necessary. For example, the assessment showed that there were approximately 1,800 broken sidewalk segments in need of replacement. Also, costs were assigned for sidewalk replacement, ADA improvements, stop bars and roadway paving. A similar undertaking would be necessary after successful annexation of the analysis area.

Land Use Plan and Zoning Designations

The land use and zoning consists of a mix of residential, commercial, institutional, utilities, agriculture, parks and recreation, environmentally protected land and open land. Many tracts are undeveloped. This is shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

The Town has adopted both a Growth Management Plan and Land Development Regulations.

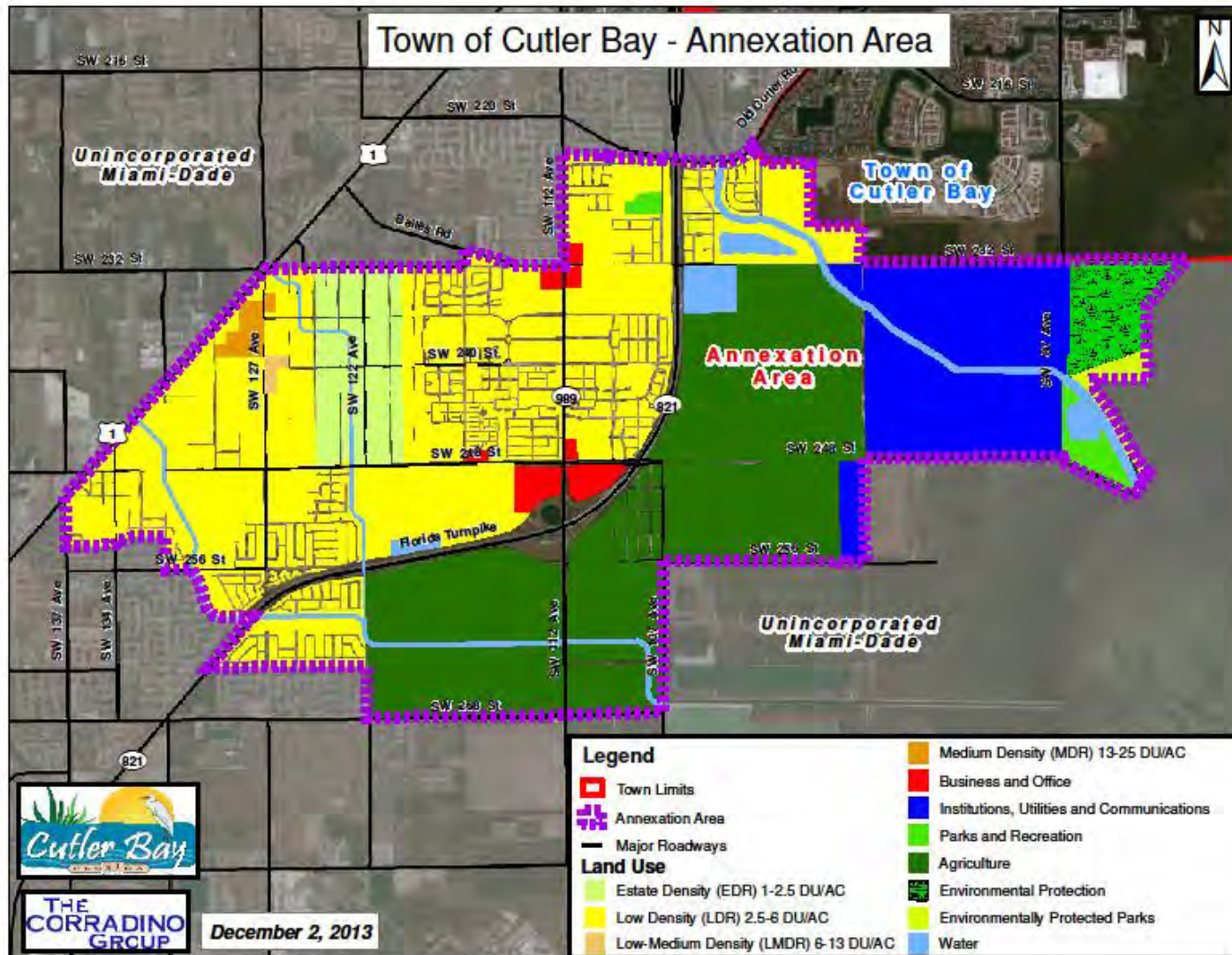
LAND USE

Miami-Dade County Future Land Use Designations for Annexation Area

The area has numerous designations on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the Town will re-designate those properties to the Town’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 Town of Cutler Bay Growth Management Plan.

Miami-Dade County Annexation Area Future Land Use Map

Figure 6. Future Land Use Designations within Annexation Area



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

Estate Density

This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.

Low Density

The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Low-Medium Density

This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

Business and Office

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers,

high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

* * *

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.

* * *

Parks and Recreation

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

* * *

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

Some of the land shown for Parks is also environmentally sensitive. While most of these environmentally sensitive areas are designated on the LUP map as “Environmentally Protected Parks” some may be designated as Parks and Recreation due to graphic constraints (the environmentally sensitive portion of the park that is smaller than five acres). Park land which is characterized by valuable environmental resources shall be managed in a manner consistent with the goals, objectives

and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas.

Institutions, Utilities and Communications

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

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

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

Electric power transmission line corridors are permitted in every land use category when located in established right-of-ways or certified under the Florida Electrical Power Plant Siting Act (Sections 403.501-403.518, F.S.) as an ancillary use to

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

Agriculture

The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres.

Open Land

The land designated as "Open Land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions: production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea, but no greater than one unit per five acres; recreation; commercial vehicle storage as indicated for the specific Open Land Subarea; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character. Lower residential densities may be required in some areas for purposes of avoiding flood conditions or to avoid degradation of environmental systems or features. Because of the water supply-related or other environmental functions of those areas, they may also be considered

for acquisition by federal, State, regional, County or private institutions that would manage these areas to optimize environmental functions, and for location of project features such as reservoirs, stormwater treatment areas, canals, and flow-ways constructed pursuant to the Comprehensive Everglades Restoration Plan.

Also included in some Open Land areas are some existing year-round agricultural activities and some enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities, which predate this Plan.

Environmental Protection

The Environmental Protection designation applies to those areas in the County most environmentally significant, most susceptible to environmental degradation and where such degradation would adversely affect the supply of potable fresh water or environmental systems of County, regional, State or national importance. These lands are characteristically high-quality marshes, swamps and wet prairies, and are not suited for urban or agricultural development. However, some high-quality uplands such as tropical hammocks and pinelands on the State Conservation And Recreation Lands (CARL) and Miami-Dade County Environmentally Endangered Lands (EEL) acquisition lists are also included. Most of the CARL projects are designated on the future Land Use Plan (LUP) Map, but some are not because of their small size. EEL projects that are acquired and are large enough to be depicted at the Plan Map scale are also designated on the Future Land Use Plan Map. It is the policy of this Plan that all land areas identified on the State CARL, Miami-Dade County EEL, and South Florida Water Management Save Our Rivers (SOR) acquisition lists shall have equally high priority for public acquisition as those land areas designated Environmental Protection on the Future LUP Map. Uses permitted within these areas must be compatible with the area's environment and the objectives of the Comprehensive Everglades Restoration Plan, and shall not adversely affect the long-term viability, form or function of these ecosystems. Residential development in this area shall be limited to a maximum density of one unit per five acres, and in some parts of this area lower densities are required to protect the fresh water supply and the integrity of the ecosystems. Public and private wetland mitigation banks and restoration programs may also be approved in Environmental Protection areas where beneficial to county ecological systems. Densities are required to protect the fresh water supply and the integrity of the ecosystems. Public and private wetland mitigation banks and restoration programs may also be approved in Environmental Protection areas where beneficial to county ecological systems.

Town of Cutler Bay Future Land Use Designations

District	Uses	Density and Intensity
Conservation	Public or private lands protected for conservation or recreational purposes via ownership or regulatory mechanisms	N/A
Park and Recreation	Public and private parks, open space, governmental facilities, and outdoor recreational facilities	Maximum Floor Area Ratio of 1.75
Water	Natural and man-made water bodies for stormwater drainage and retention, recreation, flood control, and natural resource protection and enhancement	N/A
Institutional	Governmental facilities, educational facilities, communications facilities, religious institutions, fraternal organizations, hospitals, and congregate care and nursing homes	Maximum Floor Area Ratio of 1.75. Maximum height of, 38 feet. Architectural features can exceed maximum height limitations.
Transportation and Roadways	Roadways, right-of-ways, and transportation infrastructure	N/A
Estate Density Residential	Residential units, governmental facilities and public schools	<p>One (1) to 2.5 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions</p> <p><u>Estate Density-Conservation</u> One (1) to 2.5 units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via</p>

Estate Density Residential (cont.)		conservation mechanisms. Schools governmental facilities and religious institutions are not allowed.
Low Density Residential	Residential units, public schools, governmental facilities and religious institutions	<p>2.5 to 5 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions</p> <p><u>Low Density-Conservation</u> 2.5 to 5 units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools, governmental facilities and religious institutions not allowed.</p>
Medium Density Residential	Residential units, public schools, governmental facilities and religious institutions	<p>5 to 13 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions.</p> <p><u>Medium Density-Conservation</u> 5 to 13 units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools, governmental facilities and religious institutions not allowed.</p>
Mixed Use	Sales and service activities, professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, institutional, parks and open space, commercial, retail, restaurants, governmental facilities and residential uses. Residential uses are only permitted as a component of a vertical	<p><u>US-1 Corridor</u> Mix of uses, with residential uses comprising no greater than 80 percent of the total floor area of a vertical mixed use building, and no more than 80 percent of the buildings on a development site or block face. Floor Area Ratio of 2.5, multi-family residential and up to 75 units per gross acre. Maximum building height of 72 feet, with no more than three stories, 35 feet adjacent to residentially</p>

Mixed Use (cont.)	mixed use development. Vertical mixed use buildings are allowed in all underlying zoning districts in the Mixed Use sub-districts. Vertical mixed use buildings shall be encouraged on sites that can accommodate the mix of uses under the prescribed parameters.	<p>zoned areas. Architectural features can exceed maximum height limitations.</p> <p><u>Old Cutler Road Corridor</u> Mix of uses, with residential uses comprising no greater than 80 percent of the total floor area of a vertical mixed use building, and no more than 80 percent of the buildings on a development site or block face. Floor Area Ratio of 2.0, multi-family residential at 30 units per gross acre. Maximum building height of four stories, 45 feet for the frontage and three stories, 35 feet for the remainder. Architectural features can exceed maximum height limitations.</p> <p><u>Lakes-by-the-Bay Mixed Use site</u> Commercial, office, community facilities, and recreation open space uses that serve the surrounding residential communities. Floor Area Ratio of .5, maximum building height of two stories, 35 feet. Architectural features can exceed maximum height limitations.</p> <p><u>Institutional Uses</u> Maximum Floor Area Ratio of .5 for Institutional uses in the US-1 and Old Cutler Road corridors, and .4 in the Lakes-by-the-Bay Mixed Use sites.</p>
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After a successful annexation the Town would be required to amend its Future Land Use Map and Land Use Designations to include new uses not already incorporated within the Growth Management Plan; such as, agriculture or industrial.

ZONING

The area has numerous zoning classifications on the Miami-Dade County Zoning Map as shown in Figure 6 on the following page. Upon annexation, the Town will re-zone those properties to the Town's closest Zoning District equivalent.

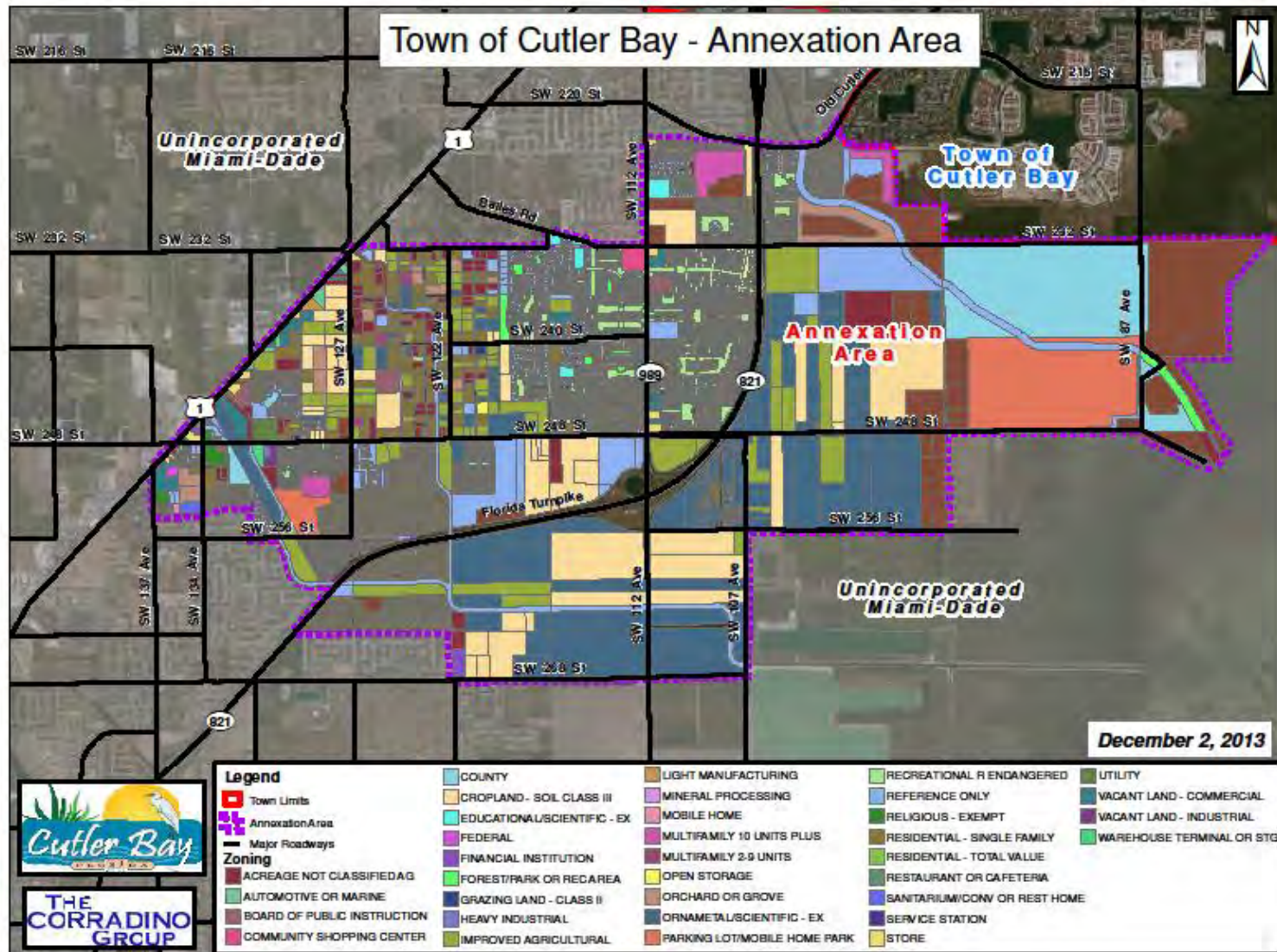
Please see Zoning Map for more details on zoning locations.

Also, for reference purposes, the relevant Zoning District descriptions are included and were obtained from the Miami-Dade County Zoning Code and the Town of Cutler Bay Land Development Regulations.

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Annexation Area Cost/Benefit Analysis Report
Presented: January 15, 2014

Figure 7. Zoning Districts within Annexation Area



Miami-Dade County Zoning Districts

GU – Interim District

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 a trend determination process.

AU – Agriculture

All uses, except golf courses, permitted in the RU-1, EU-M or EU-1 Districts; bed and breakfasts; barns and sheds; cattle or stock grazing (not including hog raising), commercial vehicle storage, farms, fruit and vegetable stands.

EU-1 – Estate Single-Family

Every use as one (1) family residence, including every customary use not conflicting therewith: workforce housing units in compliance with the provisions of Article XIIA of this code; Guest house and/or servants quarters (incidental to principal residence only); raising of poultry and fowl; horses and cows (not to exceed two animals).

EU-M – Estates Modified

Every use as a one (1) family residence, including guest house, private garage or garages and apartment designed for servants' quarters only, not over one (1) story in height; workforce housing units; noncommercial boat piers on slips for docking of private watercraft; group home.

RU-1 – Single-Family Residence

Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage; workforce housing units; municipal recreation building, playgrounds, parks or reservations owned and operated by a municipality, County, State or the United States Government; private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association; golf courses; business telephone; noncommercial boat piers or slips for docking of private watercraft.

RU-1MA – Modified Single Family

Those uses specifically provided in the RU-1 District.

RU-1MB – Modified Single Family

Those uses specifically provided in the RU-1 District.

RU-1Z – Single Family Residential

Every use permitted in the RU-1, RU-1M(a) and RU-1M(b) Districts; detached one-family zero lot line dwellings on individually platted lots.

RU-2 – Two Family Residential

Every use permitted in RU-1, RU-1M(a) and RU-1M(b) Districts; workforce housing units; duplex or two-family residences; every use as a secondary or subordinate single-family residence or one-family garage apartment on the rear portion of a lot where there is only one (1) single-family residence on the front portion of said lot.

RU-3M – Minimum Apartment House

Those uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts; workforce housing units; multiple family apartment house use with only one (1) principal building on a lot, parcel or tract, designed for more than four (4) family units.

RU-4 – High Density Apartment House

Those uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts; workforce housing units; multiple family apartment house or developments; a community residential facility.

RU-4L – Limited Apartment House

Those uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts; workforce housing units; multiple family apartment house.

RU-TH – Townhouse District

Those uses permitted in the RU-1, RU-1M(a), RU-1M(b) and RU-2 Districts; workforce housing units; townhouses.

BU-1 – Business District Neighborhood

Residential uses may be permitted as a combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty (50) percent of the floor area of the building; workforce housing units; allied health care clinical colleges/universities; adult day care center; apparel stores; art good stores, artist studios and photograph shops and galleries; donation collection vehicles; banks; bakeries; computer, video, videogame and DVD stores; confectionery, ice cream stores and dairy stores; drugstores; florist shops; grocery stores, fruit stores, health food stores, delicatessen, meat and fish markets and other similar food stores, provided such establishments contain

not more than four thousand (4,000) square feet of floor area; hardware stores; interior design shops, office and display only; mail order offices, without storage of products sold; office buildings; optical stores; outdoor dining as an ancillary use.

BU-1A – Business District Limited

All uses permitted in the BU-1 District; amusement center; auditoriums; automobile new parts and equipment, sales only; automobile and light truck, new sales agency or rental; automobile service stations; automobile tires, batteries and accessories (new) retail only installation permitted; bait and tackle shops; banks, including drive-in teller service; bowling alleys; convention and dancing halls; dog and pet hospitals in air-conditioned buildings; donated goods centers; dry cleaning establishments; electrical appliance and fixtures stores including related repair shops; employment agencies; furniture stores, retail of new merchandise only; grocery stores; handcrafted-products shop; health and exercise clubs, including bath and massage parlors; home improvement centers; lawn mowers, retail, sales and service; mortuaries or funeral homes; motorcycles sales and repair; natatoriums; open-air theaters; package stores in shopping centers; pet shops, pet care centers and dog beauty parlors in air-conditioned buildings; post office stations and branches; private clubs; propagating and growing plants for sale; pubs and bars if approved at public hearing; Restaurants; self-service storage facility; supermarkets; theaters for live stage production and motion pictures; variety stores; rentals of trucks.

BU-2 – Business District Special

All uses permitted in the BU-1 and BU-1A Districts; automobile parking lots and garages as a primary use; commuter Colleges/Universities; hospitals (other than animal hospitals), hotel and motel uses; liquor package stores; major department stores; marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage, for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips; night clubs; office parks; pubs and bars; regional shopping centers; warehouse, membership.

BU-3 – Business District Liberal

All uses permitted in the BU-1, BU-1A and BU-2 Districts; automobile and truck services and facilities; bakeries, retail and wholesale; barbecue stands or barbecue pits; bottling of beverages; cabinet working and carpentry shop; cold storage warehouse and pre-cooling plants; contractor's plants and storage yards; dog kennels; dry cleaning and dyeing establishments; engines, gas, gasoline, steam and oil; sales and service; feed, hay and other livestock supplies; fertilizer stores; garage or mechanical service; locksmith shops, sharpening and grinding shops; lumber yards; pawnbrokers; secondhand stores for the disposal of furniture, fixtures and tools; self-service mini-warehouse storage facility; television and broadcasting stations; truck storage; upholstery and furniture repairs; wholesale salesroom and storage rooms.

PAD – Planned Area Development

The purpose and intent of the Planned Area Development District, is to create living environments that are responsive to the needs of their inhabitants; to provide flexibility in planning, design and development; to encourage innovative approaches to the design of community environments; to encourage the fulfillment of housing needs appropriate to various life styles and income levels; to encourage the integration of different housing types within a development; to provide for necessary commercial, recreational and educational facilities conveniently located in relation to housing; to provide for an efficient use of land; to provide an environment compatible with surrounding land use; to adapt the zoning process to changes in construction and development technology; to encourage the preservation of the natural site features; to provide community environments that are so designed and located as to be an integral part of the total ecosystem; to encourage the design of communities and structures adapted to the local subtropical climate; thereby promoting the public health, safety, and general welfare of Miami-Dade County.

Princeton Commercial Urban Center (PCUC)

The following uses shall be permitted.

1. On the west side of South Dade Busway right-of-way, Industrial (ID) lots abutting designated Mixed Use Corridor (MC) lots on at least one side, may have uses permitted in the MC area for a depth not to exceed 300 feet, as measured from the Busway right-of-way.
2. In the Industrial District (ID) area, all uses permitted in the IU-2 zoning district after public hearing pursuant to [Section 33-311\(A\)\(3\)](#) of this code.
3. The following uses in the Marketplace Special District (SD) area:
 - a. outdoor produce markets
 - b. all uses permitted in the IU-1 zoning district
 - c. in the Core and Center Sub-districts only, on lots fronting on SW 244 Street or SW 137 Avenue, all uses permitted in the Arts District (AD)
4. The following uses in the Arts District (AD) area:
 - a. live-work buildings, only along A-Streets and with the following uses:
 - (1) for the residential area: multiple family apartment units when vertically integrated with other lawful uses in work space area
 - (2) for the work space area: all uses permitted in the workshop portion of a live-work unit in the ID area; arts and crafts stores; caterers; drugstores; food preparation; furniture manufacturing and refinishing; hardware stores; hotels/motels; labs; micro-breweries; movie theaters, excluding drive-in theaters; police substations; post office substations; other similar uses that promote the arts and handcrafts as approved by the Director
 - b. uses permitted in the Industrial District (ID) area.

- c. when contiguous to a property located in the Marketplace Special District (SD) that is under the same ownership, all uses permitted in the SD District.
- 5. The following uses in the Utilities District (UD) area:
 - a. all uses permitted in the GU zoning district, excluding residences and permanent storage.

Town of Cutler Bay Zoning Districts

District Description

Character

Estate Residential (ER)	Large Lot Residential
Single-Family Residential (SR)	Standard Lot Residential
Multi-Family Residential (MR-9, MR-13)	Standard Multi-Family
Neighborhood Residential (NR)	Pedestrian Friendly Residential
Neighborhood Center 1 (NC-1), Neighborhood Center 2 (NC-2)	Pedestrian Friendly, Neighborhood Services, Mixed Use
Transit Corridor (TRC)	Transit Oriented, Pedestrian Friendly, Mixed Use
Town Center (TC)	Mixed Use, Regional Commercial, Government
Institutional (INT)	Education, Medical Services, Place of Public Assembly
Parks (PK)	Parks & Open Space, Recreation
Conservation (CON)	Conservation, Environmental
Water Use (WU)	Water areas

ER, Estate Residential District

The Estate Residential District is coded to accommodate existing very low density residential development areas and to protect their associated natural vistas and landscape features. This District is established to protect these low density residential areas and their customary development patterns to prevent sacrificing environmentally sensitive landforms, natural vistas and scenic factors which provide definition to the Town's design. The District may be expanded where practicable.

(1) Permitted Uses.

- (a) Detached Single-family Dwelling
- (b) Group Home limited to six (6) resident clients on the premises. (See supplemental regulations for additional requirements)
- (c) Family Day Care Home

SR, Single-Family Residential District

The Single-Family Residential District is coded to permit development of new or the completion of previously approved development of lands within the district and/or annexation of conventional single-family residential subdivisions existing or approved prior to the effective date of these regulations.

(1) Permitted Uses.

- (a) Detached Single-family Dwelling
- (b) Group Home limited to six (6) resident clients on the premises. (See supplemental regulations for additional requirements)
- (c) Family Day Care Home
- (d) Single-family Zero Lot Line if based on a site plan approved prior to the adoption this code.

MR, Multi-Family Residential District

The Multi-Family Residential District is coded to permit the completion and/or annexation of conventional multi-family residential development within the district. The district is intended to be townhouse, two-family to multi-family residential. The district is not intended to be expanded beyond the boundaries of existing MR areas.

(1) Permitted Uses.

- (a) Multi-Family Dwelling
- (b) Townhouse Dwelling
- (c) Two-Family Dwelling
- (d) Religious Institutions

NR, Neighborhood Residential District

The Neighborhood Residential District provides for residential development surrounding mixed-use neighborhood commercial areas. The district preserves the traditional building pattern of mixed residential development, which historically forms a vibrant, active, and cohesive neighborhood unit. The district provides for medium density residential development within walking distance [generally ½ mile] of neighborhood centers or commercial corridors. The regulations detailed in this section are coded to permit the construction of detached, attached, and apartment building types in proximity to each other to encourage a traditional, pedestrian-friendly streetscape.

(1) Permitted Uses.

- (a) Townhouse Dwelling
- (b) Two-Family Dwelling
- (c) Multi-Family Dwelling
- (d) Group Home limited to six (6) resident clients on the premises. (See supplemental regulation for additional requirements)

NC, Neighborhood Center District

The Neighborhood Center District provides for the location of pedestrian scaled shops, restaurants, services, small workplaces, and residential buildings central to a neighborhood [or grouping of neighborhoods] and within walking distance of dwellings. The Neighborhood Center District shall be developed on an interconnected pattern of streets and typically limited to approximately ¼ mile in radius. Uses in the District will have a primary market area of three (3) miles and are intended to service the daily needs of the residents of the surrounding neighborhoods. The pedestrian is expected to be able to walk from one end of the district to the other in 10-15 minutes.

(1) Permitted Uses.

- (a) Commercial and Retail (not exceeding 25,000 SF as a single use)
- (b) Office (requiring less than 50 parking spaces)
- (c) Restaurant
- (d) Multi-Family (within a vertical mixed use development)
- (e) Townhouse (within a horizontal mixed use development)
- (f) Medical
- (g) Civic (Excluding Educational Facility/School)
- (h) Park and Open Space
- (i) Place of Public Assembly (with a minimum distance of 1,000 feet between another place of public assembly)
- (j) Outdoor Dining (see supplemental standards for further regulations)

TRC, Transit Corridor District

The Transit Corridor District provides for the location of transit-oriented uses and uses having a market area extending beyond the scale of the corridor and surrounding neighborhoods. The intent of the district is to facilitate convenient access, minimize traffic congestion, and reduce visual clutter to create a development pattern which improves the aesthetic quality and character of the US 1 corridor within the Town. Buildings are required to relate to the street with a pedestrian scale, rather than to parking lots. Site design criteria is required to facilitate ease of pedestrian access along the corridor and the bus way.

(1) Permitted Uses.

- (a) Commercial and Retail (not exceeding 55,000 SF as a single use; 60,000 SF for projects meeting Green Building Program Designation per Article V. Development bonuses shall not exceed the maximum permitted by the Growth Management Plan)
- (b) Multi-Family (within a vertical mixed use development)
- (c) Civic (Excluding Educational Facility/School)
- (d) Personal Service
- (e) Office and Institutional (Excluding Educational Facility/School)
- (f) Restaurant
- (g) Hotel
- (h) Motel
- (i) Theater
- (j) Adult Entertainment
- (k) Medical

TC, Town Center District

The Town Center District is coded to accommodate the higher overall intensity of development required to support the Town. It is expected that the District may be expanded over time to meet the growth in demand for downtown facilities and services. The Town Center District is provided to encourage the expansion and redevelopment of Southland Mall and adjoining areas zoned Town Center. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic, educational, and public assembly uses, and higher density housing in a compact, pedestrian-oriented environment. The Town Center District anchors the surrounding residential neighborhoods while also serving the broader community.

(1) Permitted Uses.

- (a) Mixed Use

- (b) Commercial and Retail
- (c) Multi-family (within a mixed use development)
- (d) Civic (Excluding Educational Facility/School)
- (e) Office
- (f) Hotel
- (g) Family Entertainment Center
- (h) Bar or Nightclub
- (i) Park
- (j) Professional Service
- (k) Place of Public Assembly (minimum 1,000 feet between another place of public assembly)
- (l) Recreational Facility
- (m) Restaurant
- (n) Outdoor Dining

INT, Institutional District

The Institutional District provides for the continued and future use, expansion, and new development of academic and religious campuses, as well as government and health related facilities. This district is coded to promote the many varied uses associated with such institutions while maintaining the overall design integrity of traditional town planning tenets.

(1) Permitted Uses.

- (a) Government Facility
- (b) Religious Facility
- (c) Hospital
- (d) Congregate Care and Nursing Home
- (e) Personal Services when limited to the use of the residences within a senior age restricted community

(2) Conditional Uses.

- (a) Educational Facility / School with no residential component
- (b) Telecommunication Tower and Associated Equipment
- (c) Fraternal Organization

PK, Park District

The Park District is intended to apply to land owned by Town, county, state, federal governments or their agencies and primarily used for parks and recreational purposes.

(1) Permitted Uses.

- (a) Public Park, Open Space and Recreational Facility
- (b) Wireless Telecommunication Facilities and Associated Equipment pursuant to Article XIV

CON, Conservation District

The Conservation District is composed of environmentally sensitive areas. It is intended to preserve and protect open spaces, park lands, wilderness areas, marshlands, watersheds and water recharge areas, scenic areas, beaches, and native flora and fauna. It is also intended to preserve areas for residents and visitors to view wildlife in their natural habitat as a passive recreational opportunity.

(1) Permitted Uses.

- (a) Elevated Walkway [with railing]
- (b) Undeveloped Passive Park and Open Space
- (c) Scenic Viewing Tower
- (d) Recreational Facility (be limited to trail, interpretive centers, viewing areas and `other recreation uses deemed to be of low intensity)

WU, Water Use District

The economy of the Town depends in measure upon the protection and preservation of water areas within the jurisdiction of the Town. All designated waters, including but not limited to basins, canals, lakes, waterways, and all public or privately owned submerged lands are included in this district.

(1) Permitted Uses.

- (a) Public and privately owned bodies of water including ponds, lakes and canals.
- (b) Boat Ramp, Dock and Pier incidental to residential uses and marinas where such activities are permitted uses on upland property abutting a WU district. Site plan approval is required for all uses.

After a successful annexation the Town would be required to amend its Land Development Regulations and Zoning Map to include new uses not already incorporated within the Growth Management Plan; such as, agriculture or industrial.

SERVICES

Provision of Services

a. Police

The Town of Cutler Bay Police Department currently comprises 52 sworn personnel. The current 2013-14 budget is \$8.8 Million (Source: Town of Cutler Bay Adopted Budget FY 2013-14, p. 137).

Based on a population of 21,143 approximately 27 additional sworn officers will be needed to service the annexed area. That number is based on a standard level of service of 1.24 sworn officers per 1,000 resident population. Additional first year costs associated with the annexation would be approximately \$4.7 Million.

Note: The Miami-Dade County Police Department currently serves this annexation area under analysis and has provided the following statistical information to the Town.

CALLS FOR SERVICE			
	Jan. 1 to July 30, 2013	Jan. 1 to Dec. 31, 2012	
			Total
Town of Cutler Bay	13,674	23,477	37,151
Annexation Analysis Area	6,229	10,895	17,124
Combined Total	19,903	34,372	54,275
PART 1 CRIMES			
Part 1 Crimes: Murder, Rape, Sodomy, Fondling, Robbery, Aggravated Assault, Burglary, theft, Motor Vehicle Theft			
	Jan. 1 to July 30, 2013	Jan. 1 to Dec. 31, 2012	
Town of Cutler Bay	1,111	2,038	3,149
Annexation Analysis Area	664	1,161	1,825
Combined Total	1,775	3,199	4,974

- b. Fire Protection
Fire Protection is provided by Miami-Dade County fire services and would remain so.
- c. Water Supply and Distribution
Miami-Dade County Water and Sewer Department (MDWASD) currently services the annexation area through its water supply and distribution system.
- d. Facilities for Collection and Treatment of Sewage
The Miami-Dade County Water and Sewer Department currently services the annexation area through its collection and treatment system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.
- e. Garbage and Refuse Collection and Disposal
The Miami-Dade County Public Works and Waste Management Department currently services the single-family and duplex units while private haulers service multi-family and commercial areas.
- f. Street Lighting
Florida Power and Light provides electricity and lighting to the annexation area and will continue to do so.
- g. Street Construction and Maintenance
The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. The remaining municipal streets, per an interlocal agreement transferring responsibility, will become Town roads.
- h. Park and Recreation Facilities and Services
The Annexation Area has eight parks totaling approximately 193.9 acres. While costs will vary the basic average cost is \$5,000/acre/year for maintenance. As more services are provided within a park the greater the cost and overall fiscal impact
- i. Building Inspection and Code Compliance
The Town is responsible for all building inspections through the Building Official and Code Compliance. If the annexation proposal is approved, additional staff members must be hired, as necessary, to accommodate the larger volume of activity.

Approximately two additional code compliance officers will be needed to service the annexed area at additional cost to the Town. Currently, three Code Compliance officers serve the Town.

- j. Zoning Administration
The Town will be responsible for all zoning related matters.
- k. Local Planning Services
The Town will be responsible for all planning related matters.
- l. Special Services Not Listed Above
None
- m. General Government
The Town has a Mayor-Council-Manager form of government. The Mayor, Vice Mayor and three Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the Town. The Council's powers include establishing public policy and law. The Town Manager is responsible for the day to day administration of the Town.

The approximate increase in Town staff after successful annexation is estimated to be 32.0 Full Time Employees (FTE), which include General Employees (5 additional) and Police Contract Services (27 additional). This would increase the number of staff to approximately 115.0 FTE with approximate additional associated costs of \$5.0 million for General Government, Police (inclusive of the \$4.7 million referenced above under sub-section a.) and Code Compliance. The estimated number of employees does not include Part Time employees.

Timetable for Supplying Services

- a. Police
Immediate with additional personnel added within 6 months.
- b. Fire Protection
Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.
- c. Water Supply and Distribution

Immediate/No Change. The Town will continue to service this area and meet any future additional demands through additional capacity purchases from Miami-Dade County Water and Sewer Department.

d. Facilities for Collection and Treatment of Sewage

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

e. Garbage and Refuse Collection and Disposal

Immediate/No Change. The Miami-Dade County Public Works and Waste Management Department currently services the single-family and duplex units while private haulers service multi-family and commercial areas.

f. Street Lighting

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

g. Street Construction and Maintenance

No change and To Be Determined as part of the Interlocal Agreement. The County shall maintain responsibility for section line roadways while the Town will maintain roadways designated municipal streets per the Interlocal.

h. Park and Recreation Facilities and Services

To Be Determined as part of the Interlocal Agreement with Miami-Dade County a turnover date will be set.

i. Building Inspection and Code Compliance

Immediate with additional personnel added within 6 months.

j. Zoning Administration

Immediate.

k. Local Planning Services

Immediate.

l. Special Services Not Listed Above

Immediate/No Change.

m. General Government

Immediate/No Change After the annexation process is completed the Town will be responsible for all general government services.

Financing of Services

- a. Police
The Town will fund this service through its General Fund via tax collections, citations and arrests and intergovernmental revenue sharing.
- b. Fire Protection
Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.
- c. Water Supply and Distribution
Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and 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 treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the 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 County will continue serving residential customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills.
- f. Street Lighting
Street lighting is financed through FP&L or Special Taxing Districts created by new development.
- g. Street Construction and Maintenance

The costs of new street construction will be funded by the associated new development. Maintenance of the local lane miles will be funded through the Town's General Fund as most of the streets will be transferred to the Town. State and County roads that remain under those jurisdictions will be maintained by them.

- h. Park and Recreation Facilities and Services
The operation and maintenance of these facilities will continue to be funded through the General Fund.
- i. Building Inspection and Code Compliance
Building Inspections and Code Compliance are financed through user fees and other sources (fines).
- j. Zoning Administration
Zoning Administration services are financed through user fees and general funds.
- k. Local Planning Services
Local Planning Services are financed through user fees and general funds.
- l. Special Services Not Listed Above
None
- m. General Government
General Government Services are provided and funded through tax collections and additional revenue sources such as: Utility taxes, franchise fees and intergovernmental revenue sharing.

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REVENUE COMPARISON

	Town of Cutler Bay (FY 2013-14 Budget)	Annexation Area (Approx.)
Property Taxes	\$4,321,175	\$2,197,521
Utility Taxes	\$2,185,000	Retained by M-D County
½ Cent Sales Tax	\$2,755,000	\$684,635
State Municipal Revenue Sharing	\$1,261,000	\$691,286
Communications Service Tax	\$1,285,000	\$706,720
FP&L Franchise Fee	\$1,350,000	Retained by M-D County
Stormwater Utility Revenues	\$950,000	\$498,552
Local Option Gas Tax	\$492,000	\$258,726
Code Enforcement Fines	\$30,000	TBD
Building and Zoning Fees	\$1,116,000	TBD
Town Hall Rental Income	\$500,000	Not Applicable
Business Licenses/Registrations	\$275,000	TBD
Parks Fees	\$140,000	TBD
Interest	\$40,000	TBD
Judgments and Fines	\$492,000	TBD
Miscellaneous Revenue	\$178,500	\$5,079
TOTAL ALL REVENUE	\$17,370,675	\$5,042,519

Property Taxes are based on the Town Millage Rate of 2.5702

Other Revenue Sources

Business Tax Receipts

Note: The Miami-Dade County Finance Department is in charge of Business Tax Receipts. Tax Receipts collected are then distributed by formula between M-D County, municipalities and The Beacon Council. The Town currently receives funds from this source. Each municipality sets its own rates for Business Tax Receipts so revenue will be based on Town rates.

Citizens Independent Transportation Trust – Monies received are based on population and funded through the ½ penny sales surtax. Pursuant to its implementing Ordinance, funding distribution is based only on the amount of net gain of population after annexation.

Note: The Town will use all means possible to focus CITT dollars not allocated to the Town (by Ordinance) to this area.

Building Permitting and Code Compliance Citation Revenues – Amount unknown at this time.

Forfeiture Funds – Amount unknown at this time.

Other Fiscal Considerations

County retains Utility Tax and Electrical Franchise Revenues generated in annexation area.

Annexing municipality is required to pay for any Bond Indebtedness associated with the annexed area (Stormwater Bonds).

Remains part of Fire and Rescue Service District and continue payment of fire debt service.

County retains Solid Waste collection and disposal, unless delegated by the Board of County Commissioners.

Note: The Town does have an opportunity to collect additional revenue from commercial waste haulers in the form of negotiated franchise fees.

Operating Expenditures

General Government, Police and Code Compliance - \$5,000,000

Street Maintenance (To Be Determined)

Parks Maintenance - \$969,500 (Based on Acreage)

Stormwater Bond Debt Service - \$101,909

Town Annexation Cost Considerations

Cost of Petition indicating consent of 25% + 1 of electors in annexation area

Annexation Application Fee (based on acreage) - \$31,211.83

Mitigation if annexation area not revenue neutral (To Be Determined)

Public Hearing Notice (< \$1,000 based on cost of publishing Resolution title)

Mailings (Approx. \$20,000 based on required notification to all property owners within 600 feet of and including proposed annexation area, which is estimated to be approximately 9,000 properties)

Cost of election in annexation area (To be Determined). Cost savings may be realized if annexation question on the ballot of a general election.

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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 Town believes it will incur. Since the proposed annexation area is undergoing development revenues and expenditures will be constantly changing as new properties are added to the tax rolls and more services are required.

Below is a table showing Property Tax Revenue for the annexation analysis area.

The Town's 2013 millage rate is 2.5702 while the 2013 Miami-Dade County millage rate is 1.9283.

Property Tax Revenue is determined by the following formula: Revenue = Taxable Property X Millage X .95/1000

	MILLAGE RATE	2013 TAXABLE PROPERTY ROLLS	PROPERTY TAX REVENUE	ADDITIONAL REVENUE SOURCES	TOTAL REVENUE SOURCES	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
Cutler Bay Annexation Analysis Area	2.5702	\$900,000,000	\$2,197,521	\$2,844,998	\$5,042,519	\$6,070,909*	- \$1,028,390
Miami- Dade County	1.9283	\$900,000,000	\$1,648,696 (UMSA)				

* Based on estimated required increases in General Government, Police and Code Compliance, Parks and Bond Indebtedness (Stormwater Series) (Does not include street maintenance or Part Time employees which is to be determined).

RECOMMENDATION

The Corradino Group, as the Town's Planning and Zoning Consultant, recommends **not proceeding** with the annexation process based on the **fiscal** impact. Based on the known sources of revenues the annexation area's expenditures would **exceed** net revenues by approximately **\$1,028,390** (which does not include street maintenance or Part Time employees). Other factors should be considered when moving forward such as garnering the unanimous support of the: Town Council; Town residents; support of the residents, businesses and other stakeholders within the annexation analysis area; and, finally support from the County Planning Advisory Board and Board of County Commissioners.

The Miami-Dade County Commission realizes the importance that annexations play in the overall health of certain communities and to the Miami-Dade County government as a whole. There have been recent examples of successful annexations by municipalities are:

- El Portal (In process);
- Dolphin Mall area by the City of Sweetwater (2011);
- An area west of Miami Shores Village (2008);
- Homestead (2009); and,
- Two small residential areas west of North Miami (2008 and two current applications).

But at this time the Commission due to **political** considerations, continues its de facto moratorium. Most recently, on October 10, 2013, the Land Use & Development Committee of the Commission recommended **denial** of seven annexation requests by five municipalities. These municipalities include:

- Doral;
- Medley;
- Miami Springs;
- Virginia Gardens; and,
- West Miami.

On October 23, 2012, the BCC adopted R-983-12 creating the Incorporation and Annexation Task Force to review pending incorporation proposals and to make recommendations on how the County should proceed to address the remainder of the unincorporated communities. On September 17, 2013 the Task Force's Recommendations were presented to the Miami-Dade County Board of County commissioners. A total of Twenty-One Recommendations were made and the report was received by the Board. Some of the most pertinent ones include:

1. That the Code be amended so that any newly annexed areas receive the revenue from Utility Taxes and Franchise Fees of the area provided any outstanding debt secured by these revenues has been retired, reflecting the current process for incorporations.
2. Allow annexations and incorporations outside the Urban Development Boundary (UDB).
3. Amend the County Code to remove the provisions of mitigation on annexations of non-revenue neutral areas.
4. Amend the Code to remove the provisions of mitigation on incorporations for newly incorporated municipalities.
5. Recommending that annexation and incorporation boundaries be contiguous, logical, and compact, while seeking natural boundaries and allowing a case by case review process for nonconforming areas.
6. That the County Code be amended to remove the requirement that municipalities pay for specialized police services.
7. That the County encourage annexations and incorporations of unincorporated areas to get out of the municipal serves business and focus on regional services.
8. Create an advisory panel to analyze UMSA and create a long term plan for improvement and development in which the planning intended is to improve all areas where incorporation seems feasible.
9. That the Board adopt an ordinance enabling areas that can't be served by the County efficiently and effectively and were contiguous to an active proposed incorporation or annexation area, have an opportunity to opt in upon 20 percent petition by the residents of the area and approval of the majority of the Board to a current MAC or annexation effort, prior to the PAB meeting.

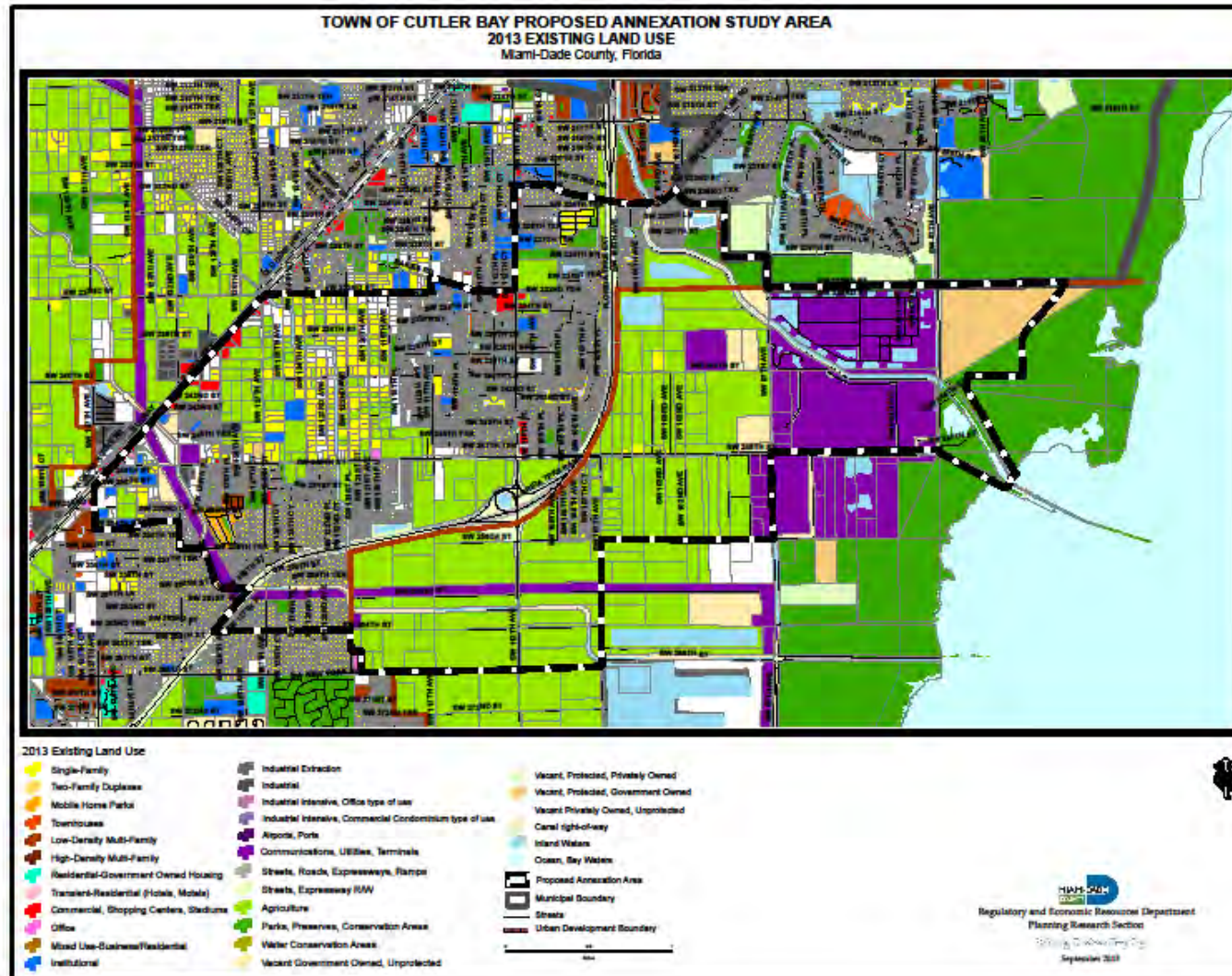
The Commission has struggled over the past decade with the appropriate path for annexations and incorporations. Although the Commission may be more supportive of certain annexations than they have been in the recent past the opportunity for a successful annexation is minimal. Political factors, higher taxes and perceived lack of benefits from annexation create resistance to these requests.

As of today, those annexation applications referenced above have not been revived for additional public hearing.

(End)

ATTACHMENTS

Attachment A



Attachment B

Frequently Asked Questions About Annexation

What is an Annexation?

Annexation is the process where a municipality amends its boundaries by adding lands that were previously outside of its boundaries (Unincorporated Miami-Dade County).

How is this process done?

The process and requirements for annexations are found in Miami-Dade County Code Chapters 20-1 thru 20-3 and 20-30. The Code addresses many requirements including: petitions; analyses; considerations made by the Planning and Advisory Board and the Board of County Commissioners; and, finally a vote by eligible voters in the area proposed for annexation (if more than 250 electors reside in the boundaries).

How do we determine if an area should be considered for annexation?

An analysis should be done to understand its existing character, current development condition, its future development potential, whether a municipality can maintain existing levels of service, the potential cost to provide services and potential for additional revenues.

What area is the Town considering for annexation?

The area to be evaluated is the unincorporated area contained in County Commission District 8. It is located South of the Town and generally bounded by: Old Cutler Road and 232nd Street to the North; US-1 to the West; 248th, 256th and 268th Streets to the South; and, Biscayne Bay to the east including the land surrounding Black Point Marina.

What is the size and population?

The annexation area is 9.29 square miles in size with a population of approximately 22,085.

Why Annex?

The ultimate goals of any annexation are threefold:

- Protecting and maintaining the character of the Town while infusing that character into its current southern edge by annexation;
- Growing and diversifying the Town's tax base through annexation to include more non-residential uses; and,
- Decreasing the overall millage rate for current Town residents.

Will the character of the Town change?

The physical character of the area within the existing municipal boundaries will not change. The intent is to further protect and maintain this character by infusing that character into its current southern edge by annexation.

Will my services be affected?

Current levels of service will not be reduced in any way by the annexation. Town services and facilities will be improved for residents in the existing municipal boundaries as a result of the increased tax base and improved Town fiscal health. Services and facilities will be improved for residents of the annexation area by providing access to Town services and a responsive local government.

How would this affect property taxes?

By growing and diversifying the Town's tax base there will be opportunities to decrease the overall millage rate for current Town residents.

Do I have a say in whether we annex or not?

Yes, an annexation is a public process at both the municipal and county levels. This process is transparent and public discussion is always encouraged.

Will the assessment of my property be affected?

By improving the quality of surrounding areas, property values in the Town might improve. Property values in the existing municipal boundaries should not be reduced by the annexation of surrounding areas.

What does the Town get out of annexation?

New residents and businesses, which allows growing and diversifying the Town's tax base through annexation to include more non-residential uses.

Will the current Town residents gain more services or amenities?

Town services and facilities will be improved for residents in the existing municipal boundaries as a result of the increased tax base and improved Town fiscal health.

Will annexation affect where my children attend schools?

School attendance boundaries are recommended by the Attendance Boundary Committee (ABC) to the School Board of Miami-Dade County after a very lengthy review process and study of numerous factors. The factors are: compliance with Class Size Reduction Mandate, impact on Special Education programs, use of available student stations within contiguous areas, degree and extent of transportation, programmatic impact due to lack of student housing, reduction of the number of schools students must attend, integrity of feeder systems, assignment of students from new residential developments to specific schools prior to completion of developments, construction of new schools, promotion and maintenance of diverse school enrollments, and reduction or elimination of racial isolation to the extent practical. Municipal boundaries, along with manmade and natural boundaries may be taken into account as part of this process.

For more information or if you have additional questions please contact:

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NOTES

This image shows a blank sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.