

Village of Virginia Gardens 2017 Annexation Report Update.

NEW DATA ANALYSIS AND RESEARCH ON 2017 ANNEXATION APPLICATION TO MIAMI-DADE COUNTY.

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Executive Summary

The purpose of this assessment is to provide a supplemental update to various statistics and estimates provided in the 2017 annexation application. This continues the process that was resumed in September 2008, in which the Village wishes to annex approximately 1.6 square miles contiguous to the Village's southwestern municipal boundary (see Location Aerial). The annexation boundaries have not changed since the 2008 resolution and application.

The predominant character of the Village of Virginia Gardens is that of an enclave of 2,364 persons (2020 census) residing in a fully developed, single-family residential community. Commercial land in the Village is limited to NW 57th Avenue and NW 36th Street, which form the eastern and southern boundaries of the Village.

The Village wishes to expand its municipal boundaries so that the following goals may also benefit the Annexation Area:

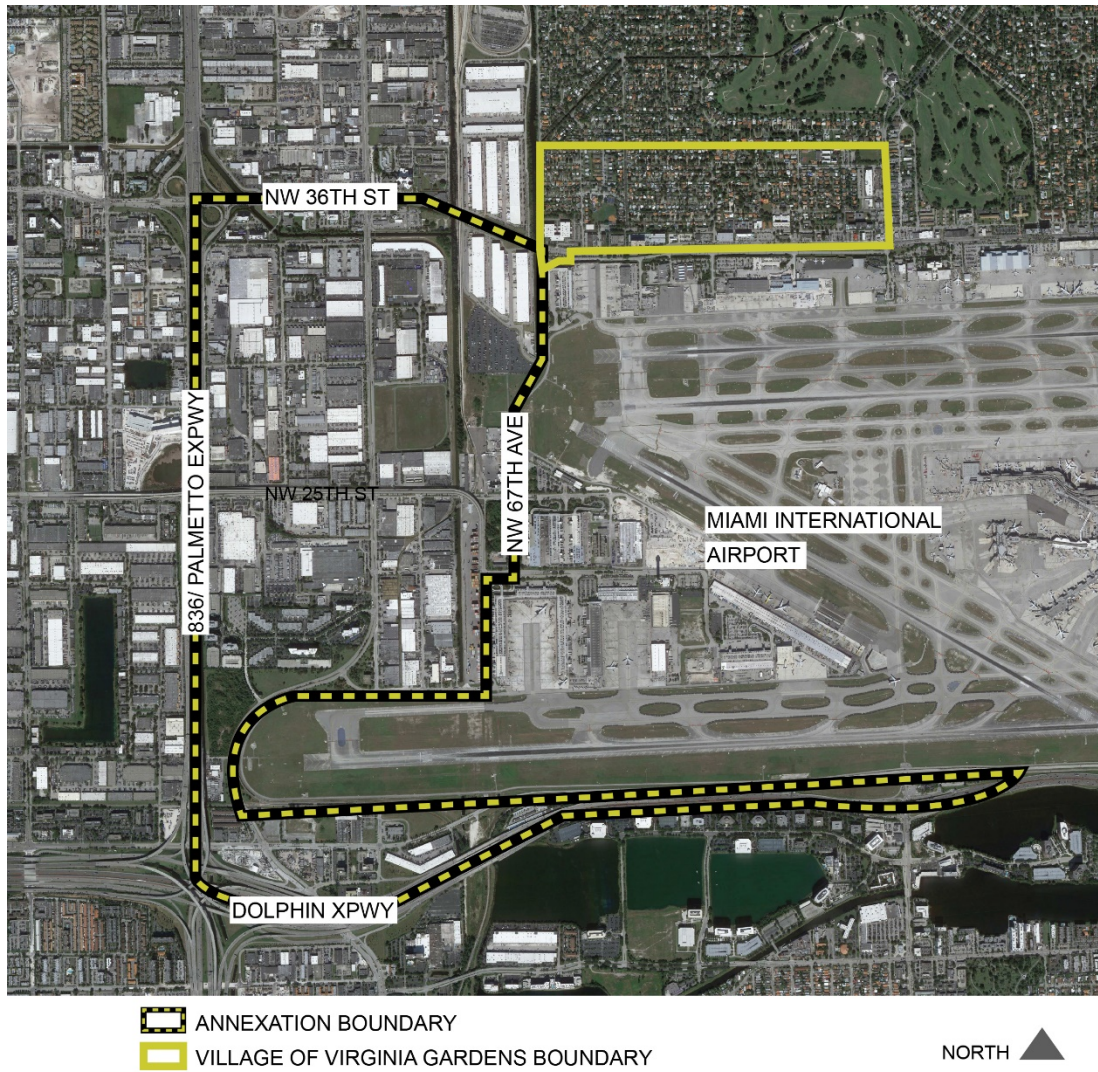
1. Improving services and infrastructure;
2. Local government that is aware of and concerned with the business community's development, job creation and the quality of life for local residents and businesses;
3. Instilling pride and participation;
4. Improving the process of development regulation and growth patterns; and
5. Providing for local governance that is accountable for how taxes are spent and is willing to participate with all other Miami-Dade County municipalities, old and new, in providing financial assistance to some of the less fortunate areas of the County.

In summary, the Annexation Area will further provide for the fiscal strength of the Village by enhancing its tax base and providing for significant job creation and economic development opportunities. Through more targeted and localized planning, review and enforcement of regulations, the needs of this important employment and economic center can be fully realized. Additionally, the Village is aware of the provisions of the Miami-Dade County Terminal Ordinance and would abide by the terms within the Ordinance with respect to planning and zoning regulations.

This assessment updates the following information. All other information in the 2017 application remains the same.

1. Population, household and employment estimates;
2. Land use inventory;
3. Tax base analysis;
4. Service delivery; and
5. Potential changes to the Village's millage rates and estimates of ad valorem taxes, including updates to the estimated tax load for the annexation area.

Location Aerial



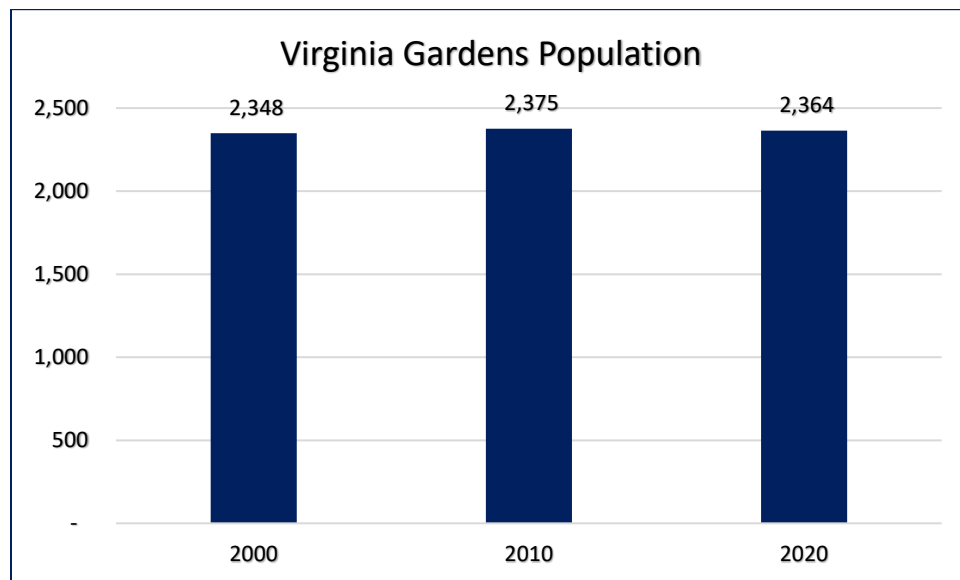
Population

According to the 2020 census, the Village of Virginia Gardens has maintained a consistent population during the last 20 years. The Annexation Area does not contain any residential property or residential population; and serves primarily an employment center, comprising commercial and industrial uses.

Table 1: Population, Households and Employment

	Virginia Gardens			Annexation Area	Combined Area
	2000	2010	2020	2020	2020
Total Population	2,348	2,375	2,364		2,364
Total Households	890	899	834		834
Total Families		591	548		548
Median Age		40.8	41.2		41.2
Median HH Income			\$53,928		\$53,928
Average HH Income			\$73,391		\$73,391
Per Capita Income			\$27,559		\$27,559
Businesses			318	1,815	2,133
Local Jobs			1,658	13,303	14,961

Source: U.S. Census Bureau, ESRI



Land Use Inventory

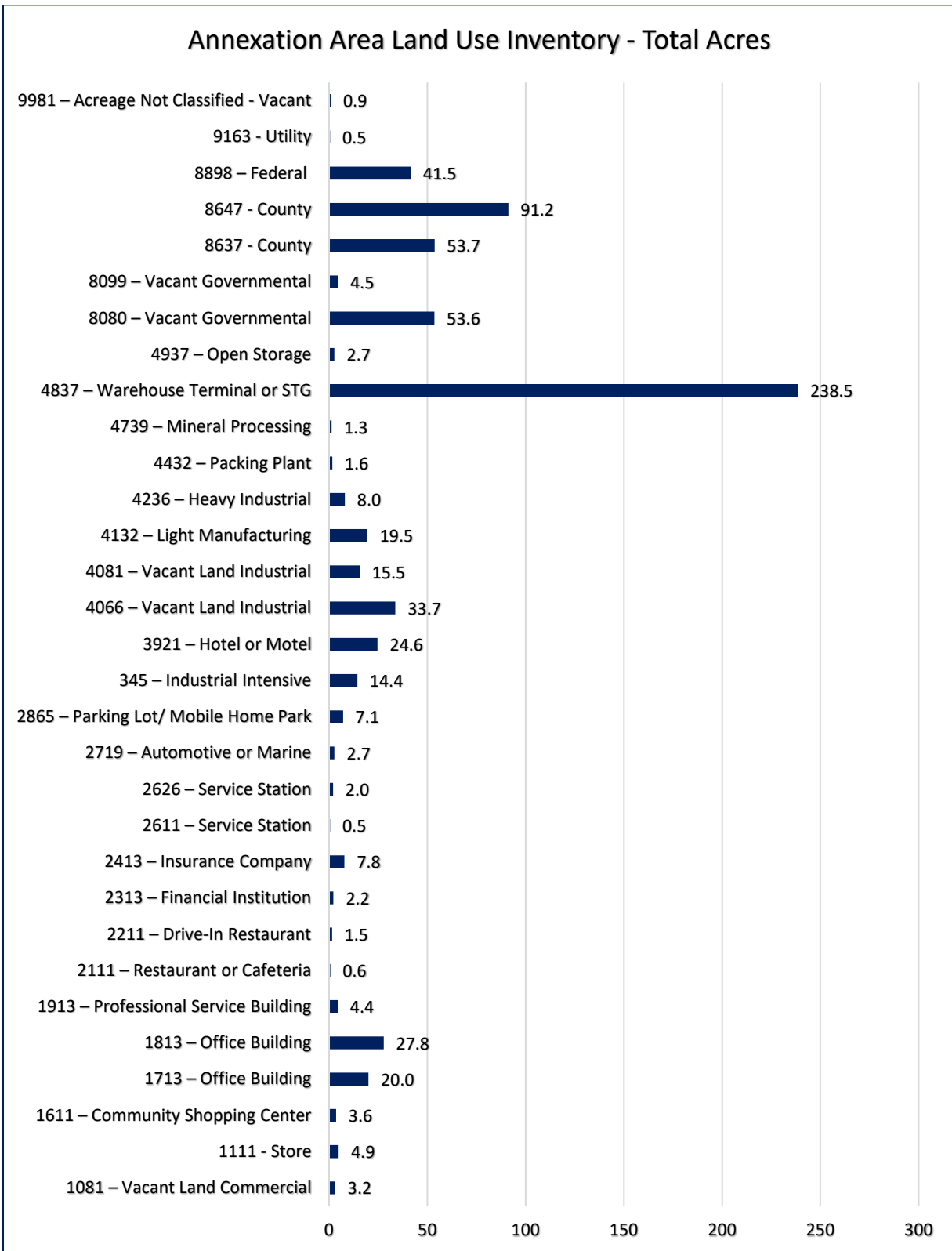
The land use and zoning consist mostly of industrial and office, as shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map (2020 - 2030) and the respective Zoning Map.

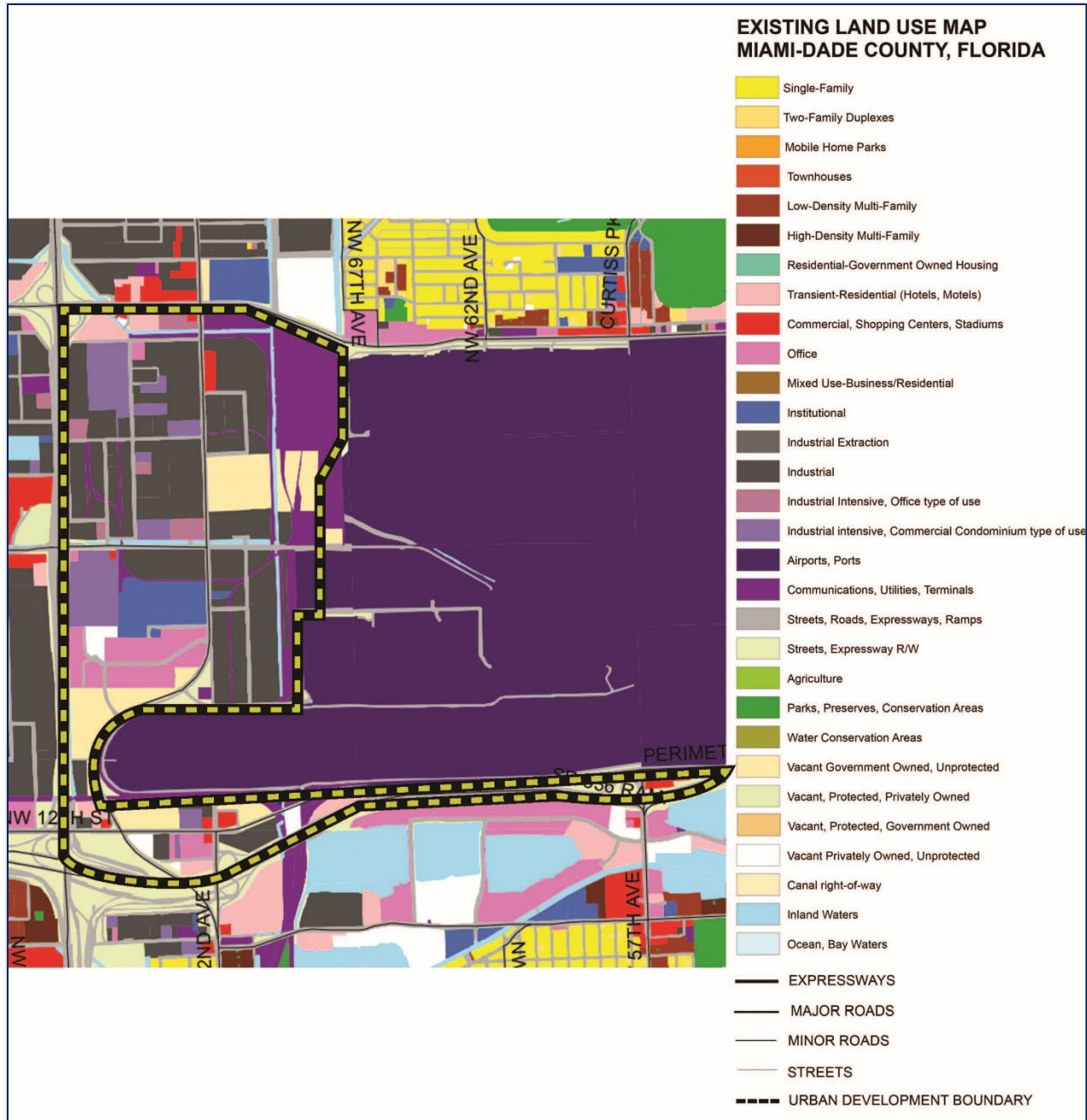
According to the Miami-Dade County Planning Maps from the Regulatory & Economic Resources Department, the Annexation Area is approximately 1.60 square mile (1,026 acres) in size, comprising approximately 694.04 acres of real property, and 331.96 acres comprising streets public right-of-way and water. There are about 169 real property parcels within the proposed annexation area and a gross existing building of 6,573,108 square feet, mostly under an IU-2 Industrial, Heavy Manufacturing District zoning designation. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses is on the following page.

Table 2. Inventory of Existing Primary Land Uses for Annexation Area

Existing Primary Land Use	Number of Acres	Percentage of Total
1081 – Vacant Land Commercial	3.2	0.4
1111 - Store	4.9	0.7
1611 – Community Shopping Center	3.6	0.5
1713 – Office Building	20	2.8
1813 – Office Building	27.8	4.0
1913 – Professional Service Building	4.4	0.6
2111 – Restaurant or Cafeteria	0.6	0.08
2211 – Drive-In Restaurant	1.5	0.2
2313 – Financial Institution	2.2	0.3
2413 – Insurance Company	7.8	1.1
2611 – Service Station	0.5	0.07
2626 – Service Station	2.0	0.2
2719 – Automotive or Marine	2.7	0.3
2865 – Parking Lot/ Mobile Home Park	7.1	1.0
345 – Industrial Intensive	14.4	2.0
3921 – Hotel or Motel	24.6	3.5
4066 – Vacant Land Industrial	33.7	4.8
4081 – Vacant Land Industrial	15.54	2.2
4132 – Light Manufacturing	19.5	2.8
4236 – Heavy Industrial	8	1.1
4432 – Packing Plant	1.6	0.2
4739 – Mineral Processing	1.3	0.1
4837 – Warehouse Terminal or STG	238.5	34.3
4937 – Open Storage	2.7	0.3
8080 – Vacant Governmental	53.6	7.7
8099 – Vacant Governmental	4.5	0.6
8637 - County	53.7	7.7
8647 - County	91.2	12.1
8898 – Federal	41.5	5.48
9163 - Utility	0.5	0.07
9981 – Acreage Not Classified - Vacant	0.9	0.1
Total	694.04	100.0

Source: Miami-Dade County



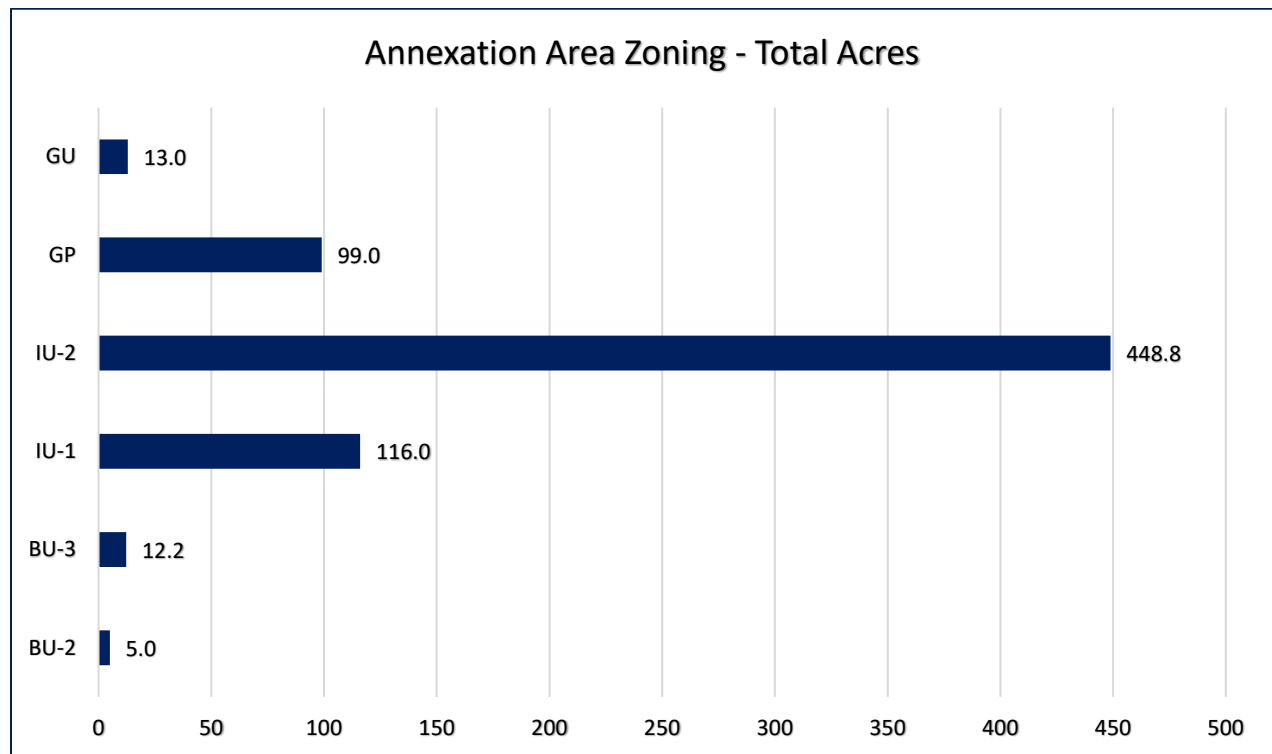


The Following table details the major zoning categories by number of acres and percentage of total. A map of the existing zoning designations is on the following page.

Table 3. Inventory of Existing Zoning for Annexation Area

Existing Land Uses	Number of Acres	Percentage of Total
BU-2	5	1.3
BU-3	12.2	2.6
IU-1	116	8.4
IU-2	448.84	81
GP	99	3.6
GU	13	3.1
Total	694.04	100

Source: Miami-Dade County





Future Land Use Map and Designations for Sections

Portions of Sections 26, 35 and 36, Township 53, Range 40; Government Lot 2; and, Section 31, Township 53, Range 41 are designated Industrial and Office, Business and Office, Transportation and Terminal on the Miami-Dade County Future Land Use Plan use categories to maintain consistency with the County's land use designations.

Please see Future Land Use Plan Map for more detailed Land Use designation locations.

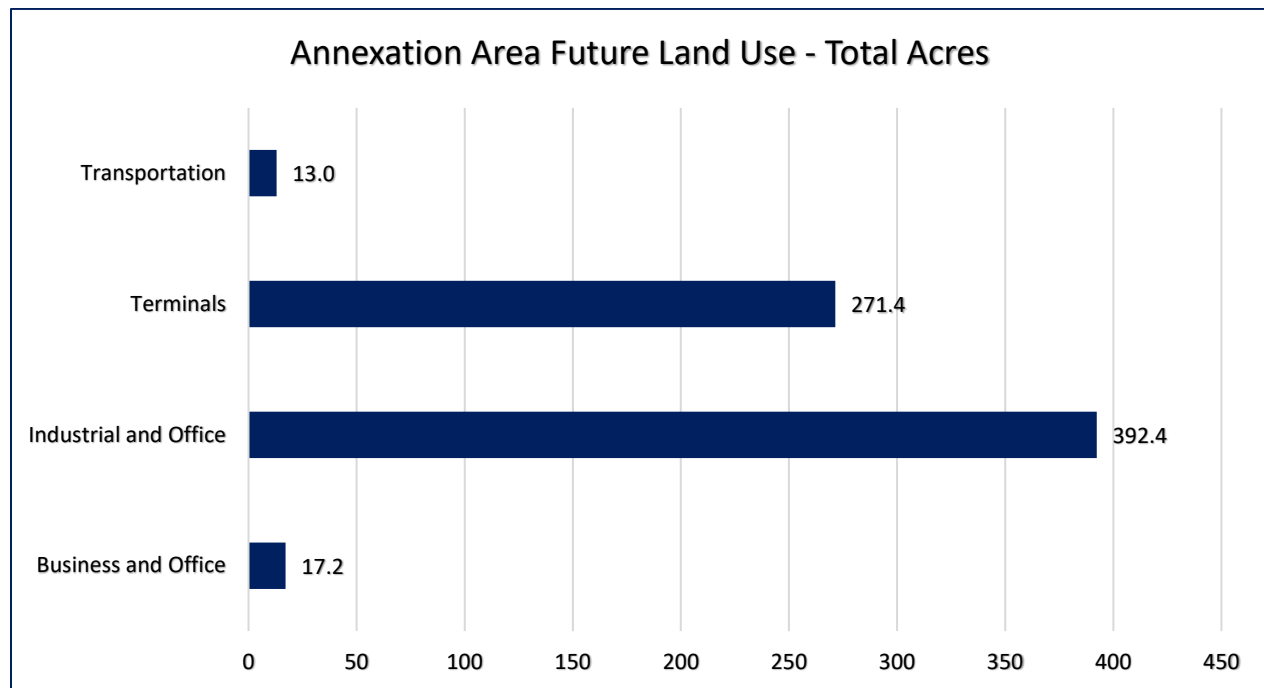
Also, for reference purposes, the relevant Land Use Designation descriptions are included and were obtained from the Miami-Dade County Comprehensive Development Master Plan.

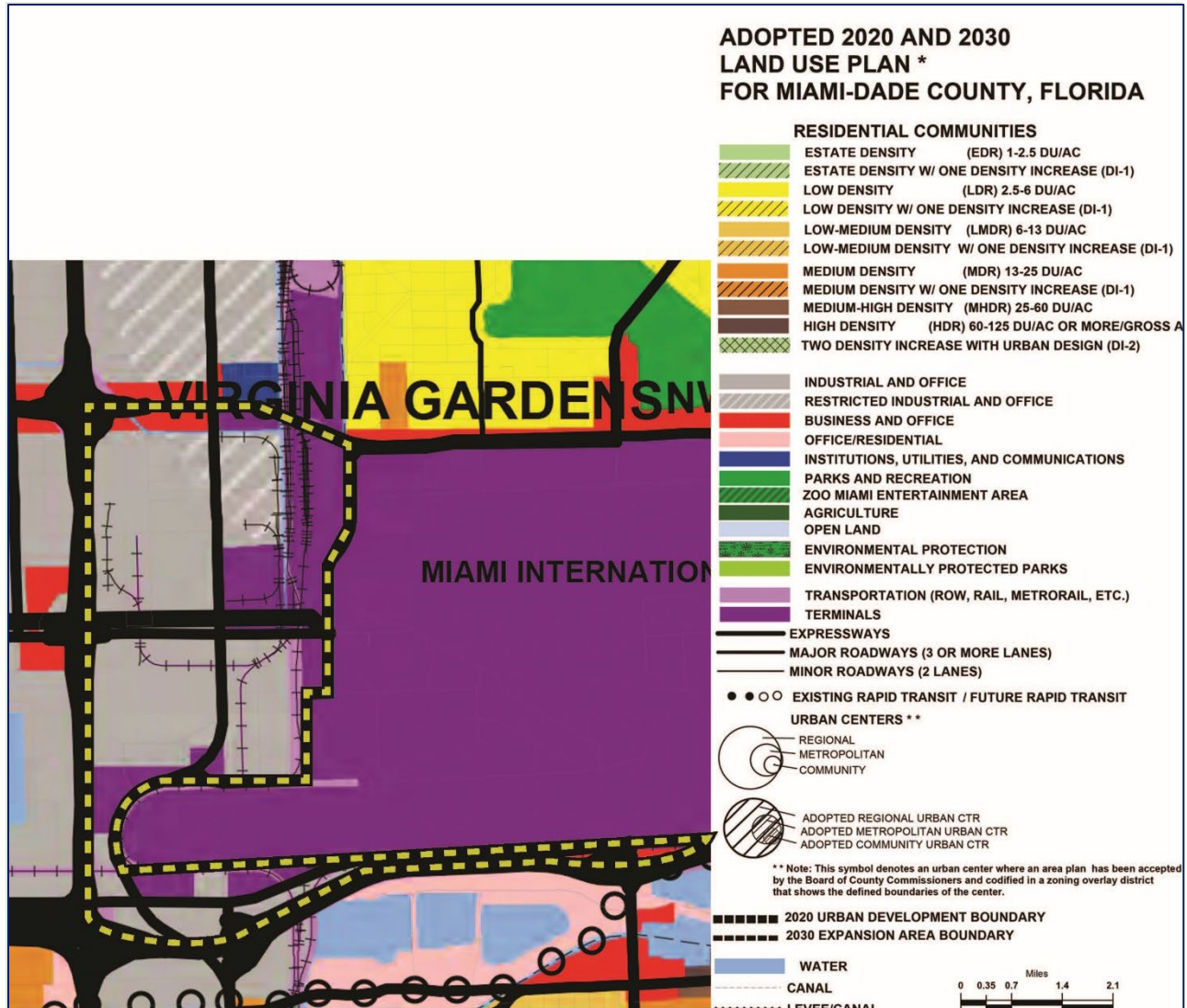
The Following table details the major future land use categories by number of acres and percentage of total. A map of the existing future land uses (2020-2030) is on the following page.

Table 4. Inventory of Future Land Uses (2020 – 2030) for Annexation Area

Future Land Uses	Number of Acres	Percentage of Total
Business and Office	17.2	2.5
Industrial and Office	392.4	56.6
Terminals	271.4	39.0
Transportation	13.04	1.9
Total	694.04	100

Source: Miami-Dade County





Land Use Compatibility

The Village will rezone properties within the annexation area to the Village's closest zoning equivalent and will amend the Comprehensive Plan and Land Use Districts to incorporate any new land use categories that may be necessary. Table 4 indicates which zoning districts are the closest equivalent to current zoning, and those categories in which the Village will adopt zoning district regulations that are consistent with the existing industrially zoned properties in the proposed annexation area.

Under no circumstances does the Village intend to implement zoning in the annexation area that is inconsistent with the current uses. The Village must update the zoning and future land use maps to include the annexation area and will make all necessary map, zoning and Comprehensive Plan amendments to ensure that the existing uses in the annexation area are legal and conforming under the Village's regulatory structure.

Table 4. Land Use Compatibility

Zoning Compatibility		
Existing Zoning Annexation Area	Current Village Master Plan Land Use	Action Needed
BU-2	Commercial/ Restricted Commercial	Existing Category
BU-3	Commercial/ Restricted Commercial	Existing Category
IU-1	No Industrial	Need New Code Designation
IU-2	No Industrial	Need New Code Designation
GP	Institutional	Existing Category
GU	Institutional	Existing Category
Future Land Use Compatibility		
Existing Future Land Use Annexation Area	Current Village Future Land Use	Action Needed
Business and Office	GCU - Commercial	Existing Category
Industrial and Office	No Industrial	Need New Code Designation
Terminals	No Terminal	Need New Code Designation
Transportation	No Transportation	Need New Code Designation

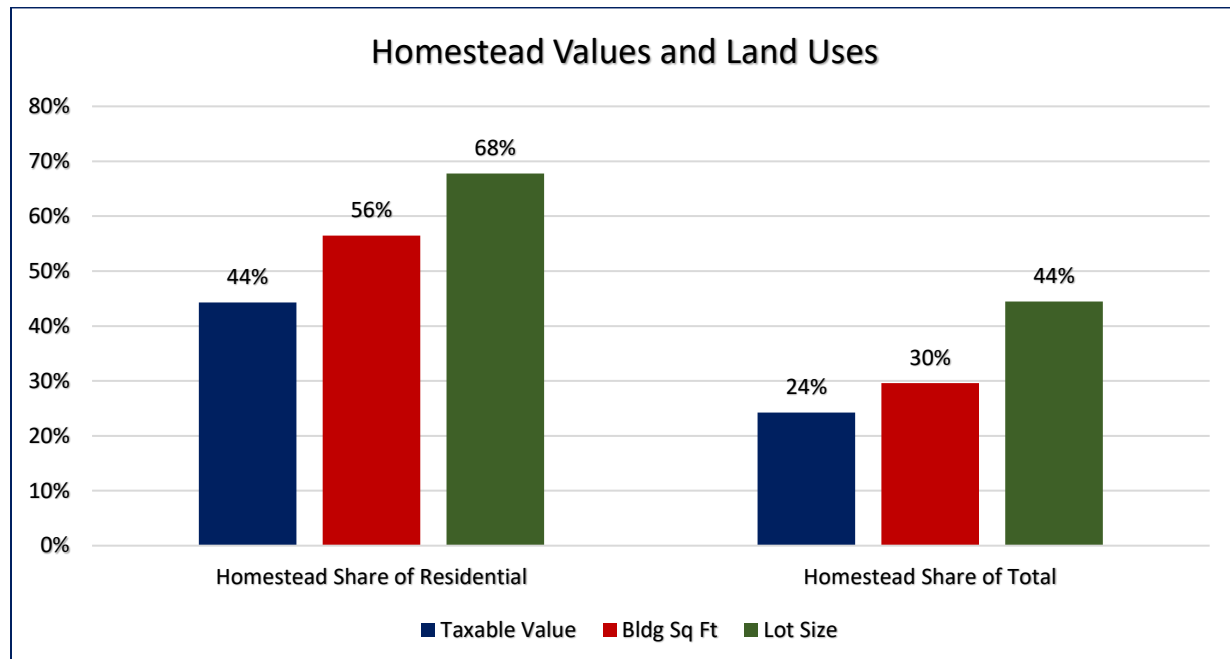
Tax Base Analysis**Table 5. Virginia Gardens 2021 Tax Base Summary**

	Land Value	Bldg Value	Total Value	Assessed Value	Taxable Value
Single Family Homes - Homestead	66,748,380	46,663,975	113,412,355	73,224,252	50,873,701
Single Family Homes - Non Homestead	13,770,526	9,053,858	22,824,384	22,745,051	22,745,051
Multifamily Apartments 2-9 Units	9,849,928	6,133,607	15,983,535	15,570,654	15,265,654
Vacant Residential Land	-	-	-	-	343,800
Multifamily Apartments 10+ Units	6,264,368	13,038,632	19,303,000	18,509,462	18,509,462
Residential Condominium	-	-	10,357,475	8,358,840	7,097,261
Total Residential	96,633,202	74,890,072	181,880,749	138,408,259	114,834,929
Commercial Uses	34,592,147	42,279,679	87,920,761	84,903,708	84,903,708
Vacant Commercial Land	2,535,750	33,208	2,568,958	2,480,751	2,480,751
Total Commercial	37,127,897	42,312,887	90,489,719	87,384,459	87,384,459
Religious	11,760,411	3,705,910	15,466,321	15,463,555	-
Educational	4,387,500	3,282,095	7,669,595	7,669,595	7,669,595
Governmental	2,086,409	698,867	2,785,276	2,695,552	-
Total Government/Institutional	18,234,320	7,686,872	25,921,192	25,828,702	7,669,595
Total	151,995,419	124,889,831	298,291,660	251,621,420	209,888,983

Source: Miami-Dade Property Appraiser

Table 6. Virginia Gardens Tax Base Percentage by Use

	Land Value	Bldg Value	Total Value	Assessed Value	Taxable Value
Residential	64%	60%	61%	55%	55%
Commercial	24%	34%	30%	35%	42%
Government/Institutional	12%	6%	9%	10%	4%
Homestead Properties Share of Residential	69%	62%	62%	53%	44%
Homestead Properties Share of Total Value	44%	37%	38%	29%	24%



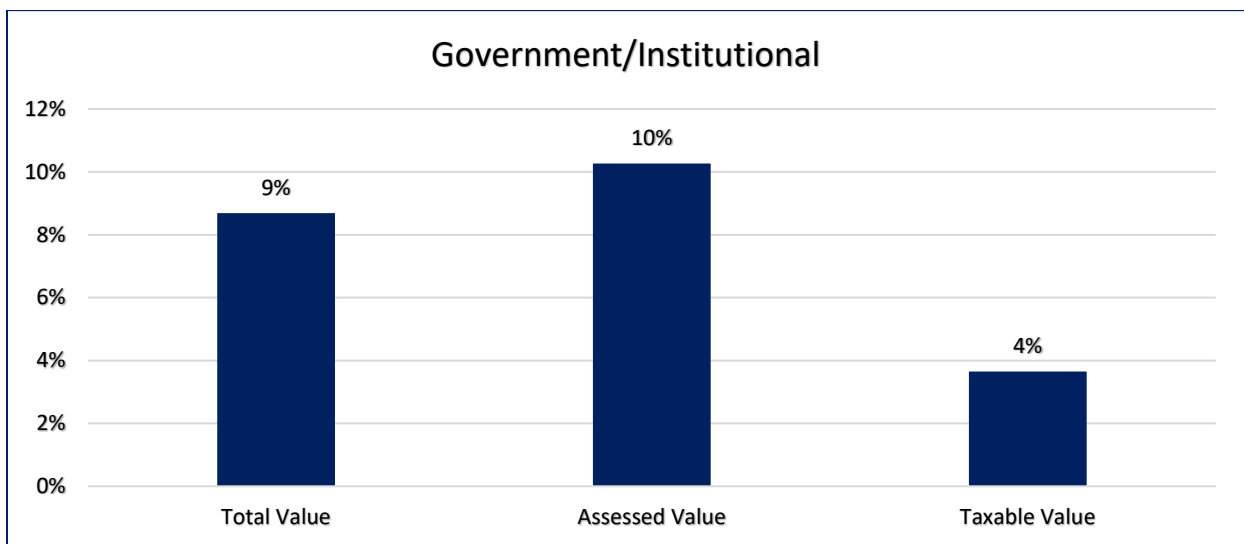
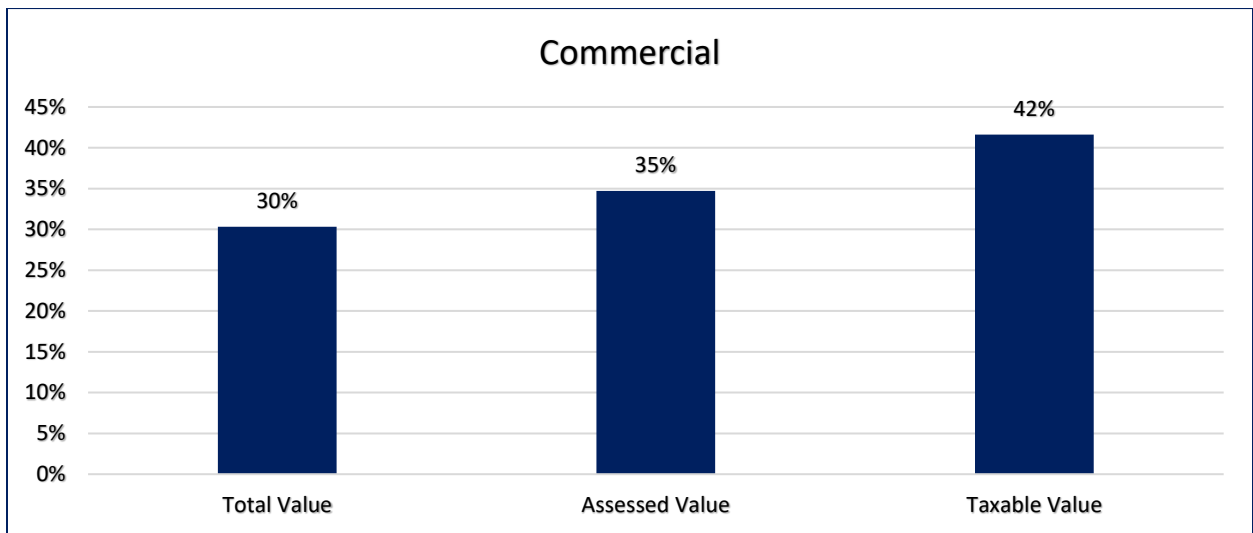
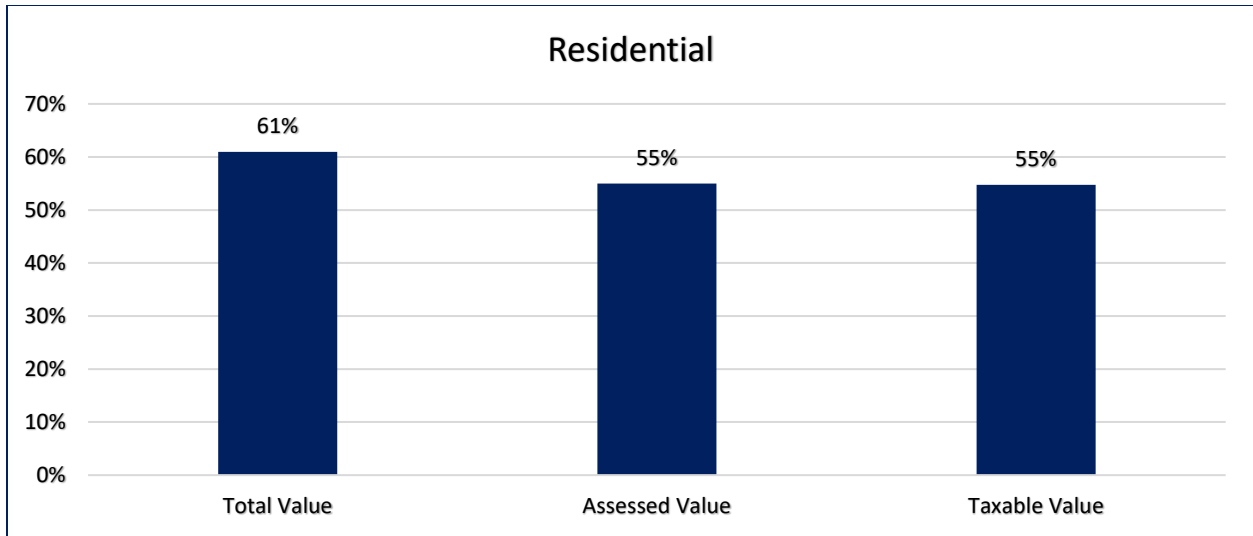


Table 7. Annexation Area 2021 Tax Base Summary

<u>Commercial</u>	
Vacant Commercial Land	\$3,899,641
Retail/Commercial	\$18,515,035
Office Buildings	\$168,567,619
Restaurant	\$5,750,000
Finance and Insurance	\$43,874,000
Automotive	\$7,065,963
Hotel or Motel	\$55,412,579
Total Commercial Property Value	\$303,084,837
<u>Industrial</u>	
Vacant Industrial Land	\$3,489,791
Light Manufacturing	\$121,484,591
Heavy Industrial	\$19,464,710
Food Processing	\$16,605,038
Mineral Processing	\$3,433,100
Warehouse Terminal or STG	\$513,088,532
Total Industrial Property Value	\$677,565,762
<u>Governmental</u>	
Vacant Governmental	-
Governmental/Utilities	\$670,984
Total Governmental	\$670,984
Total Property Value	\$981,321,583
Total Tangible Property Value	\$73,900,765
Total 2021 Taxable Value	\$1,055,222,348

Source: Miami-Dade Property Appraiser

List of Services to be Provided

a. Police

The Village of Virginia Gardens Police Department comprises the Chief of Police, 22 sworn officers and 3 certified reserve officers for the current 2021/22 budget year. With a \$1,374,567 current year budget the Police Department is prepared to absorb any additional required police services following annexation.

Upon completion of the annexation process and municipal boundary change the Village would provide immediate coverage to the area without degradation of police service. If the annexation is successful, an increase of sworn officers would be contemplated for FY 2022/23 to maintain or enhance current service levels.

Table 8. Annexation Area Calls for Service

		Routine Calls	Code 3 Calls	Code 2 Calls	All Calls
2020	Total Calls	2,522	161	109	2,792
2019	Total Calls	3,227	179	109	3,515
2018	Total Calls	3,673	192	118	3,983

Source: Miami-Dade Police Department

Definition of Code 2 Emergency: A situation which poses a potential threat of serious injury or loss of human life which may require swift police action, e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

Definition of Code 3 Emergency: A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life, and which demands swift police action, e.g., seriously ill or injured person, shooting, sexual battery, etc.

Table 9. Annexation Area Part I and II Crimes

Year	Part I Crimes	Part II Crimes	TOTAL
2020	141	98	239
2019	159	88	247
2018	208	61	269

Source: Miami-Dade Police Department

Definition of Part I Crimes: Uniform Crime Reporting (UCR) Part I Crimes are those crimes reported to the Miami-Dade Police Department in the following classifications: murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, and burglary. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

Definition of Part II Crimes: All crimes not covered under Part I Crimes.

b. Fire Protection

Fire Protection is provided by Miami-Dade County for the Village of Virginia Gardens. Primary Fire Rescue service for the proposed annexation area will be provided by Fire Battalion 11 and Battalion 12. Virginia Gardens Station #17 located at 7050 NW 36 St. Miami, FL 33122 is within the proposed annexation area.

Miami-Dade Fire Rescue Department provides fire and rescue service to the annexation area. There will be no change in this service if annexation occurs. There is no cost to the Village of Virginia Gardens for this service. All costs are directed to the property owners in the annexed area.

c. Water Supply and Distribution

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. WASD Pump Station No. 19 and WASD Pump Station No. 22 are within the annexation area and shall be retained by the County.

d. Facilities for Collection and Treatment 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 County's Department of Solid Waste Management will continue to serve existing customers, but typically commercial and industrial areas will be required to contract for refuse removal services utilizing the County's landfills.

The proposed annexation area includes commercial and industrial land uses, with virtually no residential development. Currently, a private waste hauler provides garbage and trash pickup for the commercial establishments located in the proposed annexation area. The proposed annexation area is located within Miami-Dade County's Waste Collection Service Area.

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. There are approximately 10.6 centerline miles in the annexation area. Approximately 3.6 centerline miles will become Village roads.

h. Park and Recreation Facilities and Services

No new park and recreation facilities will be needed to serve the existing and future industrial land uses in the annexation areas. The existing canal bike path will be enhanced with landscaping.

i. Building Inspection

The Village is responsible for all building inspections through the Building Consultant. If the annexation proposal is approved, the workload will be evaluated to determine if inspections will remain with the Building Consultant, or if a new department should be established to accommodate the larger volume of activity.

Year	No. of Permits	Reported Value
2019	365	\$24,270,404
2020	239	\$8,745,015
2021	155	\$6,111,448
Total		\$ 39,126,867

j. Zoning Administration

The Village is responsible for all zoning related matters. If the annexation proposal is approved, a new department may be established to accommodate the larger volume of activity.

k. Local Planning Services

The Village is responsible for all planning related matters. If the annexation proposal is approved, a new department may be established to accommodate the larger volume of activity.

l. Special Services Not Listed

None

m. General Government

The Village has a Mayor-Council form of government. The Mayor and five Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the Village and are elected at-large for staggered four-year terms. The Council's powers include establishing public policy and law.

Timetable for Supplying Services

a. Police

Immediate/ No change.

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. Miami-Dade County Water and Sewer Department will Continue to supply potable water through its water supply and distribution system.

d. Facilities for Collection and Treatment 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 Annexation Area will continue to be part of the Solid Waste and Collection System.

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

Immediate/ No change. The County shall maintain responsibility for section line roadways while the village will maintain roadways designated municipal streets.

h. Park and Recreation Facilities and Services

Immediate/ No change. No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

i. Building Inspection

Immediate/ No change.

j. Zoning Administration

Immediate/ No change.

k. Local Planning Services

Immediate/ No change.

l. Special Services Not Listed Above

Immediate/ No change.

m. General Government

Immediate/ No change. After the annexation process is completed, the Village will be responsible for all general government services.

Financing Services

a. Police

The Village will fund this service through its General Fund. It is expected that the Village will increase the Police Department staffing up to a total of between 25 and 30 officers.

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 Sewage

Wastewater treatment and collection 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 wastewater treatment and collection system.

e. Garbage and Refuse Collection and Disposal

The County's Department of Solid Waste Management will continue to serve existing customers, but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills. Services provided by the County are financed through tax collections.

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 will be funded through the Village's General Fund.

h. Park and Recreation Facilities and Services

The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

i. Building Inspection

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning services are financed through user fees. The Village will likely enhance code enforcement following the annexation.

l. Special Services Not Listed Above

None

m. General Government

General Government services are provided and funded through tax collections. There are currently 942 active Business Tax Receipts in the Annexation Area, which may generate approximately \$375,000 in Village Business Tax Receipt revenue following annexation.

14. Tax Load on Annexation Area

Gross Revenue is based on the 2021 Taxable Property Rolls and other revenues. The cost of providing services is based on expected costs the Village 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.

The Village of Virginia Gardens Budget (FY 2021/22) process has been completed and adopted a millage rate of 4.9000. The current Miami-Dade County Unincorporated Municipal Service Area (UMSA) millage rate is 1.9283.

Property Tax Revenue is determined by the following formula:

Table 11. Existing Ad Valorem Generation FY 2021/22

	Municipal	Countywide	Debt	Fire	Library
Virginia Gardens	\$1,529,634	\$1,456,867	\$158,426	\$755,671	\$88,656
Annexation Area	\$2,034,785	\$4,924,617	\$535,525	\$2,554,377	\$299,683
Combined	\$3,564,420	\$6,381,485	\$693,952	\$3,310,047	\$388,340

The Village's current millage rate is 4.9000, which would generate a total of \$6,700,224 following annexation:

Virginia Gardens	\$1,529,634
Annexation Area	\$5,170,590
Combined	\$6,700,224

The reported cost to Miami-Dade County of providing services in 2018/2019 was \$1,519,356. The estimated cost to the Village of providing enhanced services to the Annexation Area ranges between \$1,581,951 and \$2,265,648. The millage rate necessary to provide for the operating costs for the combined Village and the Annexation Area ranges between 2.000 and 2.500 mills.

Table 12. Revenue and Expense Estimates

	Millage Rate		
	2.000	2.250	2.500
Property Taxes - Existing	\$ 624,341	\$ 702,383	\$ 780,426
Other Revenue - Existing	\$ 1,184,499	\$ 1,184,499	\$ 1,184,499
Total Existing Revenue	\$ 1,808,840	\$ 1,886,882	\$ 1,964,925
Property Taxes - Annexation Area	\$ 2,110,445	\$ 2,374,250	\$ 2,638,056
Business Tax Receipts - Annexation Area	\$ 376,800	\$ 376,800	\$ 376,800
Total Annexation Area Revenue	\$ 2,487,245	\$ 2,751,050	\$ 3,014,856
Total Projected Revenue	\$ 4,296,084	\$ 4,637,932	\$ 4,979,781
Existing Village Expenses	\$ 2,714,133	\$ 2,714,133	\$ 2,714,133
Additional Post Annexation Expenses	\$ 1,581,951	\$ 1,923,799	\$ 2,265,648
Total Projected Operating Costs	\$ 4,296,084	\$ 4,637,932	\$ 4,979,781

Table 13. Projected Expense Detail

	Millage Rate		
	2.000	2.250	2.500
Existing Village Costs	\$ 2,714,133	\$ 2,714,133	\$ 2,714,133
Additional Post Annexation Costs			
Police Department	\$ 1,219,932	\$ 1,561,781	\$ 1,903,629
Parks and Recreation	-	-	-
Right of Way Maintenance	4,694	4,694	4,694
Policy Formulation	65,446	65,446	65,446
Internal Support	77,677	77,677	77,677
Planning and Non-Dept	150,000	150,000	150,000
QNIP Debt Service	64,202	64,202	64,202
Total Projected Operating Costs	\$ 4,296,084	\$ 4,637,932	\$ 4,979,781
Change from Current UMSA Millage	3.7%	16.7%	29.6%
Change to Total Millage Rate	0.4%	1.8%	3.2%

The increase to the millage rate for the Annexation Area is projected to have an impact of between 0.4% and 3.2% compared to the current total millage rate paid by properties within the area.