



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) 5

TO: Honorable Chairman Bruno A. Barreiro DATE: June 26, 2007
and Members, Board of County Commissioners

FROM: Harvey Ruvin, Clerk SUBJECT: Proposed Boundary Change
Circuit and County Courts to the City of Homestead
Annexation Area NW2

Kay M. Sullivan, Director
Clerk of the Board

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 Homestead requesting a boundary change to the City of Homestead. (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

Agenda Item 15(B) 5

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

DATE: November 15, 2005

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Proposed Boundary Change
to the City of Homestead

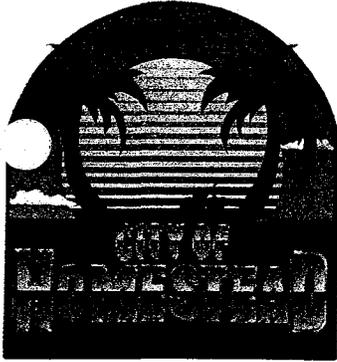
Kay Sullivan, Director
Clerk of the Board Division

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 Homestead requesting a boundary change to the City of Homestead. (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.

KS:kk
Attachment

1-A



CITY OF HOMESTEAD, FLORIDA

790 N. HOMESTEAD BOULEVARD • HOMESTEAD, FLORIDA 33030

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ROSCOE WARREN, *Mayor*
LYNDA BELL, *Vice-Mayor*
CURTIS K. IVY, JR., *City Manager*

COUNCIL MEMBERS:
AMANDA S. GARNER
NORMAN I. HODGE, JR.

STEVEN D. LOSNER
JEFFREY D. PORTER
JUDY WALDMAN

September 9, 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 "Area NW2" into Homestead

Dear Mr. Velar:

On Tuesday, September 6, 2005, the Homestead City Council adopted Resolution No. R2005-09-128 requesting that the Miami-Dade County Board of County Commissioners approve the annexation of "Area NW2" into the municipal boundaries of the City of Homestead.

Enclosed are one original and two 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. Also included in this transmittal is a check in the amount of \$3,078 for the review fee as listed in Administrative Order No. 4-111.

If you have any questions concerning this application, please contact me or the Director of Development Services, Rick Sciandra. I look forward to receiving the proposed review schedule from your office for this critically important application in the near future.

Sincerely,


Curtis K. Ivy, Jr., City Manager

c: Roscoe Warren, Mayor
City Council
Rick Sciandra
Henry Iler, Consulting City Planner

CLERK OF THE BOARD
2005 OCT 13 PM 1:56
COURTS

2005 OCT 13 PM 1:56

CLERK OF THE BOARD



CITY OF HOMESTEAD

APPLICATION FOR ANNEXATION OF AREA "NW2"



For Submittal To: Miami-Dade County

Prepared by:



September 9, 2005

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Executive Summary

The City Commission of Homestead has recently approved Resolution No. R2005-09-128, which requests Miami-Dade County to effect the annexation of presently unincorporated Area NW2 (the "Area") into the City, pursuant to the County Charter. This area is depicted on the location map contained in Section II of this report.

Area NW2 comprises 162.29 acres and is generally located north of SW 304th Street, south of SW 288th Street and west of SW 192nd Avenue. Area NW2 is shown on the Miami-Dade County Comprehensive Development Master Plan as "Estate Density," and the Area is located within the County's Urban Development Boundary (UDB). JMC Groves, Inc., Candace and Craig Wicke, Sunshine Family Homes Inc., William A. Pena, Annabell and S.E. Griffis, and Jolayne Pena Alger Trust own property within the NW2 area. All except for the Wicke and Griffis families have indicated their support of the annexation.

Area NW2 is generally low and largely vacant. The area is currently being used for agricultural purposes with a few residential units. Future development in Area NW2 will have to be consistent with environmental regulations in effect from Miami-Dade County, South Florida Water Management District and other governmental agencies.

The City of Homestead currently provides water and sewer service on the south side of SW 296th Street and east side of SW 192nd Avenue, which is directly across the street from Area NW2. The City also owns and operates two water treatment plants, and one wastewater treatment plant. The closest water treatment plant, Wittkop Park (505 NW 9th Street), is approximately 1.5 miles from the southeast portion of Area NW2, and the wastewater treatment plant (551 SE 8th Street) is approximately 3.5 miles from the southeast portion of Area NW2. Furthermore, the City owns and operates its own power plant; therefore, the City can provide electrical service to the annexation area. In fact, the City currently provides electricity to the annexation area.

From a public facilities viewpoint, the City of Homestead 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 Area NW2 as future development occurs. Homestead has central water and wastewater service in place across the street (SW 296th Street), much closer to the Area than Miami-Dade County utilities. The Homestead Police Headquarters is located within less than 9 minutes from this Area where as County response is estimated to be approximately 25 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 residents of Area NW2. As the dominant local government influencing this Area, Homestead will be better able to provide effective comprehensive planning and coordinated growth management. This is because of the fact that Area NW2 will become an integral component of a planned future land use

pattern emanating outward from the City rather than remaining as an outparcel barely within the County's Urban 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. Area NW2 is one of Homestead's only remaining opportunities to effectively meet these critical needs.

Area NW2 is effectively an enclave area sandwiched between Homestead's boundary and the County's UDB. This Area is located on the outer range of County facilities and services, making them very expensive to serve. Homestead can cost-effectively serve this Area.

In summary, Area NW2 will provide for the future long-term residential growth of Homestead, create much-needed jobs and increase the City's tax base. Landowners and residents in this Area will have much greater and closer access to local government officials and services provided by Homestead, 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 Homestead of Area NW2.

RESOLUTION NO. R2005-09-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, PROPOSING TO ANNEX INTO THE CITY AN AREA OF CONTIGUOUS REAL PROPERTY GENERALLY LOCATED NORTH OF SW 304TH STREET, SOUTH OF SW 288TH STREET AND WEST OF SW 192ND AVENUE, COMMONLY KNOWN AS "ANNEXATION AREA NW2" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances ("County Code") requires a Resolution of the City Council of the City of Homestead (the "City Council") approving submittal of an application for the annexation of unincorporated property into the jurisdictional limits of the City; and

WHEREAS, the City Council desires to apply to Miami-Dade County for approval of the proposed annexation of property described in Exhibit "A" (the "Property") owned by JMC Groves, Inc., Sunshine Family Homes Inc., Candace and Craig Wicke, William A. Pena, Annabell and S.E. Griffis, and Jolayne Pena Alger Trust (the "Owners") as set forth within the annexation application attached as Exhibit "B;" and

WHEREAS, the existing Miami-Dade County zoning classification for the Property is AU (Agricultural) and the Land Use Designation on the Miami-Dade County Comprehensive Development Master Plan is Estate Density; and

WHEREAS, pursuant to Section 30-366 of the City Code of Ordinances ("City Code"), a property owner within the Property will not be permitted to develop his or her property after annexation, until such time as the owner applies for and the City Council amends the City's Comprehensive Plan (the "Plan") and re-zones his or her property to conform with the requirements of the City Code and Plan; and

WHEREAS, the City Council finds that the proposed annexation meets the goals and objectives of the City's Comprehensive Plan; and

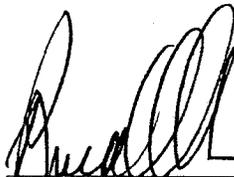
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:

Section 1. Approval. The City Council hereby expresses its support for the proposed annexation.

Section 2. Zoning of Annexed Lands. The initial zoning of the annexed lands shall be as provided by Section 30-366 of the City's Code of Ordinances.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of September, 2005.

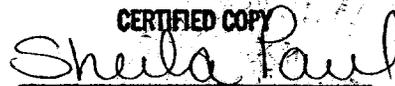


ROSCOE WARREN
Mayor

ATTEST:



SHEILA PAUL, CMC
City Clerk

CERTIFIED COPY


CITY CLERK
CITY OF HOMESTEAD
DATE: 9/8/05

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY ONLY:



WEISS SEROTA HELFMAN PASTORIZA COLE & BONISKE P.A.
City Attorney

Motion to adopt by Councilman Losner seconded by Vice Mayor Bell

FINAL VOTE AT ADOPTION

<i>Mayor Roscoe Warren</i>	<u>YES</u>
<i>Vice Mayor Lynda Bell</i>	<u>YES</u>
<i>Councilwoman Amanda S. Garner</i>	<u>YES</u>
<i>Councilman Norman L. Hodge, Jr.</i>	<u>ABSENT</u>
<i>Councilman Steven D. Losner</i>	<u>YES</u>
<i>Councilman Jeffrey D. Porter</i>	<u>YES</u>
<i>Councilwoman Judy Waldman</i>	<u>ABSENT</u>

EXHIBIT "A"

The legal description of Annexation Area NW2 is provided below and a location map of the Area is presented on the subsequent page.

2 57 38 58.41 AC W1/4 OF W1/2 OF SE1/4 & E1/2 OF E1/2 OF SW1/4 LESS W328FT OF N325FT OF S675FT OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 OR 20597-1304 0802 6.

and

2 57 38 2.45 AC W328FT OF N325FT OF S675FT OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 LESS E S & W25FT FOR RDS LOT SIZE IRREGULAR OR 20597-1305 082002 4.

and

11 57 38 2 AC N329FT OF W265FT OF NE1/4 OR 21310-2760 05/2003 4.

and

11 57 38 5 AC E1/2 OF NE1/4 OF NW1/4 OF NW1/4 OR 15287-178 1191 5.

and

11 57 38 14.47AC M/L E1/2 OF NW1/4 OF SE1/4 OF NW1/4 & SW1/4 OF SE1/4 OF NW1/4 LESS S35FT FOR R/W OR 17923-4304 & 4305 1297 4 (3).

and

11 57 38 25 AC W1/2 OF NE1/4 OF NW1/4 OF NW1/4 & SE1/4 OF NW1/4 OF NW1/4 & NE1/4 OF SW1/4 OF NW1/4 OR 12795-3506 0785 1.

and

11 57 38 4.45 AC W1/2 OF NW1/4 OF SE1/4 OF NW1/4 LESS N25FT & W25FT LOT SIZE SITE VALUE OR 17923-4304 & 4305 1297 4 (3).

and

11 57 38 32.93 AC HOMESTEAD MANOR REV PB 32-77 TRACTS 1 & 2 LOT SIZE IRREGULAR OR 10626-1631 0180 1 COC 21584-1244 08 2003 1.

and

11 57 38 17.58 AC HOMESTEAD MANOR REV PB 32-77 TRACT 3 LOT SIZE IRREGULAR OR 17923-4304 % 4305 1297 4 (3).

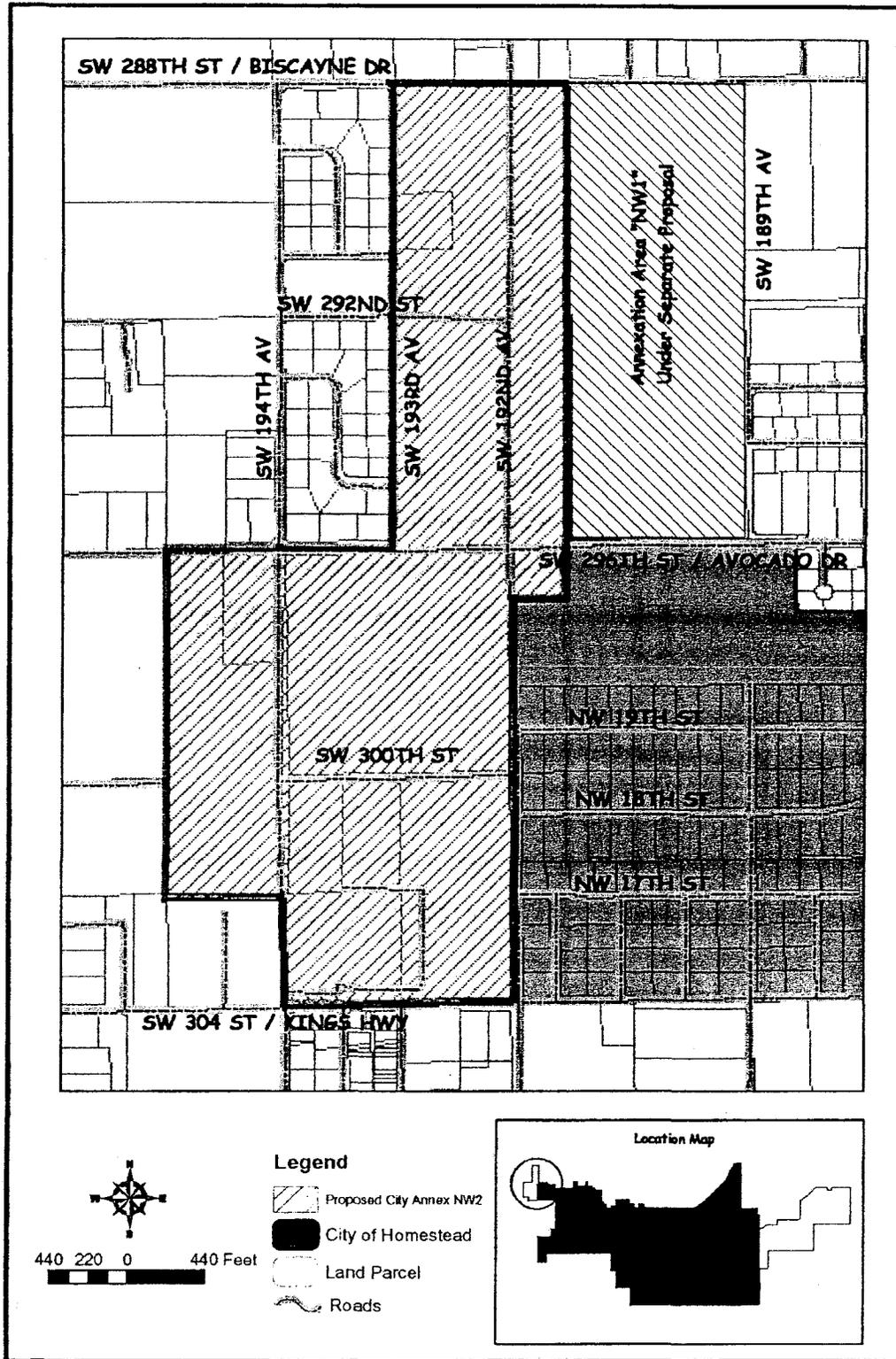


EXHIBIT 1: Location Map of Proposed "NW2" Annexation Area



II. Legal Description and Location Map

The legal description of Annexation Area NW2 is provided below and a location map of the Area is presented on the subsequent page.

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and

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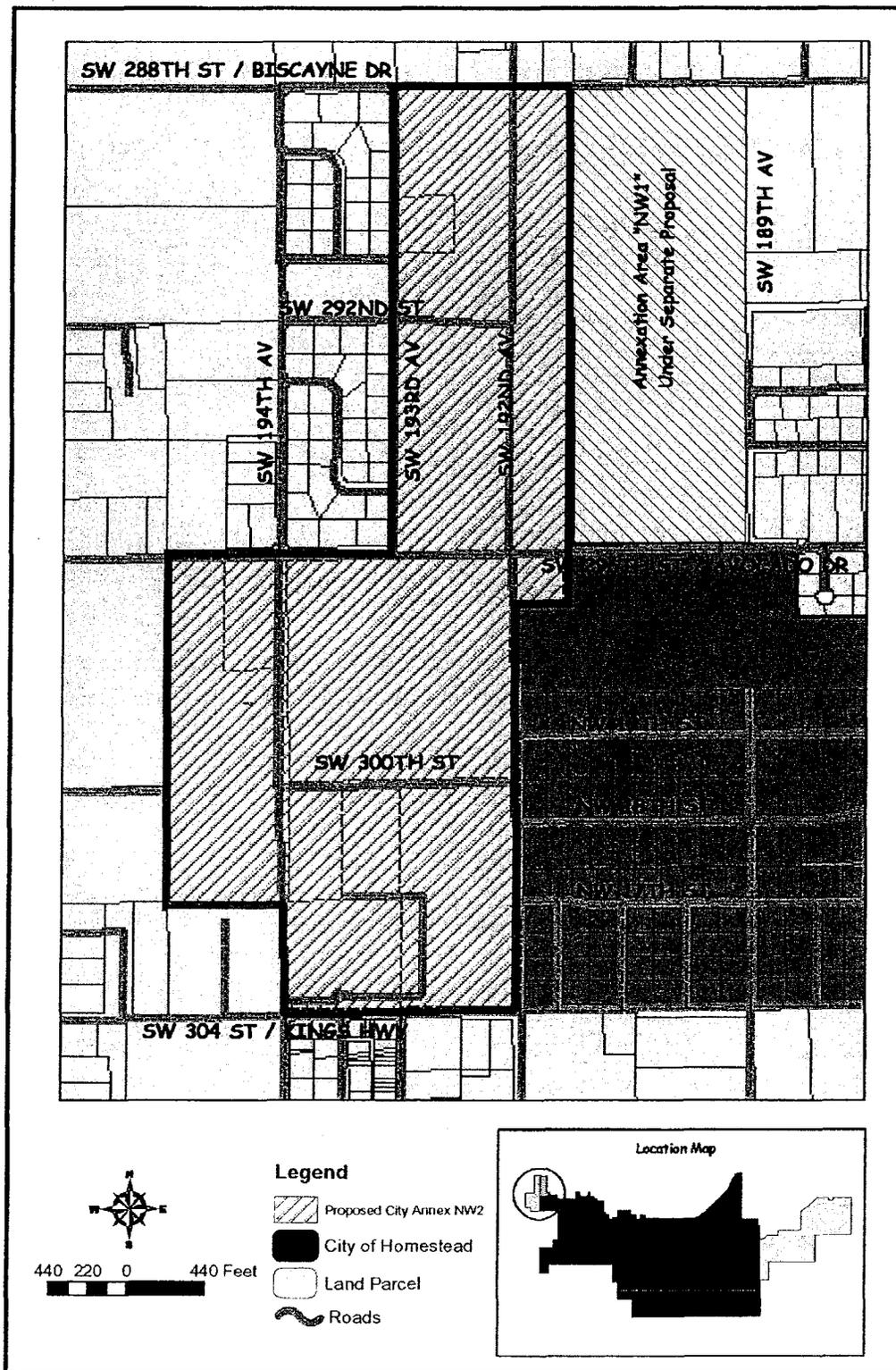


EXHIBIT 1: Location Map of Proposed "NW2" Annexation Area

III. Grounds for the Proposed Boundary Changes

Area NW2

The location of the Northwest Area (NW2) is shown in **EXHIBIT 1**. It is bordered by the City of Homestead along its southern and eastern boundaries; otherwise the remaining boundary is adjacent to unincorporated Miami-Dade County. Area NW2 is 162 acres in size, and generally undeveloped with significant acreage in active farmland use.

Elimination of Enclaves

Area NW2 is effectively an enclave area sandwiched between Homestead's boundary and the County's UDB. Because of its location on Miami-Dade County's far southwest periphery, it is not realistically possible for the County to effectively serve the Area.

Infrastructure Provided More Efficiently

Homestead can cost-effectively serve this area to a much greater level than Miami-Dade County. Homestead has central water and wastewater services in place near the Area and owns approximately 88 miles of sewer lines of various sizes with a total of 45 pump stations owned by the City. The City's wastewater treatment plant was enlarged in 1999 to be able to treat up to 6 MGD. The operation of the plant is such that an average of 3.5 million gallons of treated, high-quality effluent water is being returned to the aquifer daily. By the year 2010, the Comprehensive Plan indicates that about 4.0 MGD of the plant's capacity will be needed to accommodate the development within the existing boundaries of the city, thus leaving 2 MGD of available capacity to serve the annexation areas at the adopted level-of-service of 100 gallons per capita per day.

The water capacity of the city is similarly well able to serve the proposed Area. The treatment capacity for potable water in the City is 17 million gallons per day; however, the City only averages approximately 7.72 million gallons a day. The Comprehensive Plan indicates that the projected need to serve the projected 2010 population within the current City limits is only about 8 MGD. Thus, approximately 9 MGD of capacity should be available to serve the annexation area when necessary at the adopted level-of-service of 200 gallons per capita per day.

The City has also addressed transportation improvements in their 5-Year Schedule of Capital Improvements found in the 2001 Comprehensive Plan, including road widening, intersection improvements, and the installation/replacement and repair of sidewalks. To address more comprehensive transportation issues, the City is currently developing its first Transportation and Transit Master Plan (TTMP). The project goal is to provide a guiding document that creates a vision for and adequately ensures the development of the roadway and transit infrastructure in the City of Homestead.

The Area is located on the extended outer range of County facilities and services, making them very expensive to serve. Thus, it is evident that the City of Homestead is in an excellent position to cost-effectively extend key infrastructure facilities and services to the NW2 Area.

Police and Other Services - More Frequent, Closer and Faster

In addition to the road, potable water and sanitary sewer investments outlined above, which have been made in very close proximity to the Area, Homestead will also provide the most logical and cost-efficient extension of other services to the Area including local police protection and solid waste collection. Homestead police response to the Area will be less than 9 minutes, which is much more rapid than the estimated Miami-Dade County Police Department response time of approximately 25 minutes.

The City of Homestead also operates its own solid waste collection service, collecting approximately 24,114 tons per year and disposing of the waste in Miami-Dade County solid waste facilities in central and south county. The City's solid waste capacity is more than adequate to provide full collection services to the proposed NW2 area, and since solid waste collection now occurs immediately adjacent to the Area, it could easily be extended as needed consistent with future development at minimal additional cost.

Governmental Services Much More Convenient

Property owners and residents in this Area 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. In addition the City has active local affordable housing and economic development programs which will be readily-accessible to future residents in the NW2 Area.

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. Area NW2 offers Homestead one of only a few remaining opportunities to effectively meet these critical needs. The area of the City next to Area NW2 is designated "Low Density Residential" on the Future Land Use Map. The proposed land use and zoning designations for this Area are fully consistent with the County's Comprehensive Development Master Plan (CDMP) and its Future Land Use Map.

Environmental Constraints

Area NW2 does not have any wetlands or other environmental concerns.

Summary

Proposed Annexation Area NW2 is essentially an enclave area between Homestead and the UDB line. None of the proposed Area lies outside of the UDB. This Area cannot be cost-efficiently served by Miami-Dade County with infrastructure, police, or governmental services. Although this Area has a predominant agricultural lifestyle, it still requires facilities and services and this need will be growing in the future according to the County's own adopted Land Use Plan. Homestead is in the best position to provide these facilities and services to the Area's residents and landowners over the long-term. This Area is a drain of County coffers and thus this annexation will be revenue positive for the County and revenue negative for Homestead at least in the initial years. However, the City is planning for the future and what is best for Homestead's long-term health and prosperity.

The landowners of Area NW2 are JMC Groves, Inc., Sunshine Family Homes Inc., Candace and Craig Wicke, William A. Pena, Annabell and S.E. Griffis, and Jolayne Pena Alger Trust. As evidenced by the letters contained in Section XII of this Report, all property owners except for the Wicke and Griffis families have submitted a "Consent Petition for Annexation" form indicating full support for the annexation of Area NW2 into Homestead. The landowners of Area NW2 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 Homestead formally requests that the Miami-Dade County Board of County Commissioners approve the annexation of Area NW2 into the jurisdiction of the City.

gallons of treated, high-quality effluent water is being returned to the aquifer daily. Homestead also owns approximately 88 miles of sewer lines of various sizes with a total of 45 pump stations owned by the City. The City's schedule of capital improvements found in their Comprehensive Plan calls for the installation of new sewer mains, infiltration and repair, and pump stations upgrades. These upgrades will help the City to maintain its sanitary sewer level-of-service (LOS) standard of 100 gallons per capita per day. With the 6 MGD sanitary sewer capacity, and the projected population in the year 2010 requiring 4 MGD wastewater treatment capacity, the City will easily be able to provide sanitary sewer service to the annexation area.

5. Solid Waste Removal and Disposal

The Homestead Solid Waste Division provides services for the collection and transport of solid waste to the Miami-Dade County Disposal System. The County Disposal System utilizes a combination of resource recover (waste-to-energy) and landfill facilities. The City collects approximately 24,114 tons of solid waste a year. Approximately 96% of the customers are from residential neighborhoods (15,653+), while approximately 4% are commercial/industrial customers (701). The Solid Waste Division utilizes semiautomatic, ninety-five gallon roll-out carts for residential garbage collection. The City provides garbage receptacles and residential service twice per week, as well as bulk trash service. In addition, service is provided one to six times per week for institutional and commercial customers. The City maintains a level-of-service (LOS) standard of 7 pounds of solid waste daily per person. With the current level-of-service and the projected population in the year 2010, the City will easily be able to provide sanitary sewer service to the annexation area.

6. Road Construction and Maintenance

Homestead maintains all local streets within its jurisdiction except arterials and expressways such as the Florida Turnpike, US Highway 1, and Krome Avenue. 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.

Any roads and streets built in the future in Area NW2 would be constructed/improved by private development and maintained by Homestead.

7. Parks and Recreation

Homestead has an exceptional system of parks with onsite facilities and recreational programs for youth and adults. The City has 16 parks totaling approximately 326 acres. These parks include playing fields, courts running tracks, a YMCA complex (pool, community center, gym, fitness center, and child care), a rodeo arena, vita courses, bike paths

and tracks, picnic areas, and open space. Sports at these facilities include basketball, tennis, softball, baseball, football, soccer, swimming, bicycling, running, shuffleboard, and horseshoes. Currently, there are 2 County parks (Biscado Park and Fuchs Hammock Preserve) within 2 miles of the Annexation Area; however, there are ten City parks within 2 miles of the Annexation Area that total more than 75 acres. These parks include Blakey Park (7.8 acres), Harris Field (40 acres), J. D. Redd Park (9.6 acres), a mini park at SW 5th Street and 4 Avenue (0.7 acres), Mistretta Park (1 acre), Musslewhite Park (2.6 acres), Pioneer Park (2.5 acres), Roby George Park (4.8 acres), Tatum Park (2.5 acres), and Wittkop Park (3.9 acres). Homestead park and recreation sites and facilities are more accessible to Area NW2 than existing County facilities. It is also more cost-effective for Homestead to provide park and recreation services to the existing and future residents of the proposed Annexation Area than any other governmental entity.

8. Electric Service and Street Lighting

Electric service and the street lighting system in Homestead are provided by the City. The City also provides electrical service to the Annexation Area, and has adequate capacity to serve the future electrical needs of the subject Area as development occurs. The standards for street lighting in the proposed Area will be fully consistent with the South Florida Building Code and State Energy Code.

9. Stormwater Management

Regional stormwater management standards in Homestead 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 Area, if annexation is approved.

10. Comprehensive Planning

The current City of Homestead Comprehensive Plan was approved, pursuant to Florida Statutes, on April 2, 2001. The City submitted their adopted Evaluation and Appraisal Report (E.A.R.) in July 2005 as is required by the State. The E.A.R. will be reviewed by the Florida Department of Community Affairs, and eventually found to be "sufficient" in terms of planning for the growth and development of the City. Within 18 months of sufficiency review, the City must adopt Comprehensive Plan amendments to address the issues identified in the E.A.R. Proposed land use categories for the Annexation Area are presented later in this document. It is intended at this time that the future land use in Area NW2 will be consistent with the designations shown on the County's Adopted 2005 and 2015 Land Use Plan.

Comprehensive Plan amendments are reviewed by the Planning and Zoning Board (PZB), which is also the designated Local Planning Agency (LPA). Following the LPA's review and

recommendation, 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.

If Area NW2 is approved for annexation, a Comprehensive Plan amendment will be initiated to formally add the new Area 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 Area, 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 Area, Homestead will be better able to provide effective and coordinated future comprehensive planning. This is because of the fact that this Area will become an integral component of a planned future land use pattern emanating outward from the center of the City rather than remaining as an “outparcel” on the distant periphery of Miami-Dade County’s future development boundary.

11. Site Planning and Zoning Administration

Homestead 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 Development Services Department planning staff.

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, Area NW2 will receive the site planning and zoning administration services of Homestead, which are considerably more accessible to the property owners and residents of the proposed Area than similar County services, saving these citizens valuable time and money.

12. Building Permitting and Inspections

The City maintains a full service Building Division that processes building permits, conducts building inspections, and issues citations for City and Building Code violations. These City services would be much closer to the property owners and residents of the Area than similar services now provided by Miami-Dade County at the South Miami-Dade Government Center. 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

Homestead offers a wide array of affordable housing and economic development programs, including a Federal Empowerment Zone, Community Redevelopment Agency, and Community Development Block Grant housing program. These programs are available at City Hall located at 790 North Homestead Boulevard, which is approximately 3.3 miles from the proposed annexation Area. If annexation is approved, existing and future residential and commercial owners in Area NW2 will have ready access to these nearby program services rather than having to drive a considerable distance to access similar County programs and compete countywide for program funding.

14. General Government

Homestead is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected City Council consisting of seven (7) councilpersons (mayor, vicemayor and five council members). The City Manager is appointed by the City Council and is responsible for the direction and supervision of all departments, agencies and employees of the City. Annexation approval will provide the Area property owners and 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

<u>Service</u>	<u>Timetable</u>
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.....	Immediate
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 Homestead Police Department is funded through the City's General Fund. If Area NW2 is annexed into the City, increased property tax collections from the Area will pay for police services needed in the near term. As development occurs in the Area, 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 are funded through Miami-Dade County through an interlocal agreement with the City of Homestead using existing tax revenue. Any additional fire and emergency medical costs incurred by the County as a result of future growth in the proposed Annexation Area are expected to be offset by higher tax revenues from Area NW2.

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 Area progresses. Water treatment plant expansion will not be needed to accommodate future growth in the Area. 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 Area progresses. Treatment plant capital costs, if needed, will be funded by 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 Homestead by Miami-Dade County and the collection system within Homestead.

5. Solid Waste Removal and Disposal

Solid waste disposal costs generated from the proposed Area will be borne by the City of Homestead and paid from user fees.

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 will be used to pay for building permitting and inspections as future development occurs in the subject Area.

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 Area.

14. General Government

General government services in Homestead are funded from the General Fund. For the proposed Annexation Area NW2, these services will be funded from increased property tax revenues.

VII. Tax Load on Area to be Annexed

According to Miami-Dade County Property Appraiser's Office, the 2004 total taxable property value in Area NW2 is as follows (this includes a \$5,074,947.00 Agricultural Exemption and a \$25,000.00 Homestead Exemption):

Real Property	\$1,079,486
<u>Personal Property</u>	<u>\$-0-</u>
Total Property	\$1,079,486

Applying the 21.68070 mill unincorporated ad valorem tax rate, the 2004 property tax collections by Miami-Dade County from Area NW2 totals approximately \$23,404. If the Area is annexed into the City of Homestead, 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.

Area NW2 property owners would be subject to the City's ad valorem tax rate of 7.75 mills (current), which would generate an estimated \$8,366 annually in real 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 Area would impose an additional ad valorem tax on Area NW2 property owners of 5.303 mills, which is the difference between the City of Homestead's millage rate (7.75 mills) and the County's UMSA rate (2.447 mills). Therefore, the total millage rate Area NW2 would increase from 21.68070 mills to 26.98370 mills.

VIII. Land Use Plan and Zoning for Subject Area

The City intends to apply future land use categories to proposed Annexation Area NW2 that are consistent with the designations shown on Miami-Dade County's Adopted 2005 and 2015 Land Use Plan. The current and proposed designation for the area is "Estate Density," which permits 1 to 2.5 dwelling units per gross acre. Maps of the Existing County Land Use for Annexation Area NW2 (**EXHIBIT 2**) and the Proposed City Land Use for Annexation Area NW2 (**EXHIBIT 3**) are included on pages 24 and 25 of this report, respectively.

The area adjacent to the north is designated as "Agriculture"; the area to the west is "Estate Density"; the area to the south is designated "Estate Density"; and the area to the east within the corporate limits of Homestead is "Low Density Residential" (2.5 to 6 dwelling units per gross acre). Furthermore, the area to the east within the unincorporated limits of Miami-Dade County is currently being considered for annexation into Homestead and is designated "Estate Density".

The County's zoning designation (AU – Agricultural) for Area NW2 is shown in **EXHIBIT 4** on page 26 of this report, and the zoning proposed by the City for Annexation Area NW2 (AU – Agricultural) is shown in **EXHIBIT 5** on page 27. The zoning proposed by the City for Annexation Area NW2 is the same as the current County zoning designation for the area, and it is generally consistent with the County's Future Land Use Plan for the Area.

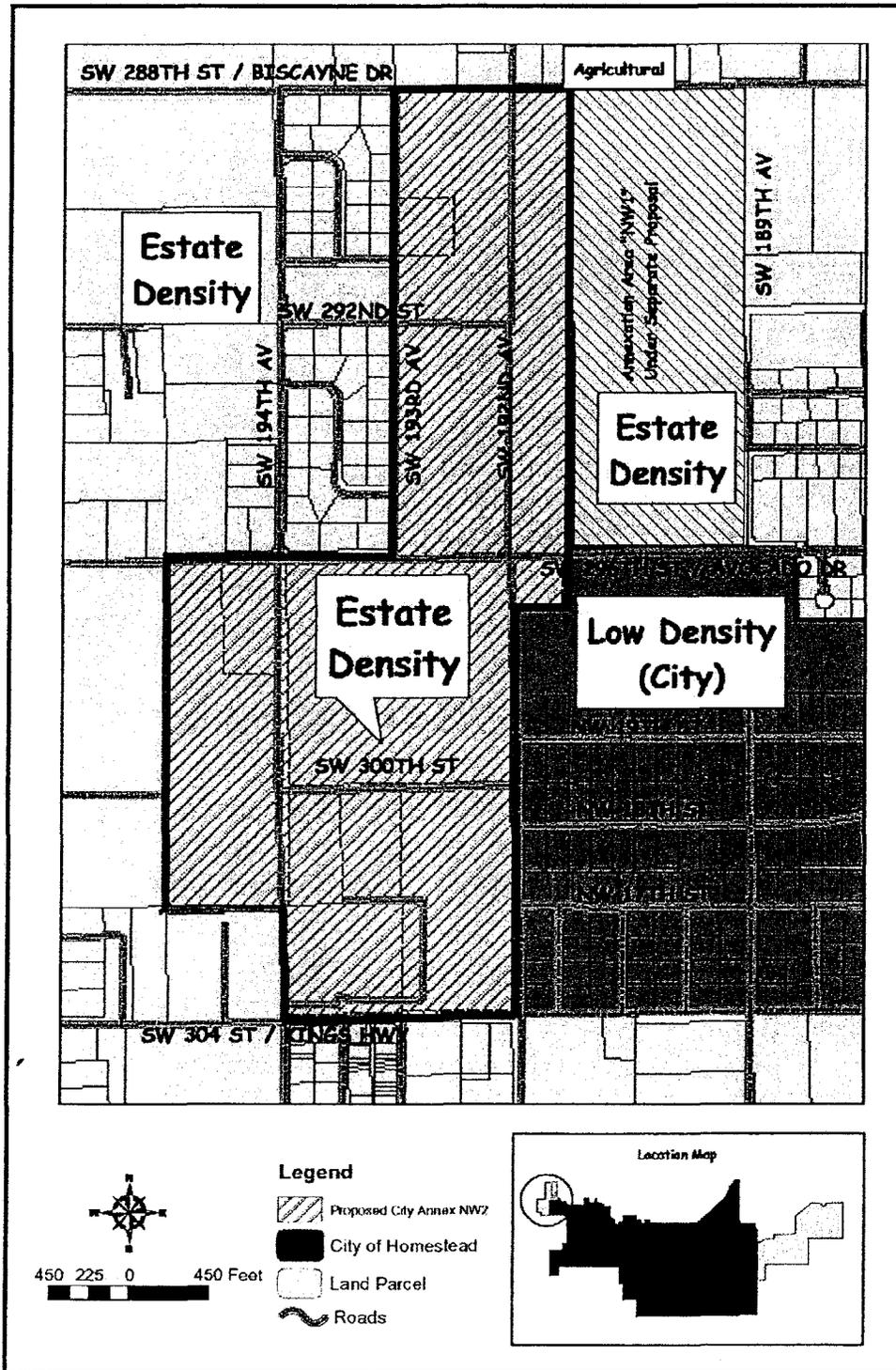


EXHIBIT 2: Existing County Future Land Use Map of Proposed "NW2" Annexation Area



28

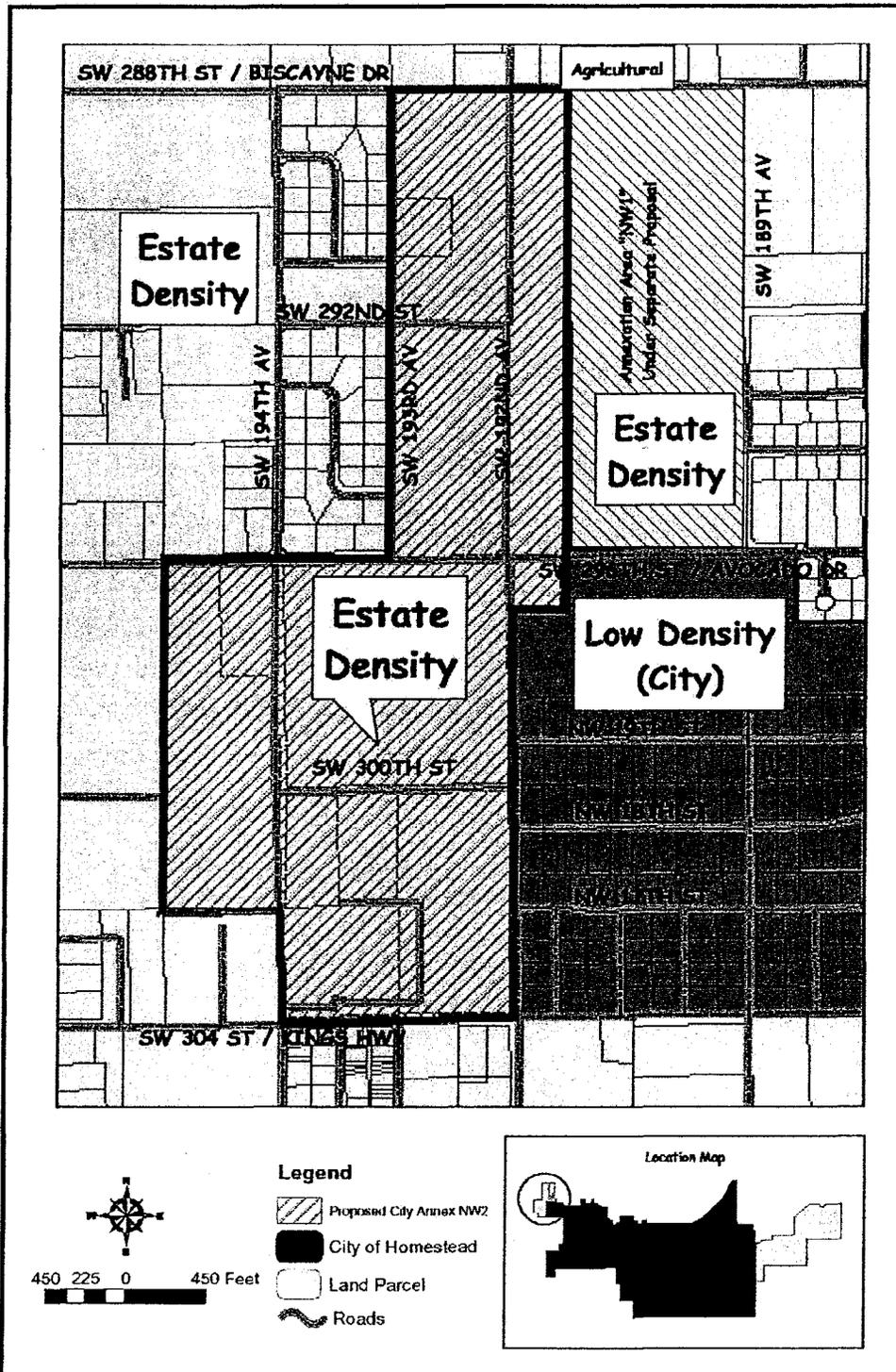


EXHIBIT 3: Proposed City Future Land Use Map of Annexation Area "NW2"



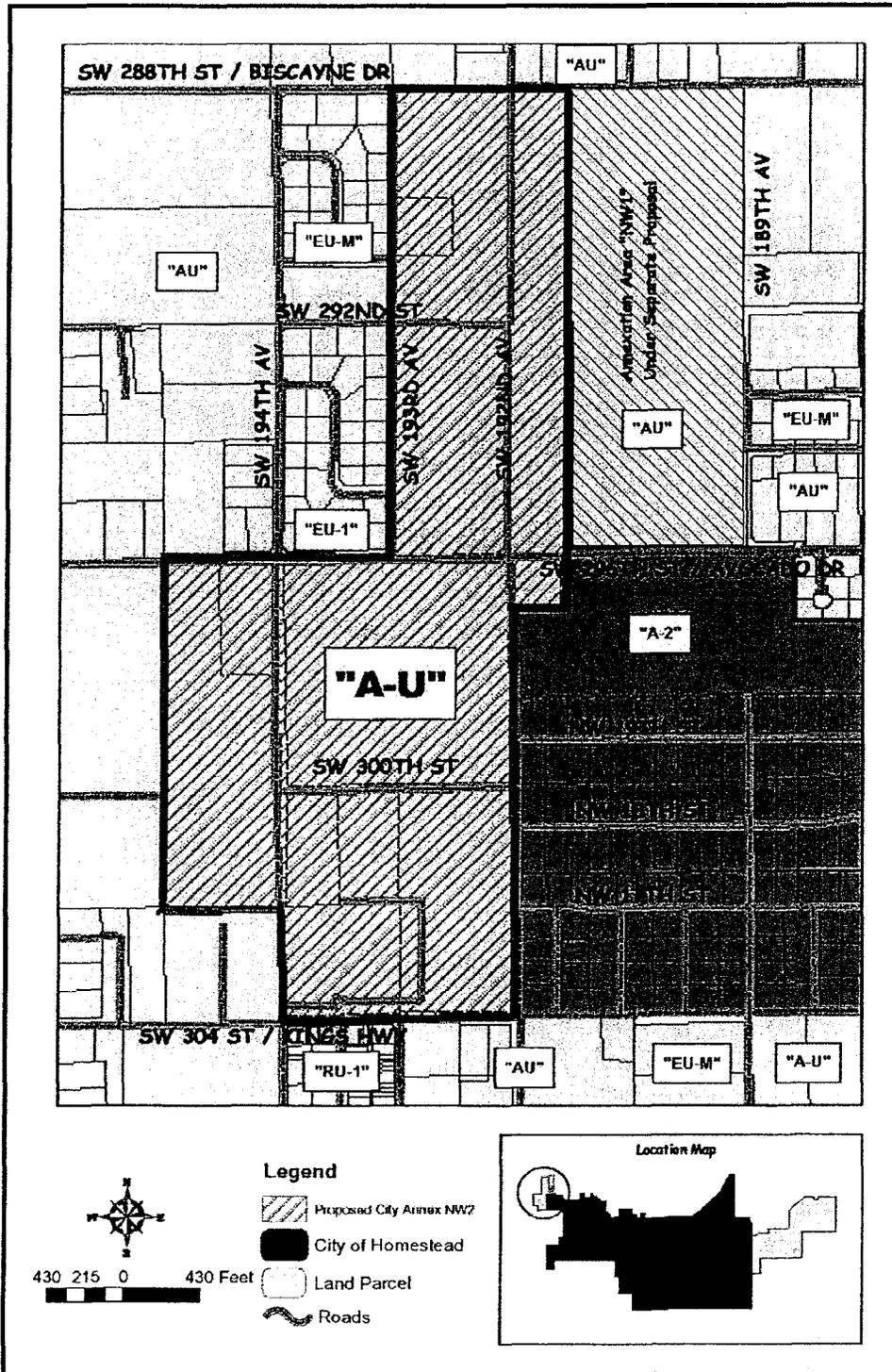


EXHIBIT 4: Existing County Zoning Map of Proposed "NW2" Annexation Area



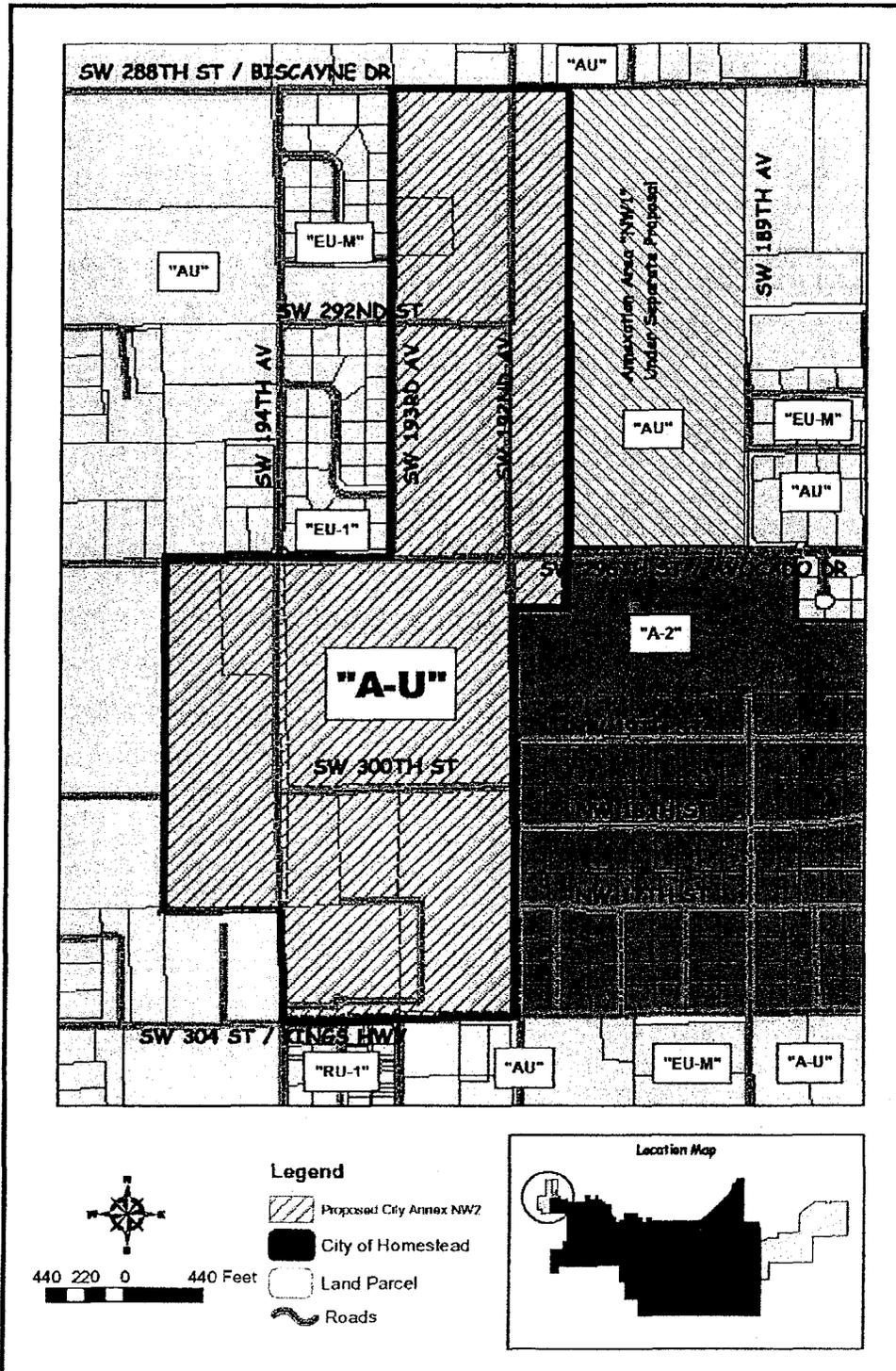


EXHIBIT 5: Proposed City Zoning Map of Annexation Area "NW2"





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 Homestead Annexation Area known as "NW2" has no voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
AUGUST 2005.



Lester Sola
Supervisor of Elections
Miami-Dade County

3200 Homestead Energy Dr

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

AFFIDAVIT CERTIFYING THE
MAILING OF NOTICES OF ANNEXATION

STATE OF FLORIDA)
 ss

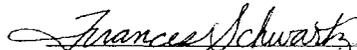
COUNTY OF MIAMI-DADE)

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

1. That she is the Zoning Clerk of the City of Homestead.
2. That under the direction of your Affiant the attached written notice
(Exhibit "A" hereto) regarding the proposed Annexation know as "Annexation Area
NW2" into the City of Homestead, was sent to all owners of property with the
annexation area "Annexation Area NW 2".
3. That the written notices were mailed individually by Frances
Schwartz, Zoning Clerk of the City of Homestead to such property owners on the date
of such notice letters.
4. That the names and addresses of each and everyone of the property
owners to which the notices were mailed are set forth on the attached list (Exhibit "B"
hereto)

FUTHER AFFIANT SAYETH NAUGHT.

Dated at Homestead, Miami-Dade County, Florida this 29th day of August
2005

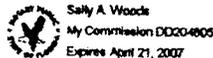

FRANCES SCHWARTZ, ZONING CLERK
Affidavit

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 29TH DAY OF
AUGUST 2005


NOTARY PUBLIC AT LARGE

My commission expires:

April 31, 2007



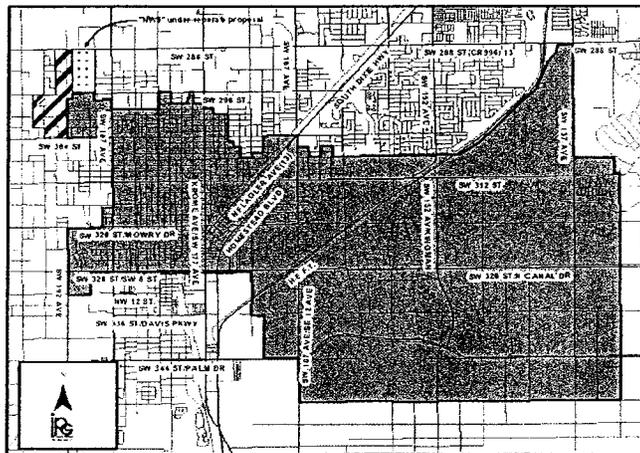
**NOTICE OF PUBLIC HEARING
CONSIDERATION OF ANNEXATION
CITY OF HOMESTEAD, FL**

PLEASE TAKE NOTICE AND BE ADVISED that the City of Homestead, Florida, will hold a Public Hearing on Tuesday, September 6, 2005 at 7:00 P.M. or as soon thereafter as can be heard, in the Council Chambers at City Hall, 790 N. Homestead Boulevard, Homestead, Florida, to consider the annexation of Area NW2. A legal description and map of the area may be reviewed by the members of the public during normal business hours, 8:00 A.M. to 5:00 P.M., Monday through Friday at the City Clerks office at the City of Homestead City Hall. All members of the public are invited to attend and participate in said meeting.

The City of Homestead proposes to adopt the following resolution:

RESOLUTION XX-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, PROPOSING TO ANNEX INTO THE CITY AN AREA OF CONTIGUOUS REAL PROPERTY GENERALLY LOCATED NORTH OF SW 304TH STREET, SOUTH OF SW 288TH STREET AND WEST OF SW 192ND AVENUE, COMMONLY KNOWN AS "ANNEXATION AREA NW2" AND PROVIDING FOR AN EFFECTIVE DATE.



Annexation Area NW2 is shown as hatched; City of Homestead is highlighted.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this hearing, such interested persons will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SHEILA PAUL, CMC
CITY CLERK
CITY OF HOMESTEAD

Published: The Miami Herald, Sunday, August 28, 2005

EXHIBIT "A"

30-7802-000-0050 PIC A LOPEZ & W GLICERIA RODRIGUEZ 28600 SW 190 AVE HOMESTEAD FL 33030-7561	30-7802-000-0052 JOSEPH PATENAIDE 18995 SW 288 ST HOMESTEAD FL 33030-7554	30-7802-000-0053 LOIS RANDALL 18955 SW 288 ST HOMESTEAD FL 33030-7554
30-7802-000-0054 JOHN D KRAUSE & W NANCY L HACHEY 28845 SW 190 AVE HOMESTEAD FL 33030-7562	30-7802-000-0061 BOARD OF TE/INTERNAL TRUST FUND 3900 COMMONWEALTH BLVD 115 TALLAHASSEE FL 32399	30-7802-000-0070 BOARD OF TE/INTERNAL TRUST FUND 3900 COMMONWEALTH BLVD 115 TALLAHASSEE FL 32399
30-7802-000-0080 BOARD OF TE/INTERNAL TRUST FUND 3900 COMMONWEALTH BLVD 115 TALLAHASSEE FL 32399	30-7802-000-0231 JACK C COLE JR 28650 SW 192 AVE HOMESTEAD FL 33030-7561	30-7802-000-0232 EDWARD ROBERTS & W BETTY J 19201 SW 288 ST HOMESTEAD FLA 33030-7548
30-7802-000-0235 DOUGLAS E ROTH & W COLLEEN A 28600 SW 192 AVE HOMESTEAD FL 33030-7561	30-7802-000-0237 PERCY HEATH & W KATHRYN 28700 SW 192 AVE HOMESTEAD FL 33030-7565	30-7802-000-0250 KENNETH R GRAVES & W NANCY S 19370 SW 280 ST HOMESTEAD FL 33031-3315
30-7802-000-0260 KENNETH R GRAVES & W NANCY S 19370 SW 280 ST HOMESTEAD FL 33031-3315	30-7802-000-0270 STUART G KESTER & W MELINDA B PO BOX 900265 HOMESTEAD FL 33090	30-7802-000-0280 JMC GROVES INC 14925 SW 232 ST GOULDS FL 33170
30-7802-000-0281 JMC GROVES INC 14925 SW 232 ST GOULDS FL 33170	30-7802-000-0285 DUNAGAN'S FRUIT GROVES INC 15025 SW 232 ST GOULDS FL 33170-7014	30-7802-000-0311 MARTIN R MOTES & W MARY 25000 SW 162 AVE HOMESTEAD FL 33031-2008
30-7802-000-0313 JAMES E CLOWINGER 1650 NORTH KROME AVE HOMESTEAD FL 33030-3233	30-7802-000-0315 BARTHOLOMEW M MOTES & ALICE M 2500 SW 162 AVE HOMESTEAD FL 33031	30-7802-000-0320 MIGUEL SUAREZ 19445 SW 296 ST MIAMI FL 33030-2211
30-7802-000-0322 ROLANDO VEGA & W SUSAN ANE 29510 SW 194 AVE HOMESTEAD FL 33030-2233	30-7802-000-0324 SORAYA VENTO & LEONARDO GONZALEZ JTRS 29450 SW 194 AVE HOMESTEAD FL 33030-2250	30-7802-000-0325 JOHN C TORRESE & ERIC S TORRESE 30003 SW 197 AVE HOMESTEAD FL 33030-2711
30-7802-000-0326 MARVIN KENETH DUARTE & OSCAR P FROZINI JTRS 1629 PLUNKETT ST HOLLYWOOD FL 33020	30-7802-000-0327 RONALD A SMITH & W KATHLEEN M 16981 SW 277 ST HOMESTEAD FL 33031-2615	30-7802-002-0010 CESAR BERRONES & W GUADALUPE & GUADALUPE BERRONES 19350 SW 288 ST HOMESTEAD FL 33030-2235
30-7802-002-0020 CESAR BERRONES & W GUADALUPE 19390 SW 289 ST HOMESTEAD FL 33030-2235	30-7802-002-0030 CRAIG A COLLINS 1465 MARTIN CT HOMESTEAD FL 33035-1042	30-7802-002-0040 KEVIN WILLIAMS & W CHRISTI 28888 SW 193 AVE HOMESTEAD FL 33030-2257

Exhibit "B", page 1

30-7802-002-0050

KIRK ALLENBY & W BASDAYE
28910 SW 193 AVE
MIAMI FL 33033

30-7802-002-0060

RONALD L RODRIGUE JR & W
DORIA K RODRIGUE
28990 SW 193 AVE
HOMESTEAD FL 33030-2254

30-7802-002-0070

RICARDO A VITELLI & W MARY A
29000 SW 193 AVE
MIAMI FL 33030-2217

30-7802-002-0080

EMMANUEL ALSINA
14940 SW 307 ST
HOMESTEAD FL 33033-4438

30-7802-002-0090

JACKSON L SAWYER & W SUZANNE T
19325 SW 291 ST
HOMESTEAD FL 33030-2249

30-7802-002-0100

CHARLES R SHELTON II & W TERISA
29005 SW 193 ST
HOMESTEAD FL 33030-2255

30-7802-002-0110

TIMOTHY IVY & W LYNDA C
30321 SW 172 AVE
HOMESTEAD FL 33030-4843

30-7802-002-0120

WILFRED H BENNETT & W BETTY
12500 SW 259 ST
MIAMI FL 33032-1204

30-7802-002-0130

ALTON D STEWARD & W MARY C
15920 SW 287 ST
HOMESTEAD FL 33033-1183

30-7802-002-0140

MARTIN R SHAKER & W BRENDA G
19385 SW 289 ST
HOMESTEAD FL 33030-2236

30-7802-002-0150

RUBEN FERNANDEZ &
LIZ RABAZA
19390 SW 289 ST
HOMESTEAD FL 33030-2235

30-7802-002-0160

FABIAN R DUENAS
28975 SW 194 AVE
HOMESTEAD FL 33030-2228

30-7802-002-0170

DELFIN COLLAZO
MARIANA GUTIERREZ
29001 SW 194 AVE
HOMESTEAD FL 33030-2228

30-7802-002-0180

DEBORAH A LUNDQUIST
29011 SW 194 AVE
HOMESTEAD FL 33030-2228

30-7802-002-0190

JULIO NOLASCO & W JULISSA E
2230 SW 27 DR
MIAMI FL 33035-1330

30-7802-002-0200

RICHARD M SPIROFF & W CARYL M
29002 SW 195 CT
HOMESTEAD FL 33030-2253

30-7802-002-0210

YON R GRANT & W JAMLYN M
19370 SW 289 ST
HOMESTEAD FL 33030-2235

30-7802-002-0220

YON R GRANT JR & W JAMELYN M
19370 SW 289 ST
HOMESTEAD FL 33030-2235

30-7802-002-0230

RICHARD RODRIGUEZ & W NANCY
19330 SW 292 ST
HOMESTEAD FL 33030-2237

30-7802-002-0240

JHACNEA LEAL
19320 SW 292 ST
HOMESTEAD FL 33030-2237

30-7802-002-0250

STEVEN H BATTEN & W ELIZABETH L
19310 SW 292 ST
HOMESTEAD FL 33030-2237

30-7802-002-0260

HAROLD T MALONE & W TAMMY K
17801 SW 232 ST
MIAMI FL 33170-5424

30-7802-002-0270

ARTHUR I BEAUDET SR & W HILDA B
29290 SW 193 AVE
HOMESTEAD FL 33030-2251

30-7802-002-0280

THOMAS CURRY & W JACKIE
29300 SW 193 AVE
HOMESTEAD FL 33030-2221

30-7802-002-0290

STEPHEN PELT & W BONNIE
29320 SW 193 AVE
HOMESTEAD FL 33030-2221

30-7802-002-0300

JOHN E ROSE & W SHARLENE M
29470 SW 193 AVE
HOMESTEAD FL 33030-2221

30-7802-002-0310

GARY S KUJBOUSEK & W TONI F
29480 SW 193 AVE
MIAMI FL 33030-2221

30-7802-002-0320

RAUL HERNANDEZ & W JOAN
29490 SW 193 AVE
HOMESTEAD FL 33030-2221

30-7802-002-0330

GONZALEZ TRUST
14220 SW 136 ST UNIT J
MIAMI FL 33186-6716

30-7802-002-0340

CARMEL INVESTMENTS DEVELOPMENT
14220 SW 136 ST #J
MIAMI FL 33186-6716

Exhibit "B", page 2

30-7802-002-0350

JOHN A MONTELEONE & MARIA B
29471 SW 193 CT
HOMESTEAD FL 33030-2245

30-7802-002-0360

VIRGILIO Y VALDES &
YVETTE VALDES
29395 SW 193 CT
HOMESTEAD FL 33031

30-7802-002-0370

STEVEN A WOSKE
29301 SW 193 CT
MIAMI FL 33030-2247

30-7802-002-0380

RALPH G JORDAN & CELESTEEN C
19331 SW 293 ST
HOMESTEAD FL 33030-2243

30-7802-002-0390

CHRISTOPHE ALFARAS & PATRICIA E
19341 SW 293 ST
MIAMI FL 33030-2243

30-7802-002-0400

RICHARD KALPIN
29302 SW 193 CT
HOMESTEAD FL 33030-2246

30-7802-002-0410

RODOLFO ALFONSO & MAGDA
29322 SW 193 CT
MIAMI FL 33030-2246

30-7802-002-0420

AMAURY HEVIA & PATRICIA
YADNA PEREZ
29472 SW 193 CT
HOMESTEAD FL 33030-2244

30-7802-002-0430

JOSE GUINONES & CARMEN M
29482 SW 193 CT
HOMESTEAD FL 33030-2244

30-7802-002-0440

ROBERT F JONES & MARY G
19320 SW 295 ST
MIAMI FL 33030-2239

30-7802-002-0450

RAUL C FERNANDEZ & REGINA
29500 SW 193 AVE
MIAMI FL 33030-2223

30-7802-002-0460

JUAN C LARA & ROSAURA
867 NW 4 AVE
HOMESTEAD FL 33030-4305

30-7802-002-0470

JUAN C LARA & ROSAURA C
867 NW 4 AVE
HOMESTEAD FL 33030-4305

30-7802-002-0480

SERGIO CARBALLO & DELIA
19351 SW 296 ST
HOMESTEAD FL 33030-2213

30-7802-002-0490

EVELYN C PALACIO
10940 SW 25 ST
MIAMI FL 33165-2345

30-7802-002-0500

TOMAS SANCHEZ & MARIANA
29481 SW 194 AVE
MIAMI FL 33030-2252

30-7802-002-0510

O & H BUILDERS INC
29471 SW 194 AVE
HOMESTEAD FL 33030

30-7802-002-0520

RODOLFO ALFONSO & MAGDA
29322 SW 193 CT
HOMESTEAD FL 33030-2246

30-7802-002-0530

REDLAND HIDEAWAY INC
15600 SW 288 ST#404
HOMESTEAD FL 33033-1223

30-7802-002-0540

DADE COUNTY
GSA R/E MGMT - PARKS DEPT USER
111 NW 1 ST STE 2460
MIAMI FL 33128-1907

30-7811-000-0010

CANDACE B WICKE & CRAIG T WICKE
19150 SW 296 ST
HOMESTEAD FL 33030-2311

30-7811-000-0050

JOE SOPKO & MARY E
19601 SW 304 ST
HOMESTEAD FL 33030-3622

30-7811-000-0051

JOCELYNE M LAUTURE
11211 SW 156 ST
HOMESTEAD FL 33030-2716

30-7811-000-0052

JONATHAN D INGRAM &
AMANDA S INGRAM
PO BOX 900666
HOMESTEAD FL 33090

30-7811-000-0053

RAFAEL HERNANDEZ
30255 SW 197 AVE
HOMESTEAD FL 33030-2714

30-7811-000-0054

LINA S & MARK A ROGERS
19655 SW 304 ST
HOMESTEAD FL 33030-3622

30-7811-000-0060

ROBT C DYKES & VERDA
19505 SW 304 ST
HOMESTEAD FL 33030-3620

30-7811-000-0070

JOLAYNE PENA ALGER TR
11801 SW 285 ST
HOMESTEAD FL 33030-1856

30-7811-000-0080

ANNABELL R GRIFFIS & S E GRIFFIS
60 NE 16 ST
HOMESTEAD FL 33030-4511

30-7811-000-0081

WILLIAM A PENA
5000 SW 85 ST
MIAMI FL 33143-8517

Exhibit "B", page 3

30-7811-000-0090
KEY LARGO LAND INC
19975 SW 296 ST
HOMESTEAD FL 33030-2136

30-7811-000-0120
JOLAYNE PENA ALGER TR
18001 SW 285 SW
HOMESTEAD FL 33030

30-7811-000-0201
ALBERTO G RODRIGUEZ
30545 SW 193 AVE
HOMESTEAD FL 33030-3705

30-7811-000-0231
TERRY DUDLEY & PATRICIA
30550 SW 192 AVE
HOMESTEAD FL 33030-3733

30-7811-000-0580
TIMOTHY S GRAY &
PAMELA A GOLDSTEIN JTRS
19100 SW 304 ST
HOMESTEAD FL 33030-3746

30-7811-001-0021
KIMBEALY S & ANTHONY BAIAMONTE &
JOHN BAIAMONTE
30420 SW 193 CT
HOMESTEAD FL 33030-3653

30-7811-001-0100
PHYLIS CLOUSER
30540 SW 193 CT
HOMESTEAD FL 33030-3655

30-7811-001-0140
WYLIE DAWKINS & THERESA
30441 SW 194 AVE
HOMESTEAD FL 33030-3601

30-7811-001-0220
MARK L LAMB & DEBRA L
19348 SW 304 ST
HOMESTEAD FL 33030-3617

30-7811-001-0280
ROBERT A LOCKHART & GLORIA
30400 SW 193 AVE
HOMESTEAD FL 33030-3700

30-7811-000-0100
JOHN J TORRESE & ARLENE
666 SW 5 ST
FLORIDA CITY FL 33034-4742

30-7811-000-0130
CARDAM OF SOUTH DADE LLC
6801 SW 170 AVE
SOUTHWEST RANCHES FL 33331

30-7811-000-0210
ALBERTO G RODRIGUEZ
30545 SW 193 AVE
HOMESTEAD FL 33030-3705

30-7811-000-0470
HENRY R HARRIS TR &
DORIS C HARRIS TR
19240 SW 304 ST
HOMESTEAD FL 33030-3727

30-7811-001-0010
GLENN E SCHROEDER & NETTIE
19386 SW 304 ST
HOMESTEAD FL 33030-3657

30-7811-001-0030
KENNETH D SHRADER JR
30460 SW 193 CT
HOMESTEAD FL 33030-3653

30-7811-001-0110
KATHY D STODARD
30545 SW 194 AVE
HOMESTEAD FL 33030-3601

30-7811-001-0200
WYLIE DAWKINS & THERESA D
30441 SW 194 AVE
HOMESTEAD FL 33030-3601

30-7811-001-0260
MARK L LAMB & DEBORAH L
19348 SW 304 ST
HOMESTEAD FL 33030-3617

30-7811-001-0330
ROBERT A LOCKHART & GLORIA
30400 SW 193 AVE
HOMESTEAD FL 33030-3700

30-7811-000-0110
GREEN LEAF NURSERY INC
19355 SW 304 ST
HOMESTEAD FL 33030-3616

30-7811-000-0200
MICHAEL B GRAMAK & DEBRA &
PAULA V BUSSIÈRE
19280 SW 304 ST
MIAMI FL 33030-3727

30-7811-000-0230
CARMEN TALARICO
19200 SW 304 ST
HOMESTEAD FL 33030-3727

30-7811-000-0570
BCG PARTNERS LLC
8290 NW 66 ST
MIAMI FL 33166-2720

30-7811-001-0020
MARIO D ALEMANY & EDITH ORTIZ
19358 SW 304 ST
HOMESTEAD FL 33030-3657

30-7811-001-0040
STANLEY L BELL
30500 SW 193 CT
HOMESTEAD FL 33030-3655

30-7811-001-0120
JUSTO G PUPPO
30515 SW 194 AVE
MIAMI FL 33030-3601

30-7811-001-0210
GLENN E SCHROEDER & NETTIE
19386 SW 304 ST
HOMESTEAD FL 33030-3657

30-7811-001-0270
MARK L LAMB & DEBORAH L
19348 SW 304 ST
HOMESTEAD FL 33030-3617

30-7811-001-0350
ROBERT & GLORIA LOCKHART
30400 SW 193 AVE
HOMESTEAD FL 33030-3700

Exhibit "B", page 4

30-7811-001-0360 ROBERT A LOCKHART &W GLORIA G 30400 SW 193 AVE HOMESTEAD FL 33030-3700	30-7811-001-0370 ROBERT A LOCKHART &W GLORIA G 30400 SW 193 AVE HOMESTEAD FL 33030-3700	30-7811-001-0380 ROBERT A LOCKHART &W GLORIA G 30400 SW 193 AVE HOMESTEAD FL 33030-3700
30-7811-001-0390 HUBERT G MELHADO &W JUDITH M 30450 SW 193 AVE HOMESTEAD FL 33030-3700	30-7811-001-0420 HUBERT & JUDITH MELHADO 30450 SW 193 AVE HOMESTEAD FL 33030-3700	30-7811-001-0430 HUBERT G MELHADO &W JUDITH M 30450 SW 193 AVE HOMESTEAD FLA 33030-3700
HUBERT G MELHADO &W JUDITH M 30450 SW 193 AVE HOMESTEAD FLA 33030-3700	30-7811-001-0450 TEOBALDO SANCHEZ & THATS RAMOS 30520 SW 193 AVE HOMESTEAD FL 33030-3702	30-7811-001-0460 30-7811-001-0510 KENNETH WILLIAMS 30690 SW 193 AVE HOMESTEAD FL 33030-3700
30-7811-001-0530 STEPHEN R BURGH JR &W BRENDA V 30539 SW 193 CT HOMESTEAD FL 33030-3656	30-7811-001-0550 JIMMY N HODGES JR &W JACQUELINE 30525 SW 193 CT HOMESTEAD FLA 33030-3656	30-7811-001-0531 DONALD HOUSER &W MARGARET 30501 SW 193 CT HOMESTEAD FL 33030-3656
30-7811-001-0560 MANUEL G HERNANDEZ &W GUEDELIA 16244 SW 302 ST HOMESTEAD FL 33030	30-7811-001-0570 MANUEL G HERNANDEZ &W GUEDELIA 16244 SW 302 ST HOMESTEAD FL 33030	30-7811-001-0580 MANUEL G HERNANDEZ &W GUEDELIA 16244 SW 302 ST HOMESTEAD FL 33030
30-7811-001-0590 JEFF KEMPER &W NANCY 1820 S SANDY KNOLL CIR LAKELAND FL 33813	30-7811-002-0010 SUNSHINE FAMILY HOMES INC 1225 SW 87 AVE MIAMI FL 33174-3306	30-7811-002-0020 JÓELAYNE E PEÑA TR 18061 SW 285 ST HOMESTEAD FL 33030-1856
10-7811-000-0011 SOUTH REDLANDS HOME INC 780 NW 42 AVE STE 516 MIAMI FL 33126	10-7811-013-0010 ALEJANDRO MADRIZ & SHANNON V SPADARO 1799 NW 20 ST HOMESTEAD FL 33030-2821	10-7811-013-0020 ANTHONY S STRANO &W JAMIE C 1779 NW 20 ST HOMESTEAD FL 33030-2821
10-7811-013-0030 WILLIAM F LOFTUS &W ANA R 1759 NW 20 ST HOMESTEAD FL 33030-2821	10-7811-013-0050 CAROL LERDY WATERS &W LORRAINE J 1709 NW 20 ST HOMESTEAD FL 33030-2821	10-7811-013-0210 WILLIAM E JOHNSON 1788 NW 20 ST HOMESTEAD FL 33030-2820
10-7811-013-0220 FRANCIS C BASDEN &W ENA C 1768 NW 20 ST HOMESTEAD FL 33030-2820	10-7811-013-0230 CHERYL T SANDERS 1748 NW 20 ST HOMESTEAD FL 33030-2820	10-7811-013-0240 JOHN R ROBERTS JR 1728 NW 20 ST HOMESTEAD FL 33030-2820
10-7811-013-0250 MICHELE M MORRIS & BRANDON JANNARONE 1708 NW 20 ST HOMESTEAD 33030-2820	10-7811-013-0360 MARK B CANNON 1703 NW 19 ST HOMESTEAD FL 33030-2837	10-7811-013-0370 RANDALL K KRUEGER &W MARY LYNNE 1733 NW 19 ST HOMESTEAD FL 33030-2837

Exhibit "B", page 5

10-7811-013-0380

GEORGE W HASKINS & TONI M
1753 NW 19 ST
HOMESTEAD FL 33030-2837

10-7811-013-0390

JOHN H HARRISON & DONNA D
1773 NW 19 ST
HOMESTEAD FL 33030-2837

10-7811-013-0400

RAYMOND HEALY & ELIZABETH
1793 NW 19 ST
HOMESTEAD FL 33030-2837

10-7811-013-0610

CÉSAR FELICIANO & ANA I
1786 NW 19 ST
HOMESTEAD FL 33030-2836

10-7811-013-0620

FRANK R BUSCH & KRISTIE J
1766 NW 19 ST
HOMESTEAD FL 33030-2836

10-7811-013-0630

ALVARO GARCIA & MABEL
1766 NW 19 ST
HOMESTEAD FL 33030-2836

10-7811-013-0640

SANTELLA DENTINO
PO BOX 460
LAKEVILLE IL 60046

10-7811-013-0650

DIANA TOMASSI
1706 NW 19 ST
HOMESTEAD FL 33030-2836

10-7811-017-0170

JOSE E & NEREIDA ABREU &
REBECA ABREU
1790 NW 17 ST
HOMESTEAD FL 33030-2838

10-7811-017-0180

TIMOTHY FARRAND & TANIA ECKERSON
1671 NW 17 TERR
HOMESTEAD FL 33030-2863

10-7811-017-0190

HERNINIO SANCHEZ & CARMEN
1565 NW 17 TERR
HOMESTEAD FL 33030-2862

10-7811-017-0200

MARK D LIPTON & DALISA A
1537 NW 17 TERR
HOMESTEAD FL 33030-2862

10-7811-017-0210

LUIS A PADILLA & YOLANDA
1522 NW 17 AVE
HOMESTEAD FL 33030-2861

10-7811-017-0230

LUIS R ALEJANDRO & ROSA M
1568 NW 17 AVE
HOMESTEAD FL 33030-2864

10-7811-017-0240

JOSEPH E LUE
1760 NW 17 ST
HOMESTEAD FL 33030-2838

10-7811-017-0250

OSLAY FERNANDEZ
1798 NW 17 ST
HOMESTEAD FL 33030-2838

10-7811-017-0260

RUSSEL C WILLIAMS
17800 SW 296 ST
HOMESTEAD FL 33030

10-7811-017-0270

AMERICO OTERO & LORUHAMA
1586 NW 17 AVE
HOMESTEAD FL 33030-2856

10-7811-017-0280

JOSE A BACALLAO &
MIRIAM SUAREZ
1542 NW 17 TERR
HOMESTEAD FL 33030

10-7811-017-0290

MARK M PEUGH & LISA
1791 NW 17 ST
MIAMI FL 33125-2313

10-7811-017-0300

PAUL SEASHOLTZ & VALERIE
1771 NW 17 ST
HOMESTEAD FL 33030-2839

10-7811-017-0310

ARI-VAI INVESTMENT CORP
232 VELARDE ST
CORAL GABLES FL 33134

10-7811-017-0330

ALAN G NEHRBASS & MELISSA I
1691 NW 17 ST
HOMESTEAD FL 33030-2841

Exhibit "B", page 6

XI. Certificate of Publication of Public Hearing Notice

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF DADE

Before the undersigned authority personally
appeared:

OLGA L. ARCIA

who on oath says that he/she is

CUSTODIAN OF RECORDS

of The Miami Herald, a daily newspaper published at
Miami in Dade County, Florida; that the attached
copy of advertisement was published in said
newspaper in the issues of:

*The Miami Herald
Metro (local) section, page 5B, Date 8/28/05*

Affiant further says that the said The Miami Herald
is a newspaper published at Miami, in the said Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Dade
County, Florida each day and has been entered as
second class mail matter at the post office in Miami,
in said Dade County, Florida, for a period of one
year next preceding the first publication of the
attached copy of advertisement; and affiant further
says that he has neither paid nor promised any
person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing
this advertisement for publication in the said
newspaper(s).

Olga L. Arcia
Sworn to and subscribed before me this

Wednesday day of *Aug.* 31st, 2005

My Commission
Expires:

Maria N. Hernandez
Notary



Maria N. Hernandez
Commission #DD146171
Expires: Oct 07, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

**XII. Consent to Petition for Annexation from Area NW2
Property Owners**

CONSENT TO PETITION FOR ANNEXATION

(Pursuant to Section 20-9, Code of Miami-Dade County)

The undersigned, who is the sole property owner or represents the sole property owner, and is not a registered elector in the annexation area, hereby requests/consents to the annexation of the property referenced below into the City of Homestead.

Date: 8/23/05

Address of Property: SW 296th Street (south of SW 296th Street, east of SW 194th Avenue, and west of SW 192nd Avenue)

Legal Description: 11 57 38 32.93 AC HOMESTEAD MANOR REV PB 32-77 TRACTS 1 & 2 LOT SIZE IRREGULAR OR 10626-1631 0180 1 COC 21584-1244 08 2003 1.

Folio Number: 30-7811-002-0010

Area Size: 32.93 acres

Property Owner:
(As listed with County
Property Appraiser)

Name: SUNSHINE FAMILY HOMES INC

Address: 1225 SW 87 AVE., MIAMI, FL 33174-3306

Signature of
Owner/Representative: _____

Printed Name of
Owner/Representative: _____

Title: President

CONSENT TO PETITION FOR ANNEXATION

(Pursuant to Section 20-9, Code of Miami-Dade County)

The undersigned, who is the sole property owner or represents the sole property owner, and is not a registered elector in the annexation area, hereby requests/consents to the annexation of the property referenced below into the City of Homestead.

Date: 8-12-05

Address of Property: SW 194th Avenue (south of SW 296th Street, and west of SW 194th Avenue)

Legal Description: 11 57 38 25 AC W1/2 OF NE1/4 OF NW1/4 OF NW1/4 & SE1/4 OF NW1/4 OF NW1/4 & NE1/4 OF SW1/4 OF NW1/4 OR 12795-3506 0785 L.

Folio Number: 30-7811-000-0081

Area Size: 25 acres

Property Owner:
(As listed with County
Property Appraiser)

Name: WILLIAM A. PENA

Address: 5000 SW 85 ST., MIAMI, FL 33143-8517

Signature of
Owner/Representative: William A. Pena

Printed Name of
Owner/Representative: William A. Pena

Title: _____

CONSENT TO PETITION FOR ANNEXATION

(Pursuant to Section 20-9, Code of Miami-Dade County)

The undersigned, who is the sole property owner or represents the sole property owner, and is not a registered elector in the annexation area, hereby requests/consents to the annexation of the property referenced below into the City of Homestead.

Date: 7/27/05

Address of Property: SW 192nd Avenue (south of SW 300th Street, and north of SW 304th Street)

Legal Description: 11 57 38 17.58 AC HOMESTEAD MANOR REV PB 32-77 TRACT 3 LOT SIZE IRREGULAR OR 17923-4304 % 4305 1297 4 (3).

Folio Number: 30-7811-002-0020

Area Size: 17.58 acres

Property Owner:
(As listed with County
Property Appraiser)

Name: JOLAYNE PENA ALGER TR

Address: 18001 SW 285 ST, Homestead, Florida 33030-1856

Signature of
Owner/Representative: Jolayne Pena Alger, Tr

Printed Name of
Owner/Representative: Jolayne PENA Alger

Title: _____

CONSENT TO PETITION FOR ANNEXATION

(Pursuant to Section 20-9, Code of Miami-Dade County)

The undersigned, who is the sole property owner or represents the sole property owner, and is not a registered elector in the annexation area, hereby requests/consents to the annexation of the property referenced below into the City of Homestead.

Date: 7/27/05

Address of Property: SW 194th Avenue (south of SW 300th Street, and east of SW 194th Avenue)

Legal Description: 11 57 38 4.45 AC W1/2 OF NW1/4 OF SE1/4 OF NW1/4 LESS N25FT & W25FT LOT SIZE SITE VALUE OR 17923-4304 & 4305 1297 4 (3).

Folio Number: 30-7811-000-0120

Area Size: 4.45 acres

Property Owner:
(As listed with County
Property Appraiser)

Name: JOLAYNE PENA ALGER TR

Address: 18001 SW 285 ST HOMESTEAD, FL 33030-1856

Signature of
Owner/Representative: Jolayne Pena Alger Tr

Printed Name of
Owner/Representative: Jolayne Pena Alger

Title: _____

CONSENT TO PETITION FOR ANNEXATION

(Pursuant to Section 20-9, Code of Miami-Dade County)

The undersigned, who is the sole property owner or represents the sole property owner, and is not a registered elector in the annexation area, hereby requests/consents to the annexation of the property referenced below into the City of Homestead.

Date: 7/27/05

Address of Property: 19355 SW 304 ST

Legal Description: 11 57 38 14.47AC M/L E1/2 OF NW1/4 OF SE1/4 OF NW1/4 & SW1/4 OF SE1/4 OF NW1/4 LESS S35FT FOR R/W OR 17923-4304 & 4305 1297 4 (3).

Folio Number: 30-7811-000-0070

Area Size: 14.47 acres

Property Owner:
(As listed with County
Property Appraiser)

Name: JOLAYNE PENA ALGER TR

Address: 18001 SW 285 ST, Homestead, Florida 33030-1856

Signature of
Owner/Representative: Jolayne Pena Alger Tr

Printed Name of
Owner/Representative: Jolayne Pena Alger

Title: _____

CONSENT TO PETITION FOR ANNEXATION

(Pursuant to Section 20-9, Code of Miami-Dade County)

The undersigned, who is the sole property owner or represents the sole property owner, and is not a registered elector in the annexation area, hereby requests/consents to the annexation of the property referenced below into the City of Homestead.

Date: 7/25/05

Address of Property: 19150 SW 288 ST (south of SW 288th Street, and west of SW 193rd Avenue)

Legal Description: 2 57 38 58.41 AC W1/4 OF W1/2 OF SE1/4 & E1/2 OF E1/2 OF SW1/4 LESS W328FT OF N325FT OF S675FT OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 OR 20597-1304 0802 6.

Folio Number: 30-7802-000-0280

Area Size: 58.41 acres

Property Owner:
(As listed with County
Property Appraiser)

Name: JMC Groves Inc.

Address: 14925 SW 232 ST, Goulds, Florida 33170

Signature of
Owner/Representative:

Janet M Case

Printed Name of
Owner/Representative:

Janet M Case

Title:

President

CONSENT TO PETITION FOR ANNEXATION

(Pursuant to Section 20-9, Code of Miami-Dade County)

The undersigned, who is the sole property owner or represents the sole property owner, and is not a registered elector in the annexation area, hereby requests/consents to the annexation of the property referenced below into the City of Homestead.

Date: 7/25/05

Address of Property: SW 193rd Avenue (south of SW 288th Street, and west of SW 193rd Avenue)

Legal Description: 2 57 38 2.45 AC W328FT OF N325FT OF S675FT OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 LESS E S & W25FT FOR RDS LOT SIZE IRREGULAR OR 20597-1305 082002 4.

Folio Number: 30-7802-000-0281

Area Size: 2.45 acres

Property Owner:
(As listed with County
Property Appraiser)

Name: JMC Groves Inc.

Address: 14925 SW 232 ST, Goulds, Florida 33170

Signature of
Owner/Representative: Janet M. Case

Printed Name of
Owner/Representative: Janet M. Case

Title: President

**XIII. County Certificate Regarding Residential
Development of Area**

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[To be provided by the Miami-Dade County Department of Planning & Zoning upon resolution adoption]

Existing Land Uses
Proposed Annexation to the City of Homestead
Area NW2
2005

<u>Land Use</u>	<u>Acres</u>	<u>Percentage</u>
Residential	3.0	1.7
Transportation, Communication, Utilities	8.2	4.7
Agriculture	158.2	90.8
Undeveloped	4.4	2.5
Inland Waters	0.5	0.3
Total:	174.2	100.0

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

EXHIBIT "A"

The legal description of Annexation Area NW2 is provided below and a location map of the Area is presented on the subsequent page.

2 57 38 58.41 AC W1/4 OF W1/2 OF SE1/4 & E1/2 OF E1/2 OF SW1/4 LESS W328FT OF N325FT OF S675FT OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 OR 20597-1304 0802 6.

and

2 57 38 2.45 AC W328FT OF N325FT OF S675FT OF W1/2 OF E1/2 OF NE1/4 OF SW1/4 LESS E S & W25FT FOR RDS LOT SIZE IRREGULAR OR 20597-1305 082002 4.

and

11 57 38 2 AC N329FT OF W265FT OF NE1/4 OR 21310-2760 05/2003 4.

and

11 57 38 5 AC E1/2 OF NE1/4 OF NW1/4 OF NW1/4 OR 15287-178 1191 5.

and

11 57 38 14.47AC M/L E1/2 OF NW1/4 OF SE1/4 OF NW1/4 & SW1/4 OF SE1/4 OF NW1/4 LESS S35FT FOR R/W OR 17923-4304 & 4305 1297 4 (3).

and

11 57 38 25 AC W1/2 OF NE1/4 OF NW1/4 OF NW1/4 & SE1/4 OF NW1/4 OF NW1/4 & NE1/4 OF SW1/4 OF NW1/4 OR 12795-3506 0785 1.

and

11 57 38 4.45 AC W1/2 OF NW1/4 OF SE1/4 OF NW1/4 LESS N25FT & W25FT LOT SIZE SITE VALUE OR 17923-4304 & 4305 1297 4 (3).

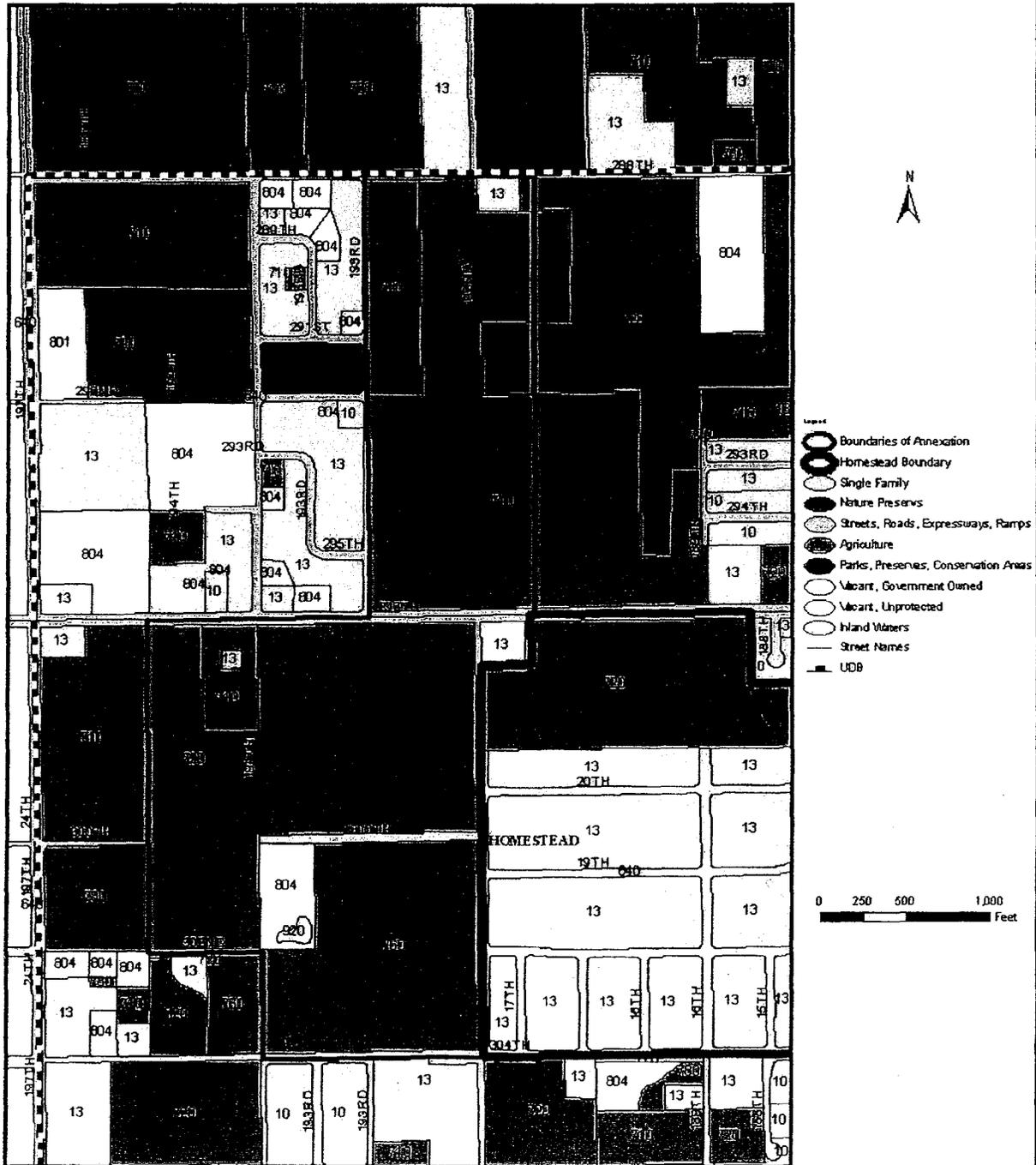
and

11 57 38 32.93 AC HOMESTEAD MANOR REV PB 32-77 TRACTS 1 & 2 LOT SIZE IRREGULAR OR 10626-1631 0180 1 COC 21584-1244 08 2003 1.

and

11 57 38 17.58 AC HOMESTEAD MANOR REV PB 32-77 TRACT 3 LOT SIZE IRREGULAR OR 17923-4304 % 4305 1297 4 (3).

NW2 ANNEXATION AREA LAND USE



Department of Planning and Zoning Research Section September 2005

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