NORTH MIAMI
FLORIDA
776 N.E. 125 Street, North Miami, Florida 33161

Council Report

To: The Honorable Mayor and City Council

From: Tanya Wilson-Sejour, Planning Manager, Community Planning & Development Department

Date: April 8, 2014

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO PROCEED WITH ANNEXATION ANALYSIS TO DETERMINE THE FEASIBILITY OF A PROPOSED BOUNDARY CHANGE TO INCORPORATE INTO THE CITY OF NORTH MIAMI THE AREA GENERALLY BORDERED ON THE WEST-SIDE BY SPUR CANAL NUMBER 4, ON THE EAST-SIDE BY NORTHEAST 6TH AVENUE, GENERALLY SOUTH TO NORTHEAST 2ND COURT, ON THE SOUTH-SIDE, BY NORTHEAST 135ST STREET , AND ON THE NORTH-SIDE BY SOUTH SPUR DRIVE, IDENTIFIED AS THE "SOUTH SPUR DRIVE ANNEXATION AREA"; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

RECOMMENDATION

That the Mayor and **City Council direct staff to analyze the feasiblity of annexing the South Spur Drive Annexation Area** bounded on the west-side by Spur Canal Number 4, on the east-side by Northeast 6th Avenue, generally south to Northeast 2nd Court, on the south-side, by Northeast 135st Street, and on the north-side by South Spur Drive.

BACKGROUND

Policy 8.1.7 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including but not limited to exploring annexations where necessary. The Miami-Dade County Code establishes the procedure by which a governing body of municipality may initiate a boundary change to the municipality's existing boundary.

The subject area is comprised of a total of **174** acres which is made up of approximately **70% residential uses, 20% public uses (school and county property), and 10% commercial uses.**
In accordance with Section 20-3, Article 1 of the Miami-Dade County Code of Ordinances, in initiating a boundary change, the City would be required to submit, certified copies of a resolution requesting the proposed change, a complete report which can include, but is not

limited to, information on the proposed zoning and land use in the area; a list of services; timetable for supplying the services; financing of services; tax load on the area; and assessment of the present and future importance to the economy.

If it is determined that the subject area currently has more than two hundred and fifty (250) resident electors, then petitions from 25%+1 of the total number of registered will be required. Additionally since the area is more than fifty (50) percent developed residential, a vote of a majority of the resident electors will be required to approve any boundary change.

CONCLUSION

The addition of the South Spur Drive Annexation area would square off the City's northern boundary along Memorial Highway and the South Spur Canal. As proposed, the South Spur Drive annexation would also allow for a more seamless transition of the City's northern limits as the areas and create a more contiguous boundary.

Staff is of the opinion that the subject request satisfies the goals, objectives and policies of the City's Comprehensive plan including the inclusion of additional commercial areas into the City and increasing the City's overall tax base. With the Miami-Dade government center being located 20 miles away and the City of North Miami's City Hall located only 3 miles away, the City believes it is more practical to annex the subject area within its boundary. The future residents in turn will have readily available access to North Miami's quality services and this area is already provided with water service from the City. The annexation will allow these future residents the ability to vote and therefore, participate in City of North Miami's decision-making.

City Administration therefore requests authorization of the Mayor and Council to proceed with expending the resources and time to collect data, request the required certifications from the Miami Dade Supervisor of Elections as well as Miami Dade Planning & Zoning. Additionally staff will need to analyze the fiscal impact of the proposed annexation before preparing a formal application for final City Council consideration followed by transmittal to the County.

Attachments

1) Preliminary Summary including Map of Proposed Annexation Area for the South Spur Annexation Area
2) Resolution

SOUTH SPUR DRIVE AREA ANNEXATION

Boundaries:
Bounded on the west-side by Spur Canal Number 4, on the east-side by Northeast 6th Avenue, generally south to Northeast 2nd Court, on the south-side, by Northeast 135st Street, and on the north-side by South Spur Drive.

Land Use and Electorate Analysis

Size of Annexation Area: 174 acres
Total Population Size: 2813
Residential Percentage: 92.41%
Single-family homes: 231
Number of Electors: Pending Certification
Election or Petition: Pending
Area on Septic/Sewer: 50% on septic/50% on sewer
In Water Service Area: Yes

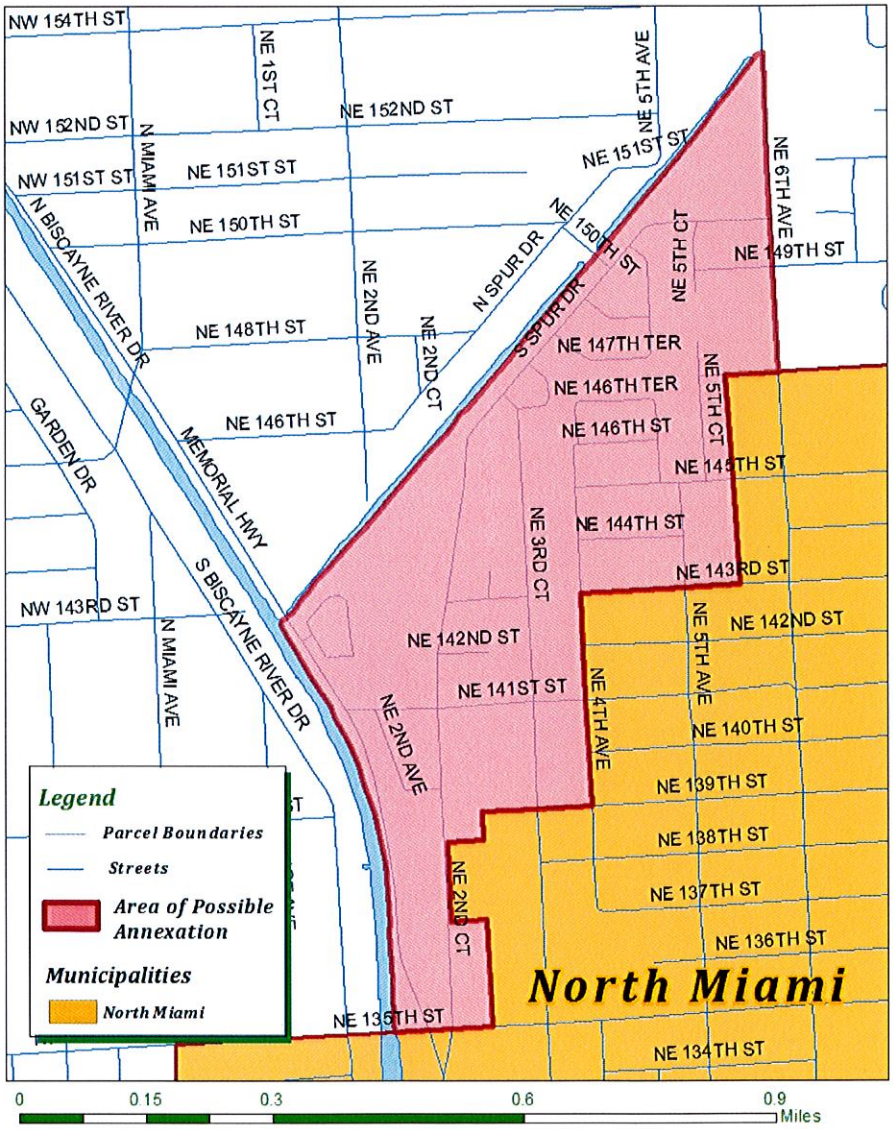
Staff Recommendation: City Council to direct staff to analyze the fiscal impacts of annexing the South Spur Annexation Area.

NORTH MIAMI FLORIDA
COMMUNITY PLANNING & DEVELOPMENT

MEMORANDUM

PRELIMINARY SUMMARY

South Spur Drive



RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO PROCEED WITH ANNEXATION ANALYSIS TO DETERMINE THE FEASIBILITY OF A PROPOSED BOUNDARY CHANGE TO INCORPORATE INTO THE CITY OF NORTH MIAMI THE AREA GENERALLY BORDERED ON THE WEST-SIDE BY SPUR CANAL NUMBER 4, ON THE EAST-SIDE BY NORTHEAST 6TH AVENUE, GENERALLY SOUTH TO NORTHEAST 2ND COURT, ON THE SOUTH-SIDE, BY NORTHEAST 135TH STREET, AND ON THE NORTH-SIDE BY SOUTH SPUR DRIVE, IDENTIFIED AS THE "SOUTH SPUR DRIVE ANNEXATION AREA"; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, policy 8.1.7 of the City of North Miami ("City") Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to the potential of annexations where necessary; and

WHEREAS, when seeking a proposed boundary change, a municipality is required to submit (along with certified copies of a resolution requesting the proposed change), a complete report which includes, but not limited to, the proposed zoning and land use of the area; a list of services provided; timetable for supplying required services; financing of services; tax load of the area; and a certificate 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, to determine whether an election of registered electors will be required, pursuant to Section 20-9, Miami-Dade County Code of Ordinances; and

WHEREAS, the subject area under consideration by City administration, is bordered on the west-side by Spur Canal Number 4, on the east-side by Northeast 6th Avenue, generally south to Northeast 2nd Court, on the south-side, by Northeast 135th Street, and on the north-side by South Spur Drive, identified as the "***South Spur Drive Annexation Area***" ("Subject Area"), as depicted in the attached map; and

WHEREAS, the Mayor and City Council find that authorizing the City administration to conduct an analysis and collect data to determine the feasibility of annexing the Subject Area, in

accordance with Section 20-3 of the Miami-Dade County Code of Ordinances, is in the City's best interest.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Authorization to City Administration.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City administration to proceed with annexation analysis to determine the feasibility of a proposed boundary change to incorporate into the City of North Miami the area generally bordered on the west-side by Spur Canal Number 4, on the east-side by Northeast 6th Avenue, generally south to Northeast 2nd Court, on the south-side, by Northeast 135th Street, and on the north-side by South Spur Drive, identified as the "***South Spur Drive Annexation Area***", as depicted in the attached map.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of April, 2014.

_____
LUCIE M. TONDREAU
MAYOR

ATTEST:

_____
MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilperson Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)