MEMORANDUM

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

Agenda Item No. 15 (b) 4

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: June 26, 2007

FROM: Harvey Ruvin, Clerk
Circuit and County Courts

Kay M. Sullivan, Director
Clerk of the Board

SUBJECT: Proposed Boundary Change to the City of Florida City Areas G-1, G-2 & G-3

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the City of Florida City requesting a boundary change to the City of Florida City. (See legal description in the attached application).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachment
KMS/kk

MEMORANDUM

Harvey Ruvin
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Clerk of the Board of County Commissioners
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Agenda Item No. 15(B).4

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: November 15, 2005

FROM: Harvey Ruvin, Clerk
Circuit and County Courts

Kay M. Sullivan, Director
Clerk of the Board Division

SUBJECT: Proposed Boundary Change to the City of Florida City Areas G-1, G-2 & G-3

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the City of Florida City requesting a boundary change to the City of Florida City. (See legal description in the attached application).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

KMS/kk
Attachment

1A

City of Florida City

Gateway to the Florida Keys and the Everglades

Office of the Mayor

CLERK OF THE BOARD
2005 OCT 14 PM 3:42
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.

October 13, 2005

Mr. Peter Velar, Assistant Director
UMSA Policy, Planning and Services Division
Office of Strategic Business Management
Miami-Dade County Administrative Center
111 NW 1st Street, 12th Floor
Miami, Florida 33128

Re: Application for Annexation of "Areas G-1, G-2, and G-3" into City of Florida City

Dear Mr. Velar:

On Tuesday, October 11, 2005, the Florida City Commission adopted Resolution No. 05-40 requesting that the Miami-Dade County Board of County Commissioners approve the annexation of "Areas "G-1, G-2, and G-3" into the municipal boundaries of the City of Florida City.

Enclosed are one (1) original and two (2) copies of the application supporting this request, which also includes the above-mentioned resolution. The application has been prepared to address all requirements contained in Section 20 of the County Code related to municipal boundary changes. Please inform us of the appropriate review fee amount and we will remit a check to you immediately.

If you have any questions concerning this application, please contact either myself or our City Planner, Henry Iler (866-626-7067). I look forward to receiving the proposed review schedule from your office for this critically important application in the near future.

Sincerely,

OTIS T. WALLACE, MAYOR

c/ Bill Kiriloff, Community Development Director, Henry Iler, City Planner

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404 West Palm Drive • P.O. Box 343570 • Florida City, Florida 33034-0570 • Telephone (305) 247-8221 • Fax (305) 242-8133

RECYCLED PAPER

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Executive Summary

The City of Florida City Commission has approved Resolution #05-40, which requests Miami-Dade County to effect the annexation of presently unincorporated Areas G-1, G-2 and G-3 (the "Areas") into the City, pursuant to the County Charter. These Areas are depicted on the location map contained in Section II of this report.

Areas G-1, G-2 and G-3 comprise an estimated 34 acres or 0.05 square miles located generally south of SW 352nd Street, north of SW 360th Street and west of U.S. 1 and South Krome Avenue in far south Miami-Dade County within the County's 2005 Urban Development Boundary (UDB). Area G-1 is shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Map (FLUM) as Low Density Residential while Areas G-2 and G-3 are designated Low-Medium Density Residential. Alicio Pina Trust, Beachview Management and Investment Inc., and Millenium Management and Investment Inc. are the individual site owners and are fully supportive of the annexation (see consent petition in Section XII).

The Areas are generally low and vacant used primarily for agricultural purposes. Future development in the Areas will have to be consistent with environmental regulations in effect from Miami-Dade County, South Florida Water Management District and other governmental agencies.

These properties are effectively part of an enclave area sandwiched between Florida City's boundary and the County's UDB located on the outer range of County facilities and services, making them very expensive to serve. From a public facilities viewpoint, the City of Florida City is the governmental entity in the best position to cost-efficiently extend a number of existing urban services, such as police protection, central water and sanitary sewer to Areas G-1, G-2, and G-3 as future development occurs. Florida City has central water and wastewater service in place next to these tracts, much closer to the Areas than Miami-Dade County utilities. The Florida City Police Headquarters is located within a 2-to 4-minute response time to these Areas, where as County response is estimated to be 25-30 minutes.

It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners and future residents of Areas G-1, G-2 and G-3. As the dominant local government influencing these Areas, Florida City will be better able to provide effective comprehensive planning and coordinated growth management. This is due to the fact that these Areas will become an integral component of a planned future land use

pattern emanating outward from the nearby Florida City town center rather than remaining as an outparcel on the distant periphery of Miami-Dade County's future development boundary.

With rapid redevelopment and new development occurring after Hurricane Andrew, the City has a pressing need for additional rural residential lands which can provide a diversity of estate and low density lifestyles and stable, productive neighborhoods with lots and houses suitable for young growing families. Areas G-1, G-2 and G-3 offer Florida City a means to meet these critical needs.

In summary, Areas G-1, G-2 and G-3 will provide for the future long-term residential growth of Florida City, create much-needed jobs and increase the City's tax base. Landowners and future residents in these Areas will have much greater and closer access to local government officials and services provided by Florida City, as well as benefit from future infrastructure improvements sponsored in part by the City.

This report has been prepared consistent with the requirements of Chapter 20, Article I, Section 20-3 of the Miami-Dade County Code in order to document the key characteristics and impacts of the proposed annexation by the City of Florida City of Areas G-1, G-2 and G-3.

I. Florida City Commission Resolution No. 05-40

RESOLUTION NO. 05-40

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY TO EFFECT BY ORDINANCE ANNEXATION OF THE SUBJECT PROPERTIES (AREAS "G1, G2 and G3") INTO THE JURISDICTION OF THE CITY OF FLORIDA CITY

WHEREAS, Section 5.04 of the Charter of Metropolitan Miami–Dade County, Florida, empowers the Board of County Commissioners of Miami–Dade County, Florida, to effect annexation on request of the governing body of a municipality; and

WHEREAS, the governing body of the City of Florida City consists of the City Commission; and

WHEREAS, the subject Annexation Areas "G1, G2 and G3" are located generally west of South Krome Avenue and U. S. Highway 1, and south of SW 352nd Street;

WHEREAS, the City of Florida City has prepared an annexation report containing the information and justification required by Chapter 20 of the Miami- Dade County Code;

WHEREAS, the proposed Annexation Areas "G1, G2 and G3" are adjacent to the City and can be more effectively served by Florida City services and facilities; and

WHEREAS, the City Commission of the City of Florida City is making this request in order to provide for its future city growth needs in a prudent and orderly fashion;

THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF FLORIDA CITY, FLORIDA:

That the City of Florida City hereby requests the Board of County Commissioners of Miami–Dade County, Florida, pursuant to Section 5.04 of the Charter of Metropolitan Miami–Dade County and Chapter 20 of the Miami-Dade County Code of Ordinances, to effect annexation of the properties designated as Areas "G1, G2 and G3" as legally described in Exhibit A attached hereto and made a part hereof. In addition, that formal application requesting this annexation be made to Miami-Dade County as soon as possible utilizing the annexation report prepared by City staff.

PASSED AND ADOPTED by the Mayor and City Commissioners of the City of Florida City, Florida, this 11th day of October, 2005.

OTIS T. WALLACE, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

LLOYD S. MARKS, City Attorney

Offered by: Mayor

Motion to adopt by Comm. Berry **seconded by** Comm. Shiver.

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	Yes
Vice Mayor Juanita S. Smith	Yes
Commissioner Tommy Dorsett	Absent
Commissioner R.S. Shiver	Yes
Commissioner Eugene D. Berry	Yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Jennifer A. Evelyn City Clerk of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office. WITNESS, my hand and the seal of said City

this 13th day of October AD 20 05

By:

EXHIBIT A

Florida City's Annexation Areas "G1, G2 and G3"

Legal Descriptions

Area "G1": The SE ¼ of the SW ¼ of the SW ¼ less the South 30 feet for Road Right-of-way, of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County, Florida; and the NE ¼ of the SW ¼ of the SW 1/4, of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County Florida; and;

Area "G2": Lots 1 thru 50 of Blk 8, Lots 1 thru 50 of Blk 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book No. 14, at Page 50, of the public records of Miami-Dade County, Florida;
and

Area "G3": East ½ of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County, Florida, said lands situated lying and being in the City of Miami-Dade County;

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II. Legal Description and Location Map

The legal description of Annexation Areas G-1, G-2, and G-3 is provided below and a location map of the Areas is presented on the subsequent page.

Area G-1

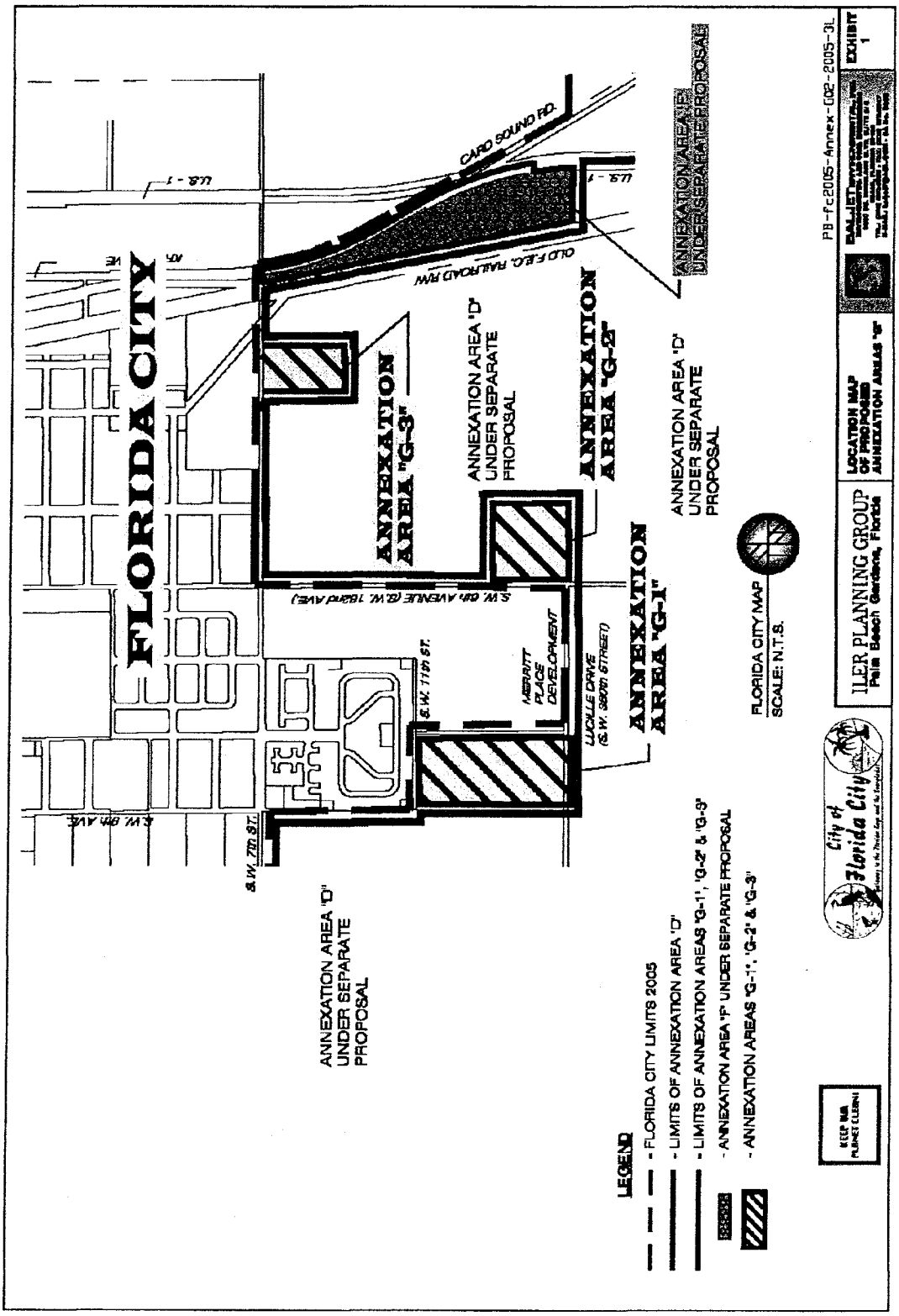
The Southeast ¼ of the Southwest ¼ of the Southwest ¼ less the South 30 feet for Road Right-of-way, of Section 25, Township 57 South, Range 38 East of the public records of Miami-Dade County, Florida; and the Northeast ¼ of the Southwest ¼ of the Southwest ¼ less the South 30 feet for Road Right-of-way, of Section 25, Township 57 South, Range 38 East of the public records of Miami-Dade County, Florida; and

Area G-2

Lots 1thru 50 of Blk 8, Lots 1 thru 50 Blk 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in the Plat Book No. 14, at Page 50, of the public records of Miami-Dade County, Florida; and

Area G-3

The East ½ of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County, Florida, said lands situated lying and being in the City of Miami-Dade County.


FLORIDA CITY
CARD SOUND RD.
U.S. - 1
OLD F.E.C. RAILROAD R/W
ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "G-3"
ANNEXATION AREA "G-2"
ANNEXATION AREA "G-1"
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
S.W. 6th AVENUE (S.W. 182nd AVE)
S.W. 11th ST.
MERRITT PLACE DEVELOPMENT
LUCILLE DRIVE (S.W. 380th STREET)
S.W. 8th AVE.
S.W. 7th ST.
FLORIDA CITY MAP
SCALE: N.T.S.
LEGEND
- FLORIDA CITY LIMITS 2005
- LIMITS OF ANNEXATION AREA "D"
- LIMITS OF ANNEXATION AREAS "G-1", "G-2" & "G-3"
- ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
- ANNEXATION AREAS "G-1", "G-2" & "G-3"
KEEP OUR PLANET CLEAN!
City of Florida City
ILER PLANNING GROUP
Palm Beach Gardens, Florida
LOCATION MAP OF PROPOSED ANNEXATION AREAS "G"
PB-fc2005-Annex-002-2005-3L
EXHIBIT 1

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III. Grounds for the Proposed Boundary Changes

Areas G-1, G-2 and G-3 are located south of the present Florida City municipal boundary within the County's 2005 Urban Development Boundary (UDB). All sides are bordered by the City of Florida City or unincorporated Miami-Dade County. The properties are approximately 34 acres in total, and are generally undeveloped with significant acreage in agricultural use.

Elimination of Enclaves

Areas G-1, G-2 and G-3 are effectively part of an enclave area sandwiched between Florida City's boundary and the County's UDB. Due to their location on Miami-Dade County's far southwest periphery, it is not realistically possible for the County to effectively serve them.

Infrastructure Provided More Efficiently

Florida City can cost-effectively serve these Areas to a much greater level than Miami-Dade County. Florida City has central water and wastewater services in place near the Areas. The City's water treatment plant currently has a rated capacity of 4 million gallons per day (MGD). Recently implemented leak detection and repair programs have resulted in a substantial curtailment of water loss in the City's water distribution system with the maximum day usage steadily decreasing every month. In April 2005, the maximum daily usage decreased to 2.780 MGD and the average daily flow fell to 2.544 MGD. In addition, a new 500,000 gallon water storage tank has been completed which greatly increased fire flow and other water service capabilities throughout the City. The City purchases wastewater treatment capacity at bulk rates through a master meter from the County but owns and maintains the wastewater collection system and builds planned expansions. Thus, the central water system has adequate capacity to serve these Areas and other areas of the City as future development occurs. These Areas are located on the extended outer range of County facilities and services, making them very expensive to serve.

Sanitary sewer lines are owned and maintained by the City with new expansions of sewer lines required of developers. Sewage treatment is provided by Miami-Dade County with ultimate treatment and disposal at the South Dade Regional Sewage Treatment Facility.

Police and Other Services - More Frequent, Closer and Faster

Florida City will also provide the most logical and cost-efficient extension of other services to the Areas including local police protection and solid waste collection. Florida City police response to these Areas is between 2 to 4 minutes, which is much more rapid than the estimated Miami-Dade County Police Department response time of 25 to 30 minutes.

Solid Waste within the City is currently serviced under a contract with Waste Management, Inc. All refuse is hauled to the South Dade Landfill, which is owned, maintained, and operated by Miami-Dade County Department of Solid Waste Management (DSWM). Solid waste collection now occurs immediately adjacent to these Areas and could easily be extended as needed consistent with future development at minimal additional cost.

Governmental Services Much More Convenient

Property owners and future residents in these Areas will also benefit from close proximity to City general government activities and services including City Commission meetings, elected officials, administrative personnel, and building review and permitting.

Consistent With City and County Comprehensive Plan

With rapid redevelopment and new development occurring after Hurricane Andrew, the City has a pressing need for additional rural residential lands which can provide a diversity of estate and low density lifestyles and stable, productive neighborhoods with lots and houses suitable for young growing families. Areas G-1, G-2 and G-3 offer Florida City a means to meet these critical needs. The proposed land use and zoning designations for these Areas are fully consistent with the County's Comprehensive Development Master Plan (CDMP) and its Future Land Use Map.

No Significant Environmental Constraints

Areas G-1, G-2 and G-3 contain no known natural environmental resources which would require protection, due largely to the fact that it has been extensively cultivated for agriculture. The City would expect and will ensure all applicable federal, state, regional and county environmental regulations are fully complied with if these Areas are placed under City jurisdiction.

Summary

Proposed Annexation Areas G-1, G-2 and G-3 are part of an enclave area between Florida City and the UDB line. None of the proposed Areas lie outside of the UDB. These Areas cannot be cost-efficiently served by Miami-Dade County with infrastructure, police, or governmental services. Although these Areas have a predominant agricultural lifestyle, they still require facilities and services and this need will be growing in the future according to the County's own adopted Land Use Plan. Florida City is in the best position to provide these facilities and services to the Areas' future residents and landowners over the long-term. These Areas are a drain of County coffers and thus this annexation will be revenue positive for the County and revenue negative for Florida City at least in the initial years. However, the City is planning for the future and what is best for Florida City's long-term health and prosperity.

The landowners and future residents of Areas G-1, G-2 and G-3 will benefit greatly from this annexation proposal by receiving better, cheaper and more extensive facilities and services, and being closer to their local government, making more frequent participation much easier.

For the above-described reasons, the City Commission of the City of Florida City formally requests that the Miami-Dade County Board of County Commissioners approve the annexation of Areas G-1, G-2 and G-3 into the jurisdiction of the City.

IV. Services to be Provided

1. Police Protection

Police protection will be provided for the proposed Annexation Areas by the Florida City Police Department. Currently, Florida City Police Headquarters is located at 404 West Palm Drive, within two (2) miles of the proposed Areas. The Department currently has thirty-four sworn and fifteen non-sworn employees. The Department has a fully-trained SWAT team, detective bureau and vice squad. The daily manpower and facilities available to the Department will allow more frequent patrols in the annexation Areas. The close proximity of Florida City Police services will provide much faster police response to the Areas than can currently be provided by the Miami-Dade Police. Projected City Police response to the Areas is 2 to 4 minutes. The nearest Miami-Dade station is the Cutler Ridge Station, over 12 miles away, within the Naranja community with an estimated 25- to 30-minute response time to the subject annexation Areas. Thus, Florida City can provide faster service and more frequent crime deterrent patrols for the proposed annexation Areas than can now be provided by the County Police. A strong working partnership with the Miami-Dade Police Department will be maintained after annexation to provide backup for City Police in cases of major crime events and traffic accidents, should they occur.

2. Fire Protection/Emergency Medical

Fire protection and emergency medical services will continue to be provided by Miami-Dade County. Station 16, located at 325 NW 2nd Street in Homestead, currently serves the annexation Areas. The station is approximately 2 to 3 miles from the proposed annexation Areas.

3. Water Supply and Distribution

Water supply will be made available to Areas G-1, G-2 and G-3 by extending the existing Florida City water distribution system. For G-1, this connection is located at the northeast corner of the property; for G-2, the closest connection is approximately 660ft west of the southwest corner; and for G-3, the nearest water line connection is approximately 300ft east of the northeast corner. The City's water treatment plant currently has a rated capacity of 4 million gallons per day (MGD). Recently implemented leak detection and repair programs have resulted in a substantial curtailment of water loss in the City's water distribution system with the maximum day usage steadily decreasing every month. In April 2005, the maximum daily usage decreased to 2.780

MGD and the average daily flow fell to 2.544 MGD. In addition, a new 500,000 gallon water storage tank has been completed which greatly increased fire flow and other water service capabilities throughout the City. Florida City also has central water service in place near the proposed Areas. Thus, the central water system has adequate capacity to serve the Areas as future development occurs.

4. Sanitary Sewer Facilities

City sanitary sewer lines exist immediately adjacent to Areas G-1, G-2 and G-3 and Florida City can cost-efficiently extend sanitary sewer services into the annexation Areas as development occurs.

Wastewater treatment is provided by the Miami-Dade Water and Sewer Authority Department. Wastewater flows from Florida City are discharged to the County's South District Collection and Transmission System, through a master meter, for treatment at the South County Wastewater Treatment Plant.

5. Solid Waste Removal and Disposal

Currently Florida City contracts with Waste Management of Miami-Dade County for residential garbage and trash collection services. Garbage is collected twice a week and trash is removed once a week. Disposal facilities are owned and operated by Miami-Dade County. Solid waste from the annexation Areas would be disposed of in Miami-Dade facilities.

6. Road Construction and Maintenance

Florida City maintains all streets within its jurisdiction with the exception of the Homestead Extension of the Florida Turnpike (HEFT), U.S. Highway 1, Krome Avenue, West Palm Drive, Lucy Street, East Palm Drive and Redland Road. Many minor arterials and collector streets are constructed and improved by the private sector as development occurs with maintenance responsibility transferring to the City once improvements are completed.

Current road maintenance responsibilities will remain in place if the Areas are annexed into Florida City. Any streets built in the future in the Areas would be constructed/improved by private development and maintained by Florida City.

7. Parks and Recreation

Florida City has an exceptional system of parks with onsite facilities and recreational programs for youth and adults. The City has four (4) major parks comprising 45+ acres, and has recently acquired land for a fifth park (Pine Tree Lake Park) and land to expand the existing Fasulo Park. The Recreation Department offers a wide range of programs including youth and adult sports leagues. Facilities include playground equipment, basketball/volleyball courts, baseball fields, open playfields, picnic grounds and passive recreation areas. The City also maintains a campground for recreational vehicles. These facilities would be open to future residents and visitors of the proposed annexation Areas. The City would provide park and recreational services for future residents of the proposed Areas as future development occurs. Florida City park and recreation sites and facilities are more accessible to Areas G-1, G-2 and G-3 than existing County facilities.

8. Electric Service and Street Lighting

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

9. Stormwater Management

Regional stormwater management standards in Florida City are implemented by the South Florida Water Management District and Miami-Dade County Department of Environmental Resources Management. All proposed development projects must obtain the required regional and county stormwater management permits prior to issuance of a City building permit. This same procedure will apply to the subject Areas, if annexation is approved.

10. Comprehensive Planning

The current City of Florida City Comprehensive Plan was approved, pursuant to Florida Statutes, in October 1991. It is now being updated and revised to reflect the major impact of Hurricane Andrew via the State-required Evaluation and Appraisal Report (E.A.R.) Process. The E.A.R. is currently undergoing "sufficiency review" by the Florida Department of Community Affairs. Proposed land use categories for the annexation Areas are presented later in this document. It is

intended at this time that the future land use in Areas G-1, G-2 and G-3 would be generally consistent with the designations shown on the County's Adopted 2000 and 2010 Land Use Plan.

Comprehensive Plan amendments are reviewed by the Community Development Department and recommendations are forwarded to the Planning and Zoning Board (PZB) which is also the designated Local Planning Agency (LPA). Following LPA action, Plan amendments are considered by the City Commission and, if approved, transmitted to the Florida Department of Community Affairs (FDCA) for review, pursuant to Florida Statutes.

Immediately after Hurricane Andrew struck, Florida City undertook the preparation of a Master Plan to help guide rebuilding efforts with the considerable assistance of a volunteer team of architectural, planning, engineering and legal professionals in consultation with the citizens, and elected and appointed officials of the City. The plan focused on urban design and redevelopment issues, and was coordinated by Andrew Duany & Elizabeth Plater-Zyberk, architects and town planners. The Master Plan intent was "to provide a designed environment that supports the residents of Florida City in their pursuit of happiness." It contains a number of recommended rebuilding projects and proposed a "Pioneer Village" concept for the downtown area to enhance the area for residents and attract tourists. The Master Plan also recommends that "the nature of development be highly predictable" and "be combined with a quick and easy permitting process." The specific land use, urban design and public improvement recommendations contained in the Master Plan are incorporated into the City's 1996 E.A.R.

If Areas G-1, G-2 and G-3 approved for annexation, a Comprehensive Plan amendment will be initiated to formally add the new Areas to the Future Land Use Map, include any capital improvements necessary to maintain level-of-service standards, ensure that all environmental goals, objectives and policies are met, and modify other Plan Elements as appropriate. In future land use planning for the proposed Areas, the prevention of inefficient and costly urban sprawl, and conservation of agricultural and critical environmental resources will be priority objectives.

As the dominant municipal government currently influencing the future development of the subject Areas, Florida City will be better able to provide effective and coordinated future comprehensive planning for them. This is due to the fact that these Areas will become an integral component of a planned future land use pattern emanating outward from the nearby Florida City town center and community rather than remaining as an "outparcel" on the distant periphery of Miami-Dade County's future development boundary.

11. Site Planning and Zoning Administration

Florida City maintains a City Zoning Code consistent with the adopted Comprehensive Plan. All site plans for proposed development are reviewed for consistency with the Comprehensive Plan and Zoning Code by the Community Development Department planning staff. Major site plans containing 10 residential units or more, or with 2,500 square feet of nonresidential space or more, are reviewed by a Site Plan Review Committee comprised of the City Manager, Community Development Director, City Planner, City Engineer and City Building Official. Major site plans which meet all City planning and zoning requirements are recommended by the Committee to the City Manager for administrative approval.

The Planning and Zoning Board reviews all requests for rezonings, variances and special use permits, and submits recommendations related to these matters to the City Commission for final action. If annexation is approved, Areas G-1, G-2 and G-3 will receive the site planning and zoning administration services of Florida City which are considerably more accessible to the property owners and future residents of the proposed Areas than similar County services, saving those citizens valuable time and money.

12. Building Permitting and Inspections

The City maintains a full service Building Division which processes building permits, conducts building inspections, and issues citations for City and Building Code violations. These City services would be much closer (within 2 miles) to the property owners and future residents of the Areas than similar services now provided by Miami-Dade County at the South Miami-Dade Government Center approximately 15 miles to the north. All applicable federal, state, regional and county stormwater management and environmental permits are required to be obtained prior to the issuance of any specific City building permit.

13. Housing and Economic Development Programs

Florida City offers a wide array of affordable housing and economic development programs, including HOME, empowerment zone, community redevelopment agency, enterprise community, disaster relief and commercial facade programs. These programs are available at City Hall located at 404 West Palm Drive, within two (2) miles of the proposed annexation Areas. If annexation is approved, existing and future residential and commercial owners in Areas G-1, G-2 and G-3 would have ready access to these nearby program services rather than having

to drive over 15 miles to access similar County programs and compete countywide for program funding.

14. General Government

Florida City is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected strong Mayor and four (4) City Commissioners. The Mayor is also the City Manager and is responsible for the direction and supervision of all departments, agencies and employees of the City. Annexation approval will provide the Areas' property owners and future residents much better access to their local government and political leaders compared to the current situation where residents must either travel to Cutler Ridge (15 miles) or downtown Miami (30 miles) to participate in many Miami-Dade governmental activities and meet with their elected representatives.

V. Timetable to Supply Services

Service	Timetable
1. Police Protection	Immediate
2. Fire Protection/Emergency Medical	Immediate
3. Water Supply and Distribution	As required by future development
4. Sanitary Sewer Facilities	As required by future development
5. Solid Waste Removal	As required by future development
6. Road Construction and Maintenance	As required by future development
7. Parks and Recreation	As required by future development
8. Electric Service and Street Lighting	As required by future development
9. Stormwater Management	As required by future development
10. Comprehensive/Environmental Planning	Immediate
11. Site Planning and Zoning Administration	As required by future development
12. Building Permitting and Inspections	As required by future development
13. Housing and Economic Development Programs	As required by future development
14. General Government	Immediate

VI. Financing of Services

1. Police Protection

The Florida City Police Department is funded through the City's General Fund. If these Areas are annexed into the City, increased property tax collections from the Areas will pay for police services needed in the near term. As development occurs in the Areas, it is anticipated that increased property values will generate greater revenues, which will offset additional police service costs over the longer term.

2. Fire Protection/Emergency Medical

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing tax revenue sources. Any additional fire and emergency medical costs incurred by the County as a result of future growth in the proposed annexation Areas are expected to be offset by higher tax revenues from Areas G-1, G-2, and G-3.

3. Water Supply and Distribution

Future costs associated with water main extensions and connections will be paid for by private developers as development in the proposed Areas progresses. Water treatment plant expansion will not be needed to accommodate future growth in the Areas. Monthly water usage charges will provide the revenues necessary for operation and maintenance of the potable water treatment and distribution system.

4. Sanitary Sewer Facilities

Future costs associated with sanitary sewer line extensions and connections will be paid by private developers as development in the proposed Areas progresses. Treatment plant capital costs, if needed, will be funded by Miami-Dade County from impact fees and other existing sources. Monthly sewer usage charges will provide the revenues necessary for operation and maintenance of the wastewater treatment plant, pump stations and lines outside of Florida City by Miami-Dade County and the collection system within Florida City.

5. Solid Waste Removal and Disposal

Solid waste disposal costs generated from the proposed Areas will be borne by Miami-Dade County and paid from user fees. Waste removal costs will be paid by Waste Management, Inc., or another private waste company, from user fees.

6. Road Construction and Maintenance

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

7. Parks and Recreation

Parks and recreational programs are funded via the Florida City General Fund. It is anticipated that existing development in Annexation Areas G-1, G-2, and G-3 will not impose any significant burdens on existing City park and recreation facilities. In addition, existing park and recreation facilities should easily serve the proposed Areas as initial future development occurs, and expansions will be made as needed to adequately address longer-term recreational needs.

8. Electric Service and Street Lighting

Electric service and street lighting will be funded by Florida Power and Light through user fees and as future development occurs.

9. Stormwater Management

Local drainage improvements in the proposed Areas will be funded by the private sector as future development occurs. Regional stormwater management improvements, if necessary to serve future development in these Areas, would be funded by the South Florida Water Management District through property tax revenues and other sources.

10. Comprehensive Planning

Comprehensive planning services in Florida City are paid from the General Fund. Planning for the proposed Areas would be funded from increased property tax revenues. Private sector Comprehensive Plan amendments are funded from application fees.

11. Site Planning and Zoning Administration

Site planning and zoning administration are funded by fees collected from private developers as they submit project applications. This same source would be used to pay for site planning and zoning administration as future development occurs in the proposed Areas.

12. Building Permitting and Inspections

Building permitting and inspections are paid for by fees collected from private developers as project applications are submitted. This same source would be used to pay for building permitting and inspections as future development occurs in the subject Areas.

13. Housing and Economic Development Programs

These programs are funded from federal, state and county sources, and these sources are expected to continue and be available to serve the future residents of the proposed Annexation Areas.

14. General Government

General government services in Florida City are funded from the General Fund. For the proposed Annexation Areas, these services would be funded from increased property tax revenues.

VII. Tax Load on Areas to be Annexed

According to Miami-Dade County Property Appraiser's Office, the preliminary 2005 total taxable property value in Areas G-1, G-2 and G-3 is as follows (this includes $815,125 in Agricultural Tax Exemptions):

Real Property	$361,229
Personal Property	$ 0
Total Property	$361,229

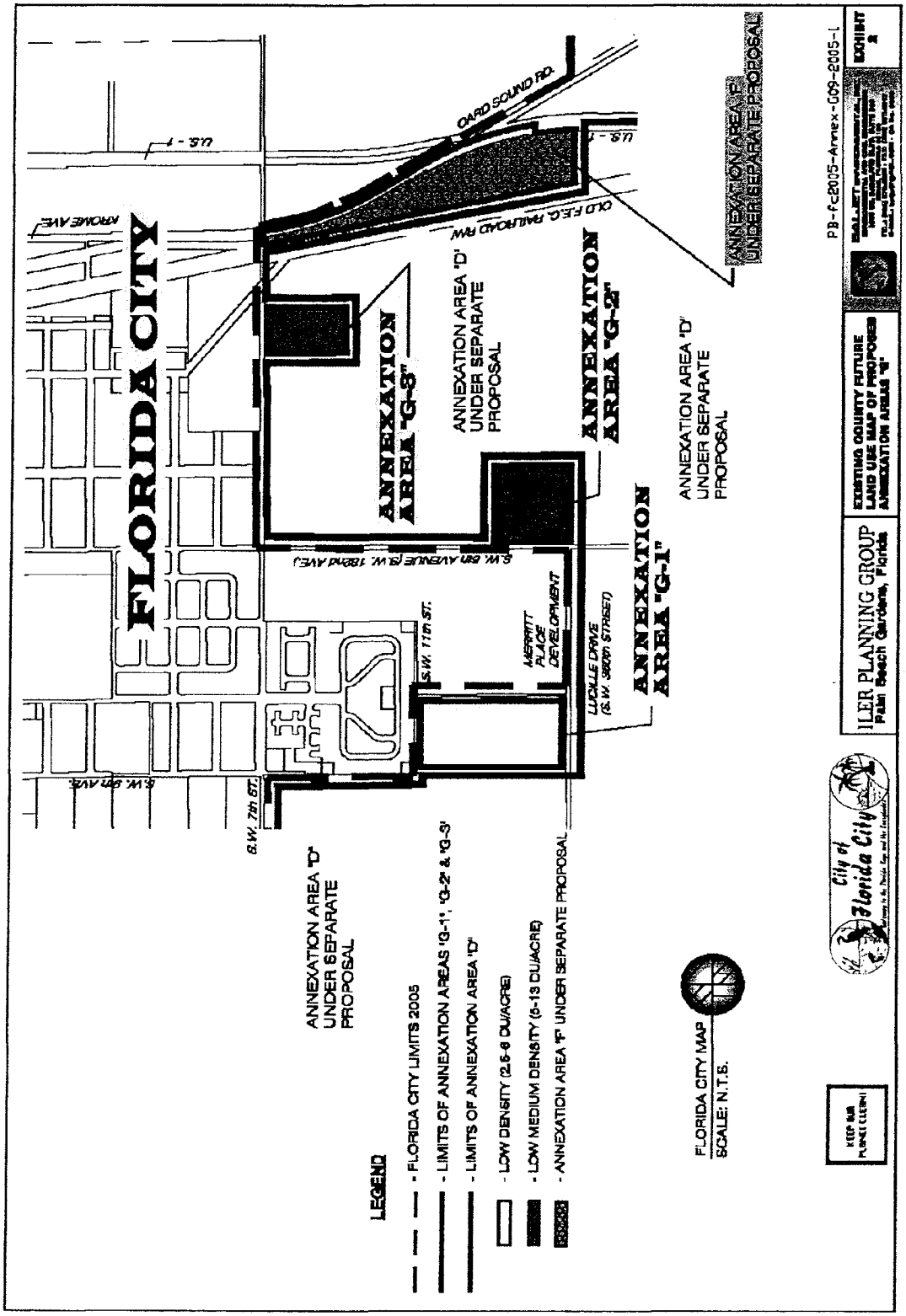
Applying the 21.68070 mill unincorporated ad valorem tax rate, the 2004 property tax collections by Miami-Dade County from Areas G-1, G-2, and G-3 totals approximately $7,832. If the Areas are annexed into the City of Florida City, the County would collect the countywide ad valorem tax rate of 19.2337 mills (2004), but would not assess the Urban Municipal Service Area (UMSA) rate of 2.447 mills.

City of Florida City Areas G-1, G-2 and G-3 property owners would be subject to the City's ad valorem tax rate of 8.9 mills (current), which would generate an estimated $3,215 annually in property tax revenues for Homestead, based on the 2004 tax role. Based on 2004 millage rates for the City and the County, the annexation of the proposed Areas would impose an additional ad valorem tax on Areas G-1, G-2 and G-3 property owners of 6.453 mills, which is the difference between the City of Florida City's millage rate (8.9 mills) and the County's UMSA rate (2.447 mills). Therefore, the total millage rate Areas G-1, G-2 and G-3 would increase from 21.68070 mills to 28.13370 mills.

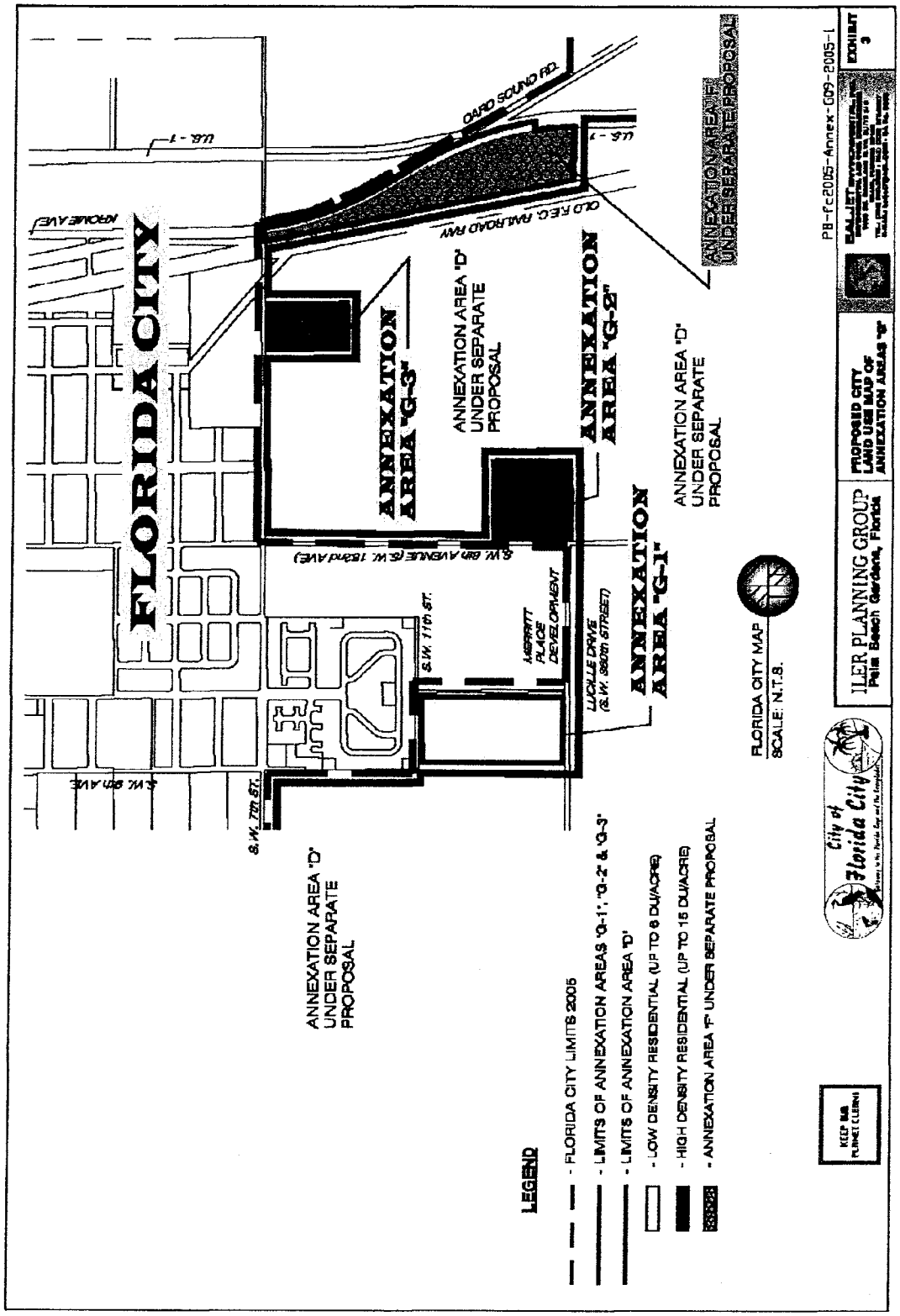
VIII. Land Use Plan and Zoning for Subject Areas

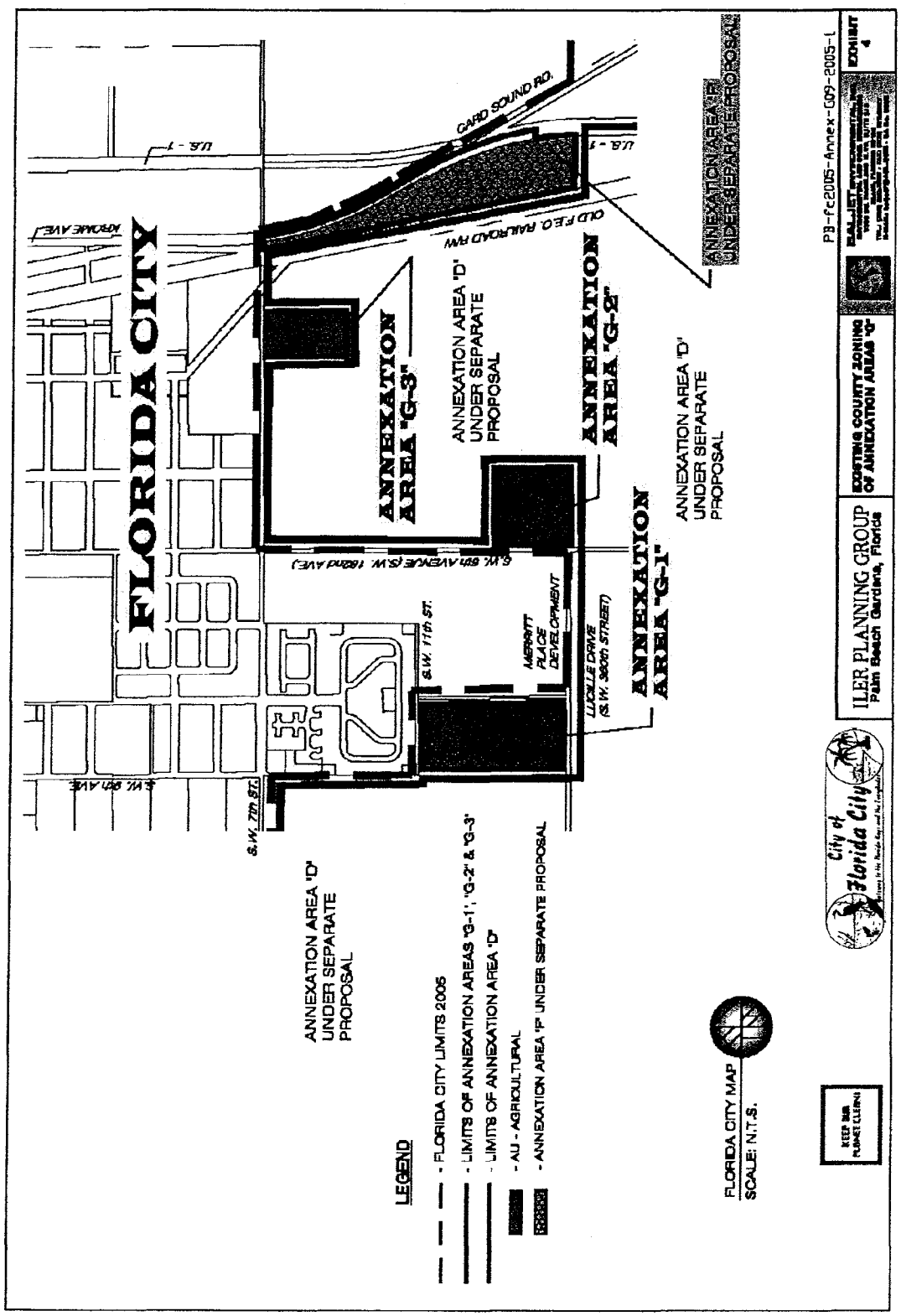
The City intends to apply future land use categories to proposed Annexation Areas that are generally consistent with the designations shown on Miami-Dade County's Adopted 2000 and 2010 Land Use Plan (see EXHIBIT 2). The City will apply its residential land use designations to the sites, as shown in EXHIBIT 3, which are fully consistent with the County's designations.

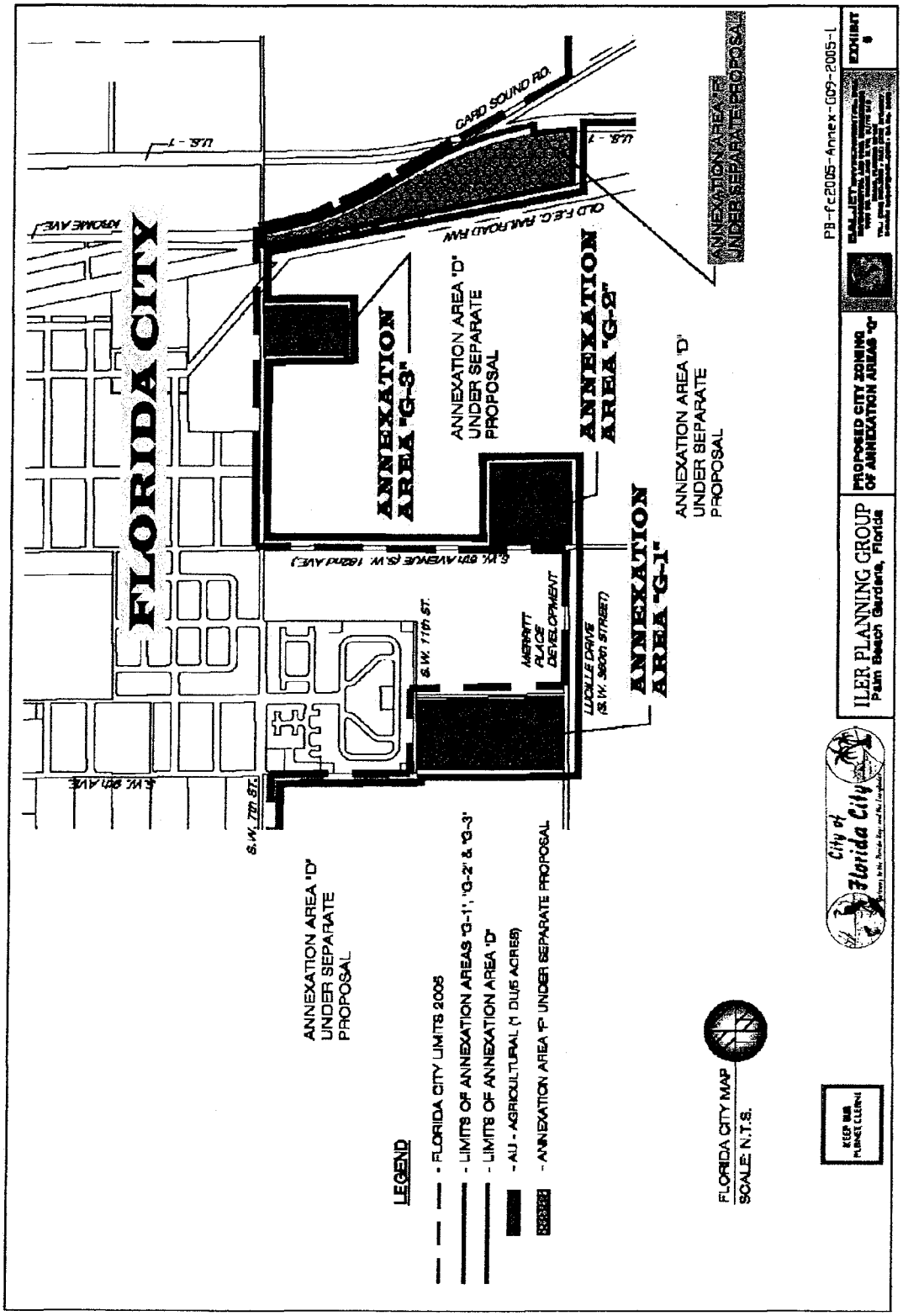
The County's zoning designations for Areas G-1, G-2 and G-3 are depicted in EXHIBIT 4. The City proposes to zone the proposed Areas as shown in EXHIBIT 5, which is generally consistent with the County's Future Land Use Plan for the Areas.


FLORIDA CITY
U.S. - 1
ROWE AVE.
CARD SOUND RD.
OLD F.E.C. RAILROAD R/W
ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "G-3"
ANNEXATION AREA "G-2"
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "G-1"
S.W. 8th AVENUE (S.W. 188th AVE.)
S.W. 11th ST.
MERRITT PLACE DEVELOPMENT
LUCILLE DRIVE (S.W. 380th STREET)
S.W. 6th AVE.
S.W. 7th ST.
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
LEGEND
- FLORIDA CITY LIMITS 2005
- LIMITS OF ANNEXATION AREAS 'G-1', 'G-2' & 'G-3'
- LIMITS OF ANNEXATION AREA 'D'
- LOW DENSITY (2.5-6 DU/ACRE)
- LOW MEDIUM DENSITY (6-13 DU/ACRE)
- ANNEXATION AREA 'F' UNDER SEPARATE PROPOSAL
FLORIDA CITY MAP
SCALE: N.T.S.
City of Florida City
ILER PLANNING GROUP
Palm Beach Gardens, Florida
EXISTING COUNTY FUTURE LAND USE MAP OF PROPOSED ANNEXATION AREAS "G"
PB-fc2005-Annex-G09-2005-1
EXHIBIT 2

28


FLORIDA CITY
ANNEXATION AREA "G-1"
ANNEXATION AREA "G-2"
ANNEXATION AREA "G-3"
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
OARD SOUND RD.
OLD F.E.C. RAILROAD RAY
U.S. - 1
KROME AVE.
S.W. 8th AVENUE (S.W. 152nd AVE)
S.W. 11th ST.
S.W. 7th ST.
S.W. 8th AVE.
MERRITT PLACE DEVELOPMENT
LUCILLE DRIVE (S.W. 360th STREET)
FLORIDA CITY MAP
SCALE: N.T.S.
LEGEND
- FLORIDA CITY LIMITS 2005
- LIMITS OF ANNEXATION AREAS "G-1", "G-2" & "G-3"
- LIMITS OF ANNEXATION AREA "D"
- LOW DENSITY RESIDENTIAL (UP TO 6 DU/ACRE)
- HIGH DENSITY RESIDENTIAL (UP TO 15 DU/ACRE)
- ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
City of Florida City
ILER PLANNING GROUP
Palm Beach Gardens, Florida
PROPOSED CITY LAND USE MAP OF ANNEXATION AREAS "G"
EXHIBIT 3
PB-Fc2005-Annex-G09-2005-1


FLORIDA CITY
ANNEXATION AREA "G-3"
ANNEXATION AREA "G-2"
ANNEXATION AREA "G-1"
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
GARD SOUND RD.
OLD F.E.O. RAILROAD R/W
U.S. - 1
S.W. 6th AVENUE (S.W. 162nd AVE.)
S.W. 11th ST.
S.W. 7th ST.
S.W. 8th AVE.
MERRITT PLACE DEVELOPMENT
LUCILLE DRIVE (S.W. 360th STREET)
LEGEND
- FLORIDA CITY LIMITS 2005
- LIMITS OF ANNEXATION AREAS "G-1", "G-2" & "G-3"
- LIMITS OF ANNEXATION AREA "D"
- AU - AGRICULTURAL
- ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
FLORIDA CITY MAP
SCALE: N.T.S.
ILER PLANNING GROUP
Palm Beach Gardens, Florida
EXISTING COUNTY ZONING OF ANNEXATION AREAS "G"
City of Florida City
PB-fc2005-Annex-G09-2005-1
EXHIBIT 4


FLORIDA CITY
ANNEXATION AREA "G-1"
ANNEXATION AREA "G-2"
ANNEXATION AREA "G-3"
ANNEXATION AREA "D" UNDER SEPARATE PROPOSAL
ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
GARD SOUND RD.
OLD F.E.C. RAILROAD RW
U.S. - 1
KROME AVE.
S.W. 8th AVENUE (S.W. 182nd AVE.)
S.W. 11th ST.
S.W. 7th ST.
S.W. 9th AVE.
MERRITT PLACE DEVELOPMENT
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LEGEND
- FLORIDA CITY LIMITS 2005
- LIMITS OF ANNEXATION AREAS "G-1", "G-2" & "G-3"
- LIMITS OF ANNEXATION AREA "D"
- AU - AGRICULTURAL (1 DU/5 ACRES)
- ANNEXATION AREA "F" UNDER SEPARATE PROPOSAL
FLORIDA CITY MAP
SCALE: N.T.S.
City of Florida City
ILER PLANNING GROUP
Palm Beach Gardens, Florida
PROPOSED CITY ZONING OF ANNEXATION AREAS "G"
PB-fc2005-Annex-G09-2005-1
EXHIBIT

IX. Certificate of County Supervisor of Registration

Miami-Dade County Elections Department
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-VOTE F 305-499-8547
TTY: 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Lester Sola, Supervisor of Elections of Miami-Dade County, Florida, hereby certifies the proposed Florida City Annexation Areas known as "G-1", "G-2", and "G-3" per the folio numbers provided has 0 voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 15th DAY OF
SEPTEMBER 2005.

Lester Sola
Supervisor of Elections
Miami-Dade County

X. Certificate of Written Notice Mailing to Owners Within 600 Feet

AFFIDAVIT CERTIFYING THE
MAILING OF NOTICES OF ANNEXATION

STATE OF FLORIDA)
ss

COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, appeared Cindy Lyle, personally known to me, being over the age of 18 years, and under oath, deposes and says:

1. That she is the Assistant Director of Community Development of the City of Florida City.

2. That under the direction of your Affiant the attached written notice (Exhibit "A" hereto) regarding the proposed Annexation known as "Annexation Areas G-1, G-2 and G-3" into the City of Florida City, was sent to all owners within the boundary of and within 600ft of the annexation area "Annexation Areas G-1, G-2 and G-3".

3. That the written notices were mailed individually by Cindy Lyle, Assistant Director of Community Development of the City of Florida City to such property owners on the date of such notice letters.

4. That the names and addresses of each and every one of the property owners to which the notices were mailed are set forth on the attached list (Exhibit "B" hereto).

FURTHER AFFIANT SAYETH NAUGHT.

Dated at Florida City, Miami-Dade County, Florida this 7th day of October 2005.

Cindy Lyle, Assistant Director of
Community Development
Affidavit

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 7th DAY OF
OCTOBER 2005.

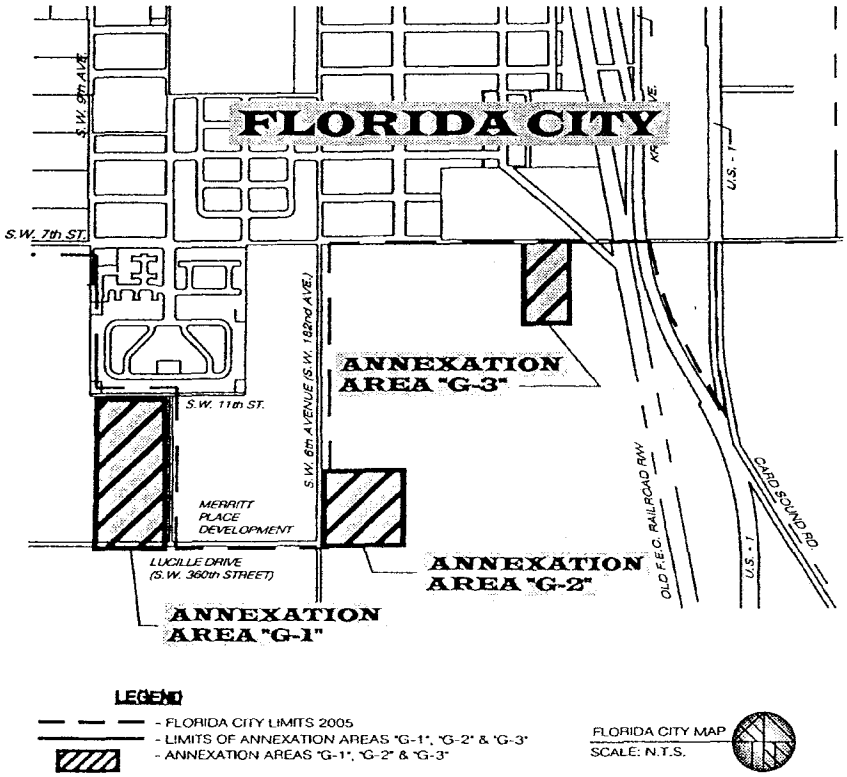
NOTARY PUBLIC AT LARGE

My commission expires:

Jennifer A Evelyn
My Commission DD242084
Expires November 26, 2007

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing of the City Commission of the City of Florida City will be held on October 11, 2005, at 7:30 P.M. in the City Commission Chambers located at City Hall, 404 West Palm Drive, Florida City. At the hearing, the City Commission will consider the annexation of three (3) separate parcels located south of Florida City, generally between SW 187th Avenue (Redland Road) and U. S. Highway No. 1. These parcels, designated Areas "G1, G2 and G3," are legally-described and shown on a map below. The pubic is encouraged to attend this meeting. For further information, contact Jennifer Evelyn, City Clerk, at 305-247-8221.



Legal Description: Annexation Areas "G"

Area "G1": The SE ¼ of the SW ¼ of the SW ¼ less the South 30 feet for Road Right-of-way, of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County, Florida; and the NE ¼ of the SW ¼ of the SW ¼, of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County Florida;
and;

Area "G2": Lots 1 thru 50 of Blk 8, Lots 1 thru 50 of Blk 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book No. 14, at Page 50, of the public records of Miami-Dade County, Florida;
and;

Area "G3": East ½ of the NW ¼ of the NE ¼ of the SE ¼ of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County, Florida, said lands situated lying and being in the City of Miami-Dade County;

Any and all interested parties are invited to attend this hearing and be heard. Anyone desiring to appeal any decision of the City Commission must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be issued (F.S. 286 0105).

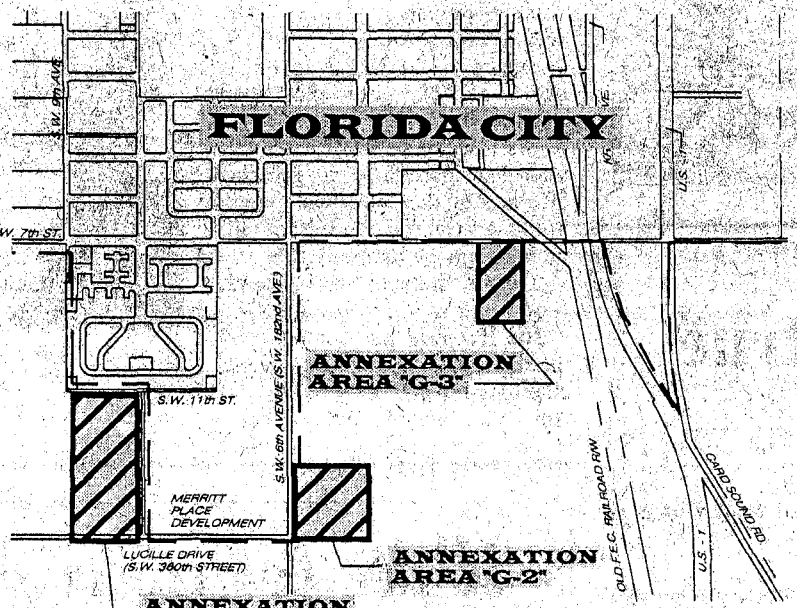
Jennifer Evelyn - City Clerk
September 26, 2005

(EXHIBIT B to be provided upon request).

XI. Certificate of Publication of Public Hearing Notice

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing of the City Commission of the City of Florida City will be held on October 11, 2005, at 7:30 P.M. in the City Commission Chambers located at City Hall, 404 West Palm Drive, Florida City. At the hearing, the City Commission will consider the annexation of three (3) separate parcels located south of Florida City, generally between SW 187th Avenue (Redland Road) and U. S. Highway No. 1. These parcels, designated Areas "G1, G2 and G3," are legally-described and shown on a map below. The pubic is encouraged to attend this meeting. For further information, contact Jennifer Evelyn, City Clerk, at 305-247-8221.



News Leader

d Newspapers, Inc.

esident and Chief Executive Officer

Edward J. Birch, Senior Vice President / Treasurer

Shirley C. Ellis, Vice President

Stanley M. Ellis, Vice President

The South Dade News Leader is published on Tuesdays and Fridays by Homestead Newspapers, Inc. from the News Leader building, 15, N.E. 1st Road, Homestead, FL 33030.

Newsstand price is 50 cents. Other rates available upon request. Back copies of most issues can be purchased from the Circulation Department from 10:00 a.m. to 4:30 p.m. Monday through Friday. All communications should be addressed to: South Dade News Leader, P.O. Box 900340, Homestead, FL 33090-0340.

No consideration will be given to unsigned communications.

Periodicals postage paid at Homestead, FL 33030.

POSTMASTER: Send address changes to South Dade News Leader at the address above

STATE OF FLORIDA,

COUNTY OF DADE,

Personally appeared before me the undersigned authority, Glenn Martin, to me well known who being duly sworn deposes and says that he is the General Manager of the South Dade News Leader, a newspaper of general circulation, published at Homestead, Dade County, Florida. Affiant further says that the above named newspaper continuously published in Dade County, Florida, for more than one year immediately preceding the first publication of said Legal Notice or Advertisement and was during all such time and now is entered as second class mail matter in the United States Post Office in Homestead, Dade County, Florida, and that the Legal Notice or Advertisements, a true copy of which is hereto attached, was published in the

SOUTH DADE NEWS LEADER

on the following days:

SEPTEMBER 30, 2005

Signed

Sworn to and subscribed before me this 06

day of, OCT 2005, A.D.

H. Lawrence Wiggins III

Notary Public State of Florida at Large

My commission expires

NOTARY PUBLIC-STATE OF FLORIDA
H. Lawrence Wiggins, III
Commission #DD372834
Expires: NOV. 19, 2008
Bonded Thru Atlantic Bonding Co., Inc.

39

STATE OF FLORIDA,

COUNTY OF DADE,

Personally appeared before me the undersigned authority, Glenn Martin, to me well known who being duly sworn deposes and says that he is the General Manager of the South Dade News Leader, a newspaper of general circulation, published at Homestead, Dade County, Florida. Affiant further says that the above named newspaper continuously published in Dade County, Florida, for more than one year immediately preceding the first publication of said Legal Notice or Advertisement and was during all such time and now is entered as second class mail matter in the United States Post Office in Homestead, Dade County, Florida, and that the Legal Notice or Advertisements, a true copy of which is hereto attached, was published in the

SOUTH DADE NEWS LEADER

on the following days:

SEPTEMBER 30, 2005

Signed

Sworn to and subscribed before me this 06 day of, OCT 2005, A.D.

H. Lawrence Wiggins III

Notary Public State of Florida at Large

My commission expires

NOTARY PUBLIC-STATE OF FLORIDA
H. Lawrence Wiggins, III
Commission #DD372834
Expires: NOV. 19, 2008
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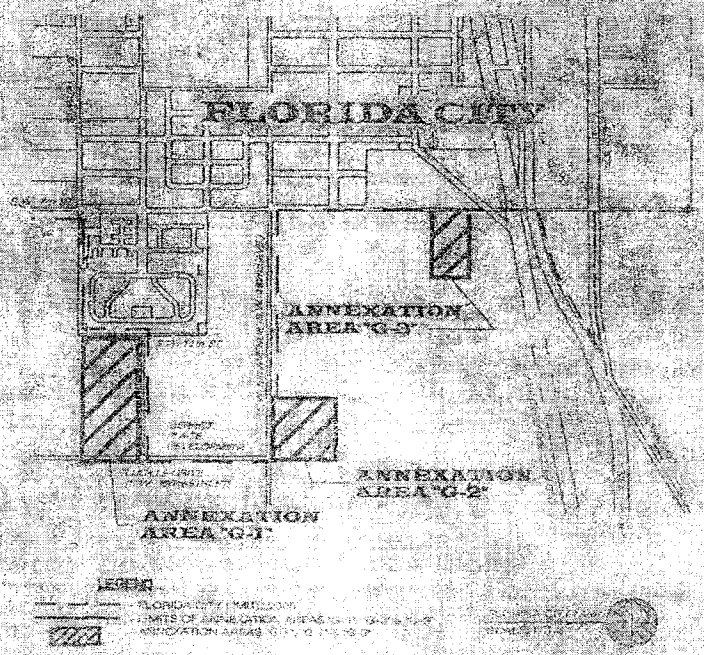


Legal Description: Annexation Areas "G"

Area "G1": The SE ¼ of the SW ¼ of the SW ¼ less the South 30 feet for Road Right-of-way, of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County, Florida; and the NE ¼ of the SW ¼ of the SW ¼, of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County Florida;
and;

Area "G2": Lots 1 thru 50 of Blk 8, Lots 1 thru 50 of Blk 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book No. 14, at Page 50, of the public records of Miami-Dade County, Florida;
and;

Area "G3": East ½ of the NW ¼ of the NE ¼ of the SE ¼ of Section 25, Township 57 South, Range 38 East of the public records of Miami-Dade County, Florida, said lands situated lying and being in the City of Miami-Dade County;

Any and all interested parties are invited to attend this hearing and be heard. Anyone desiring to appeal any decision of the City Commission must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be issued (F.S. 286.0105).

Jennifer Evelyn - City Clerk
September 26, 2005

XII. Letters of Support from Area Property Owners

ALICIO LAND TRUST
15500 NEW BARN RD.
MIAMI LAKES, FL 33014
TEL: (305) 823-2469

April 6, 2005

Mr. William Kiriloff
City of Florida City
Community Development
404 West Palm Drive
Florida City, FL 33034

RE: Alicio Land Trust
Folio: 30-7825-000-0050 (10 Acres)
Folio: #30-7825-000-0060 (10 Acres)

Dear Mr. Kiriloff:

This letter will serve as confirmation that Alicio Pina, President of Alicio Pina Land Trust approves the annexation to the City of Florida City of the above referenced land.

We look forward to working with the City of Florida City in the near future.

Respectfully,

Alicio Pina
President

MILLENIUM MANAGEMENT & INVESTMENT
11991 SW 94TH STREET
MIAMI, FL 33186
TEL: (786) 486-6871

April 7, 2005

Mr. William Kiriloff
City of Florida City
Community Development
404 West Palm Drive
Florida City, FL 33034

RE: 100 Lots – Legally Described as 1-50 Blk 8 and 1-50 Blk. 9

Dear Mr. Kiriloff:

This letter will serve as confirmation that Jose E. Lopez, President of Millenium Management & Investment approves the annexation to the City of Florida City of the above referenced land.

We look forward to working with the City of Florida City in the near future.

Respectfully,

Jose E. Lopez
President

AVENUE B DEVELOPMENT, LLC &
BEACHVIEW MANAGEMENT & INVESTMENT, INC.
406 SOUTHWEST 1ST STREET
FLORIDA CITY, FL 33034
TEL: (786) 243-2527

April 7, 2005

Mr. William Kiriloff
City of Florida City
Community Development
404 West Palm Drive
Florida City, FL 33034

RE: 5 Acres – Folio #30-7825-000-0210

Dear Mr. Kiriloff:

This letter will serve as confirmation that Olinda Perez, President of Avenue B Development, LLC approves the annexation to the City of Florida City of the above referenced land.

We look forward to working with the City of Florida City in the near future.

Respectfully,

Olinda Perez
President

XIII. County Certificate Regarding Residential Development of Areas

Memorandum

MIAMI-DADE COUNTY

Date: October 6, 2005

To: Kay Sullivan, Director
Clerk of the Board

From: Diane O'Quinn Williams, Director
Department of Planning and Zoning

Subject: Certification of the City of Florida City's Proposed Annexation of Areas "G-1, G-2 and G-3" as Described in City Resolution No. 05-15

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

- According with the 2005 land use records, as shown in the attached table and figure, there are no lands in residential use within the proposed annexation area.

- The general boundaries of the proposed annexation area (comprised of areas G-1, G-2 and G-3) are SW 352nd Street to the north, SW 177th/Krome Avenue and US 1 to the east, SW 360th Street to the south and SW 185th to the west. The full legal description of the proposed annexation area, which totals approximately 34.16 acres, is attached as Exhibit A.

DO'QW:SB:MC:GL

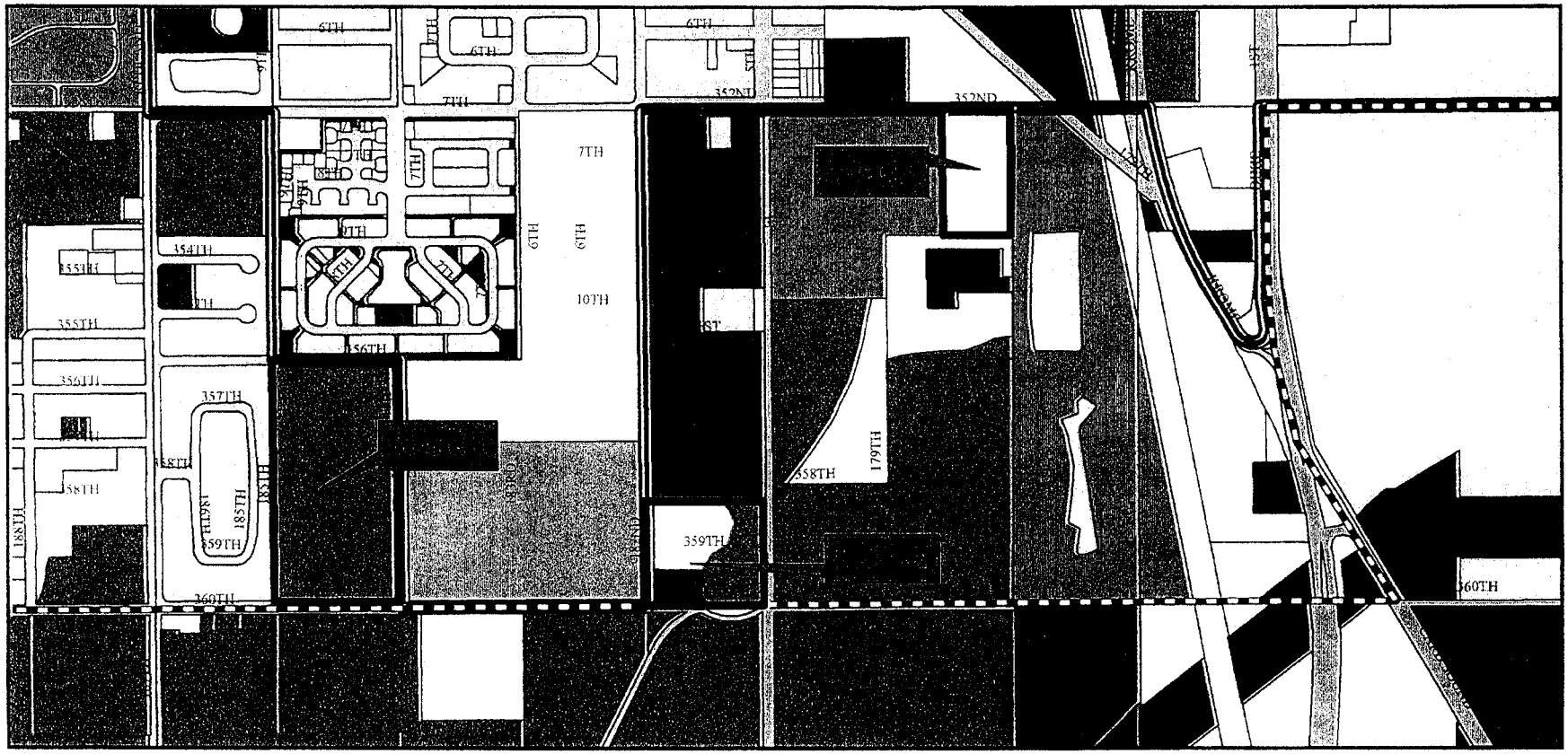
cc: Peter Velar, Office of Strategic Business Management
Craig Coller, County Attorney's Office

Existing Land Uses
Proposed Annexation to the City of Florida City
Areas G1, G2 and G3
2005

Land Use	Acres	Percentage
Residential	0.0	0.0
Commercial & Office	0.0	0.0
Hotels /Motels	0.0	0.0
Industrial	1.42	4.2
Institutional	0.0	0.0
Parks/Recreation	0.0	0.0
Transportation, Communication/Utilities/	0.0	0.0
Agriculture	3.34	9.7
Undeveloped	29.4	86.1
Inland Waters	0.0	0.0
Costal Water, Bay & Ocean	0.0	0.0
Total:	**34.16**	**100.0**

Source: Miami-Dade County Department of Planning and Zoning, Research Section, September, 2005

LAND USE IN FLORIDA CITY ANNEXATION AREAS: G-1, G-2 AND G-3



Department of Planning and Zoning Research Section September 2005

0 500 1,000 2,000 Feet

Legend

- Boundaries of G-1, G-2, G-3
- Florida City
- Single Family
- Two-Family Duplexes
- Mobile Home Parks
- Commercial, Shopping Centers, Stadiums
- Office
- Institutional
- Industrial
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressways R/W
- Agriculture
- Parks, Preserves, Conservation Areas
- Vacant, Government Owned
- Vacant, Protected, Privately Owned
- Vacant, Unprotected
- Inland Waters
- Street_Names
- Urban Development Boundary

Exhibit A

Legal description of Florida City Annexation Areas
G-1, G-2, and G-3

Area G-1

The Southeast ¼ of the Southwest ¼ of the Southwest ¼ less the South 30 feet for Road Right-of-way, of Section 25, Township 57 South, Range 38 East of the public records of Miami-Dade County, Florida; and the Northeast ¼ of the Southwest ¼ of the Southwest ¼ less the South 30 feet for Road Right-of-way, of Section 25, Township 57 South, Range 38 East of the public records of Miami-Dade County, Florida; and

Area G-2

Lots 1thru 50 of Blk 8, Lots 1 thru 50 Blk 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in the Plat Book No. 14, at Page 50, of the public records of Miami-Dade County, Florida; and

Area G-3

The East ½ of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 25, Township 57 South, Range 38 East, of the public records of Miami-Dade County, Florida, said lands situated lying and being in the City of Miami-Dade County.