



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)2

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

DATE: September 20, 2011

FROM: Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Proposed Boundary Change to the
City of Florida City
Annexation Area H

Christopher Agrippa, Division Chief
Clerk of the Board

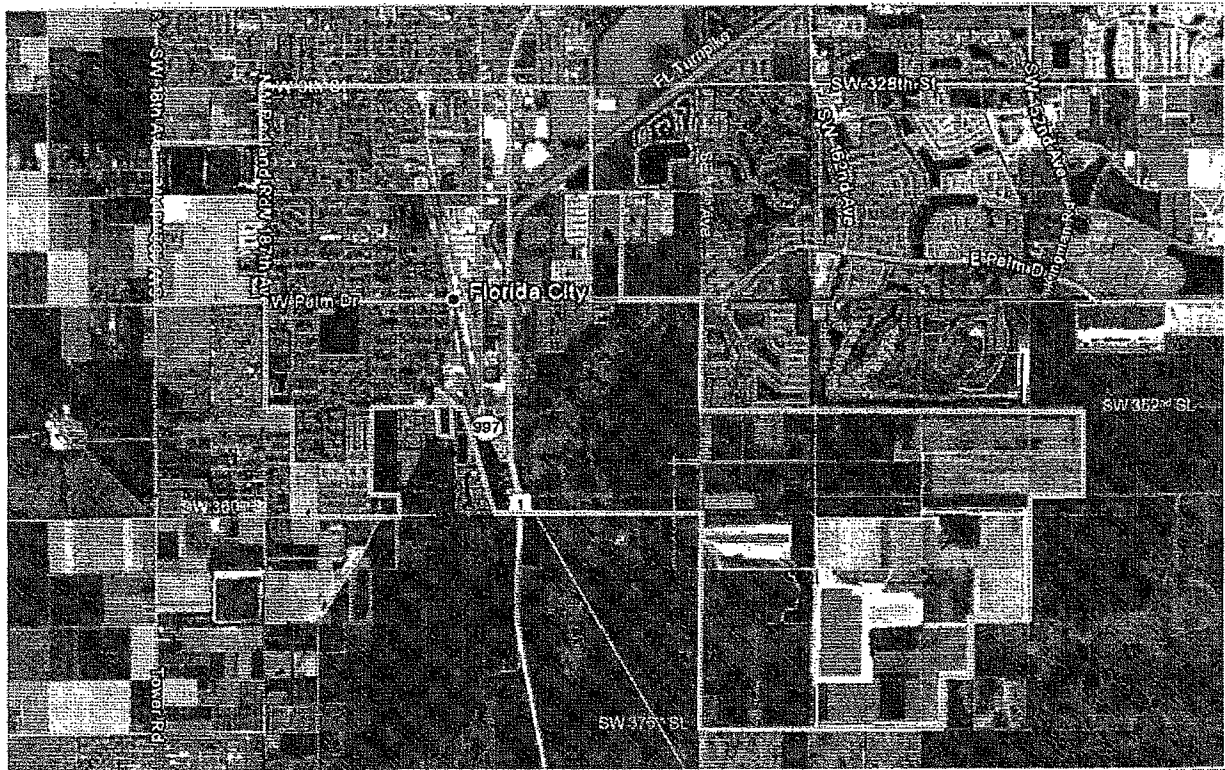
Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the City of Florida City requesting a boundary change to the City of Florida City. (See legal description in the attached application).

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

CA/kk
Attachment



Annexation Area H



The City of Florida City
&
ILER PLANNING

June 29, 2019

City of Florida City
Annexation Area "H" Application

Submittal to: Miami-Dade County

Prepared By:

City of Florida City

&

ILER PLANNING

June 29, 2011

Table of Contents

Introduction.....	1
I. Area Description.....	2
II. Land Use Plan and Zoning	3
III. Grounds for the Proposed Boundary Change	8
IV. Service Provision.....	15
V. Timetable for Supplying Services.....	19
VI. Financing of Services	20
VII. Tax Load	22
VIII. Conclusion	23

Exhibits

- A: Florida City Commission Resolution No. 11-19
- B: Legal Description of Area H
- C: Certificate of Publication of Public Hearing Notice
- D: Affidavit Certifying Mailing of Public Hearing Notices to Affected Property Owners
- E: Certificate of County Supervisor of Registration
- F: Applicable County Future Land Use Designations
- G: Applicable County Zoning Districts
- H: Assessed Value of Area H Properties
- I: Florida City's Water and Sewer Service Area
- J: City-owned Parcels Map
- K: Residential Development Certificate of MDC Planning and Zoning Director

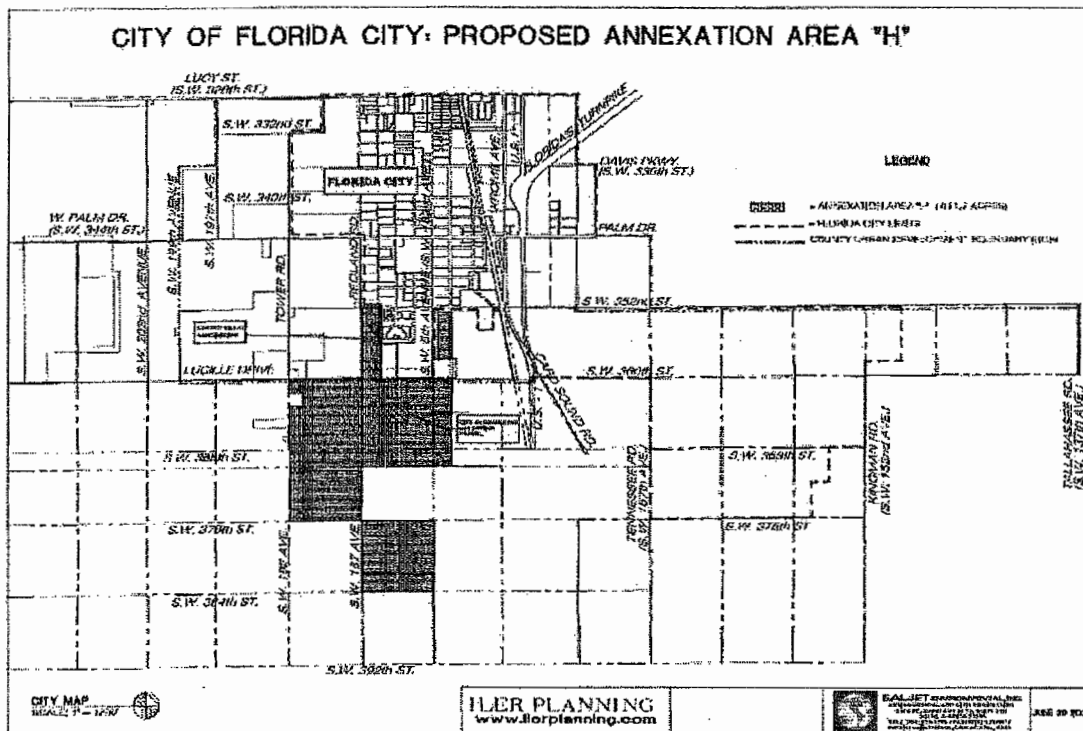
Introduction

On June 29th of this year, the Florida City Commission adopted Resolution No. 11-19 (Exhibit A) approving the submittal of an application to Miami-Dade County for the annexation of a 812 acre unincorporated area on the City's southwestern limits, designated as Area H (the "Area") and depicted in Figure 1 below. Exhibit B contains the legal description for Area H.

The Resolution was adopted at an advertised public hearing in accordance with County Code. The hearing notice was published in a local newspaper (Exhibit C) and, all property owners within Area H and within 600 feet outside its boundary were notified via direct mailing. The affidavit certifying the mailing is in Exhibit D. In addition, a certificate from the County Supervisor of Registration documenting that the Area contains a total of 213 registered voters is provided in Exhibit E.

The subsequent sections of this application provide the additional information required by Section 20-3 of the County Code of Ordinances.

Figure 1: Proposed Annexation Area H



I. Area Description

Area H is comprised of 811.7 acres, and is generally bounded on the north by SW 352nd Street, on the west by SW 192nd Avenue, on the south by (theoretical) SW 384th Street, and on the east by (theoretical) SW 180th Avenue. The County's Urban Development Boundary (UDB) lies along Lucille Drive (SW 360th Street), thus most of Area H is located outside of the County's UDB.

Based on current County Property Appraisal information, there are 105 housing units in Area H; all are single-family structures. Using the County's 2010 average household size of 2.88 persons/household and vacancy rate of 12.3% (U.S. Census), the estimated population is 268 persons. There are a total of 213 registered voters in the Area. The large majority of these residents live in the Centro Campesino single-family residential neighborhood located adjacent to the City's current boundary on Redland Road (SW 187th Avenue), north of SW 360th Street. The neighborhood is served with central water and sewer service by Miami-Dade County. All other developed lots and agricultural uses in the Area utilize on-site water wells and septic tanks. A large majority of land in Area H is either vacant or in active agriculture at this time. The South Florida Evaluation and Treatment Center, a mental health facility operated by the State of Florida, is situated just outside of Area H on the east side of (theoretical) SW 187th Avenue and south of (theoretical) SW 368th Street, and the Miami-Dade County Detention Facility is also located outside the southwest boundary.

The paved road network in Area H is very limited due to the small amount of urban development. The only two significant north-south roads are Tower and Redland Roads; both are 2-lanes in width. Tower Road is paved along the entire western boundary of the Area and is the main access route to Everglades National Park. Redland Road is a major County section line road that extends south into the northern part of the Area, but dead-ends at SW 360th Street. East-west roads serving Area H include SW 352nd Street, SW 360th Street and SW 376th Street.

Environmental Protection Subarea D (Canal-111 Wetlands), designated in the County's CDMP, is located south and east of the proposed annexation area. This environmental protection subarea is primarily owned by public environmental agencies.

A proposed federal detention facility is planned on a 40 acre tract of land located southeast of SW 376th Street and SW 187th Avenue (See Exhibit J) in the southeast corner of Area H. This site is owned by Florida City, and the City is under an agreement with The Geo Group to build and operate the detention complex. The Federal grant application to provide funding for the project is still under review, thus construction of the facility is uncertain at this time. Additionally, there is a 10 acre City-owned stormwater parcel located just beyond the City's southern boundary to accept flood water from the Friedland Manor residential subdivision in Florida City.

II. Land Use Plan and Zoning

Land use in the annexation area is currently under the jurisdiction of Miami-Dade County and its adopted Comprehensive Development Master Plan (CDMP). The current County future land use designations in Area H are:

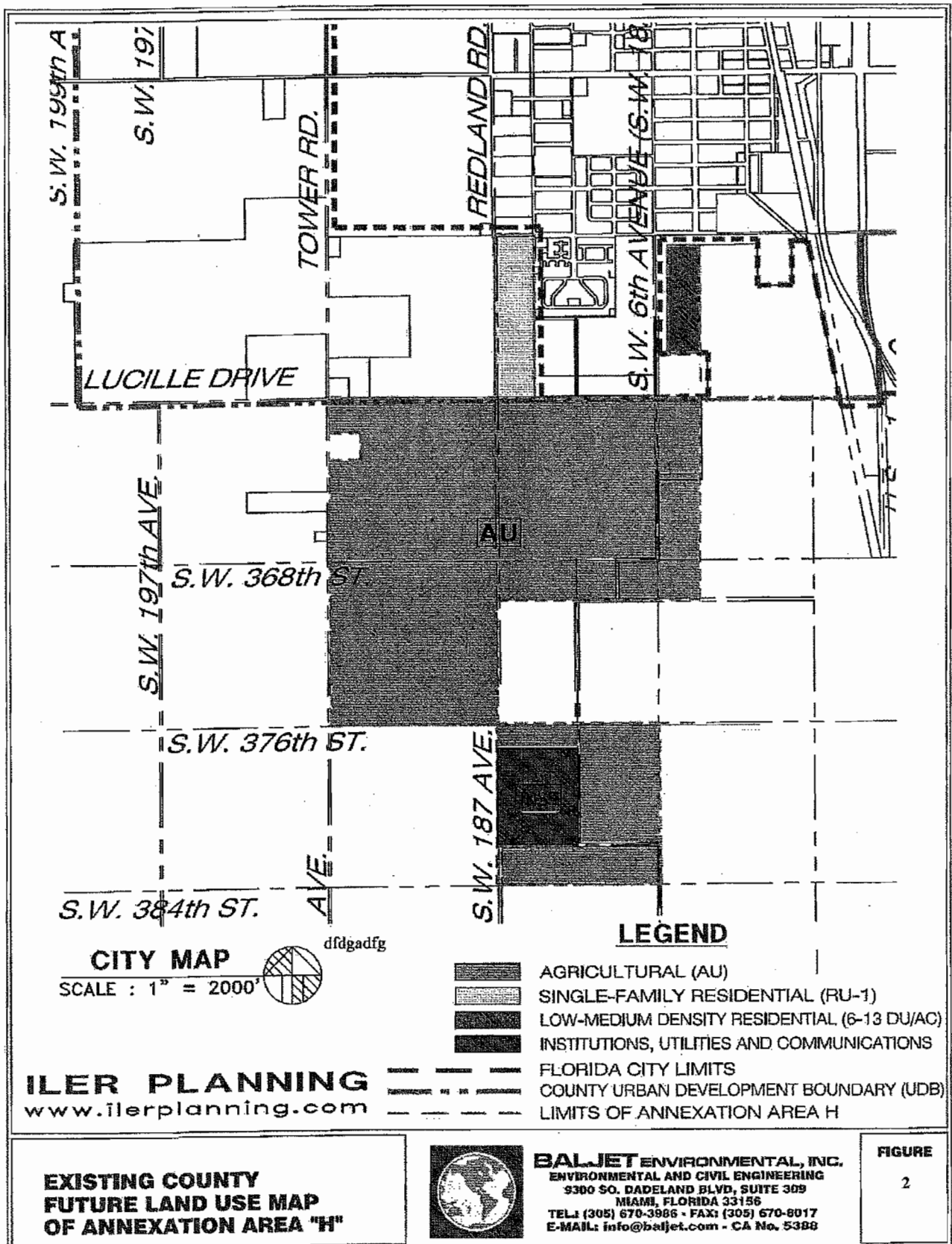
- Agricultural Use (AU);
- Low Density Residential;
- Low to Medium Density Residential; and
- Institutional, Utilities and Communications.

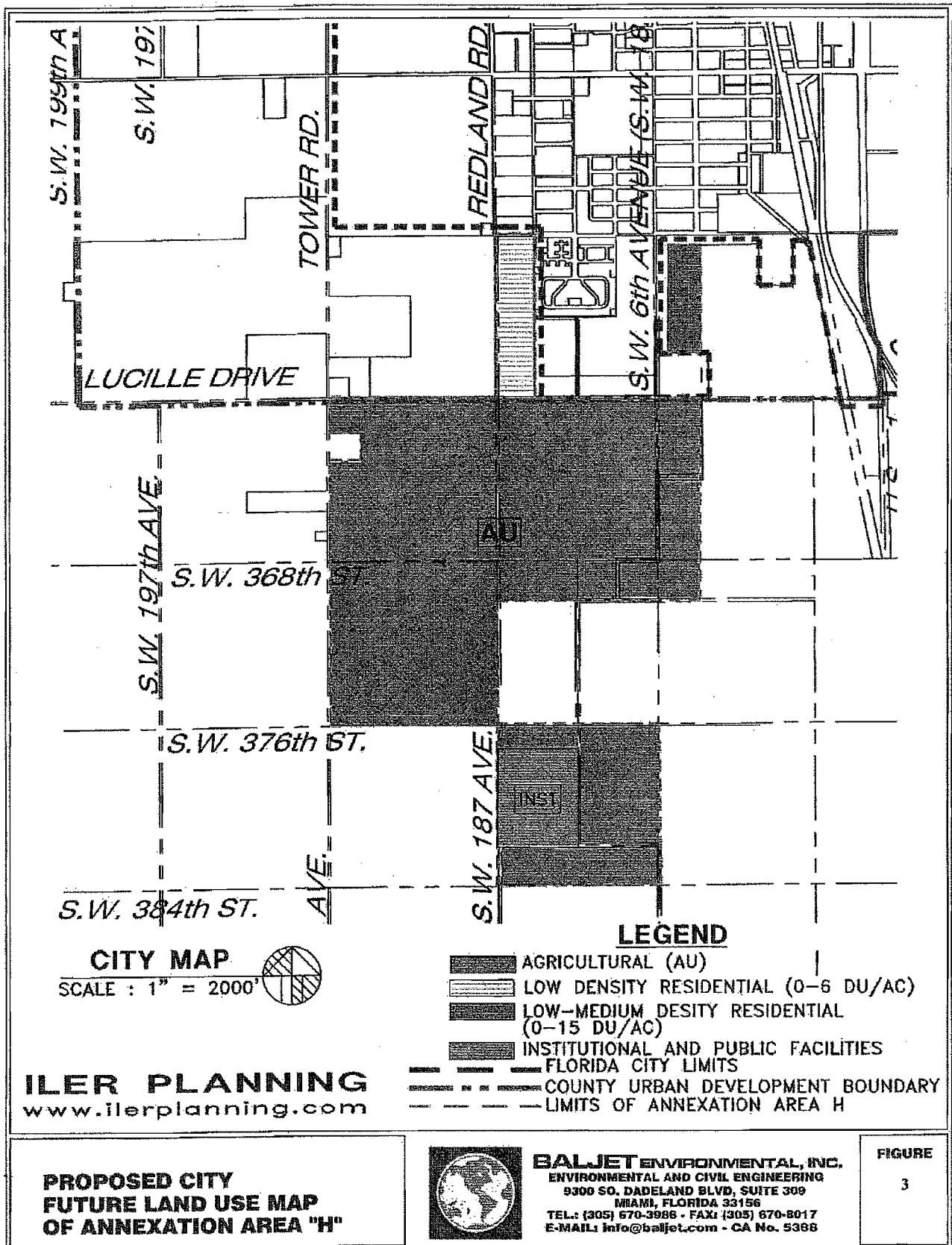
The descriptions of these designations are contained in Exhibit F. Figure 2 shows the location of the designations in Area H according to the County's adopted Land Use Plan. The future land use allocation within Area H is approximately: 85% Agricultural Use; 5% Low Density Residential; 4% Low-Medium Density Residential; and 6% Institutional, Utilities and Communications. Most of the land within Area H is vacant or in active agriculture at this time. According to the County's CDMP, land designated AU contains the best agricultural land remaining in Miami-Dade County and the protection of such viable land is a priority. The principal use in the AU land use category is agriculture, and ancillary to and directly supportive of agriculture and farm residences are also allowed. Single-family homes may be built on 5 acres or larger parcels. If the annexation is approved, the City will apply the same or similar future land use categories fully-consistent with the designations contained in the CDMP and shown on the adopted Land Use Plan. The City would also adopt the UDB requirements currently contained in the County's CDMP. Figure 3 shows the proposed City land use designations.

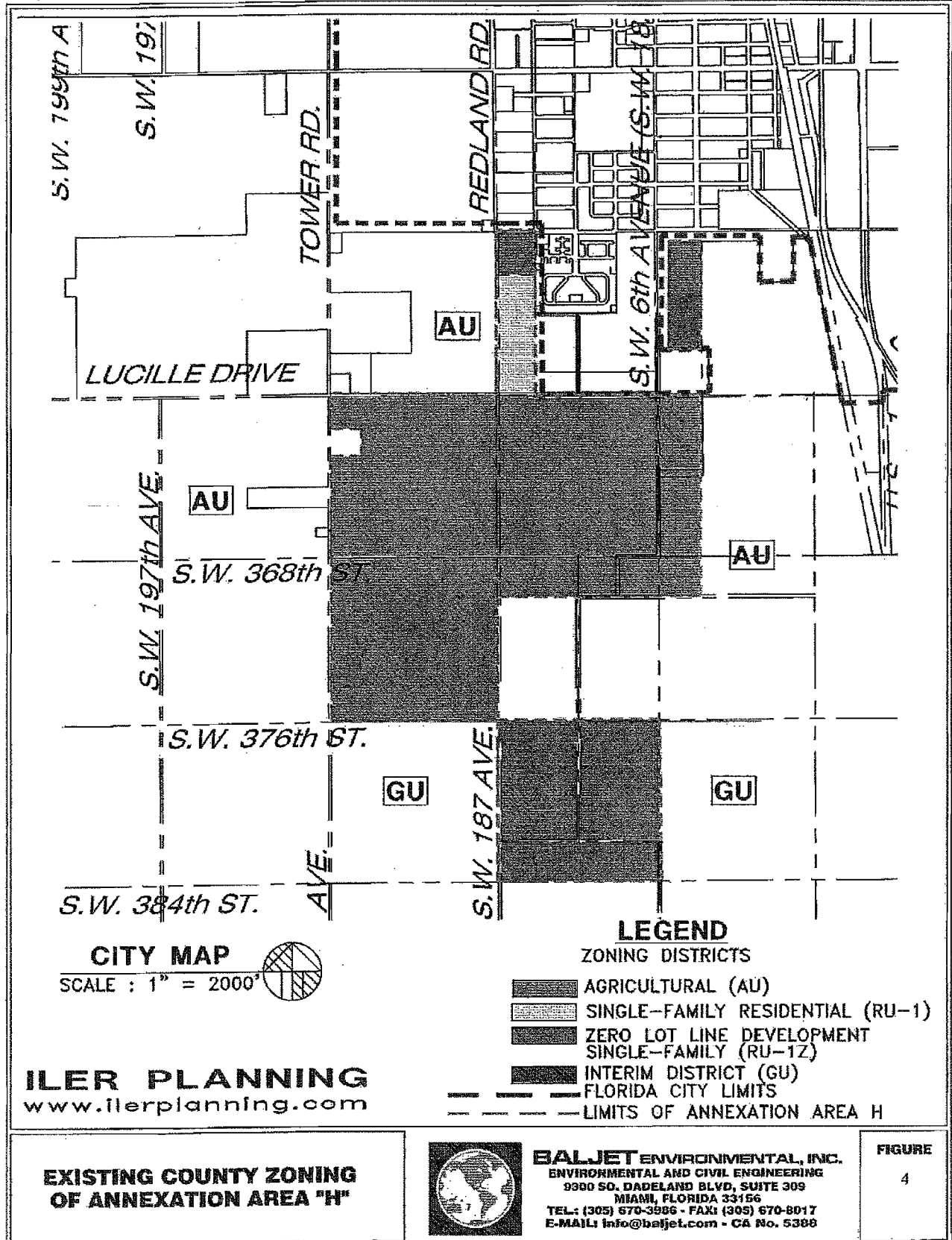
Figure 4 depicts the existing zoning categories applicable to Area H from the County's approved Zoning Map. The zoning in the Area is a mix of the zoning districts listed below; the permitted uses and land development regulations for these zoning districts are provided in Exhibit G.

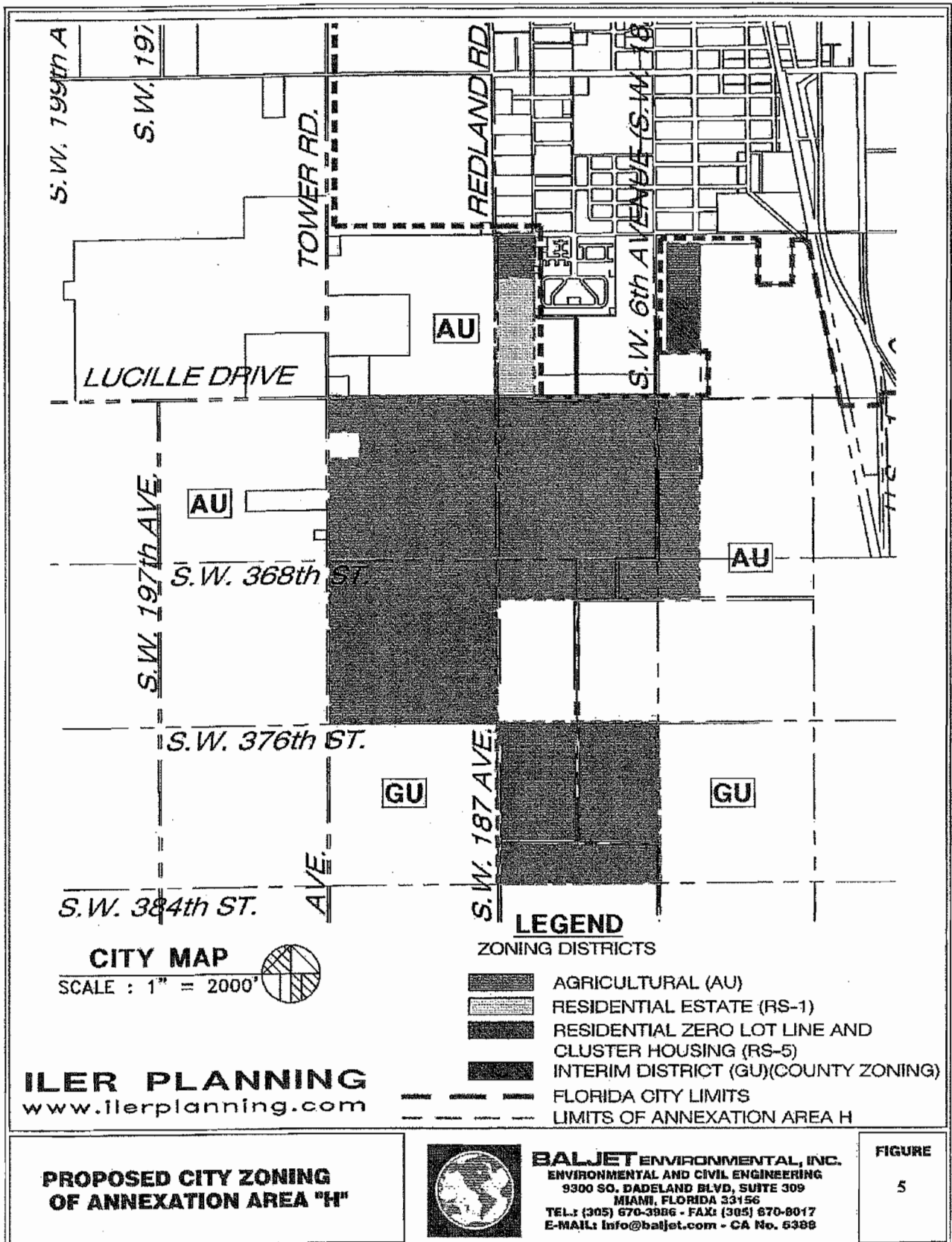
- Agricultural Use (AU) District;
- Single Family Residential (RU-1) District;
- Zero Lot Line Development Single Family (RU-1Z) District; and
- Interim (GU) District.

If the annexation is approved, the City will apply the same or similar zoning districts fully-consistent with the categories shown on the County's Zoning Map and in the Code of Ordinances. Figure 5 presents the proposed City zoning categories that would be applied to Area H.









III. Grounds for the Proposed Boundary Change

There are a number of very valid grounds supporting the annexation of Area H into the boundaries of the City of Florida City. In order to fully appreciate their importance to, and impact on, the future of the City, it is helpful to highlight a few facts about local history and geographic context.

Incorporated in 1914, Florida City is one of the oldest cities in Miami-Dade County and for most of its history has been located a significant distance from Miami and the center of County government. With the creation of the County's Comprehensive Development Master Plan (CDMP) and county-wide Urban Development Boundary (UDB) in the 1960s and 70s, the City found itself on the southern periphery of the new UDB line which encircled it on 3 sides (east, south and west) and imposed a severe and wholly-unanticipated development constraint on its future growth potential. Of course, the City of Homestead is located adjacent to the north and thus boundary expansion in that direction is not possible. Combine these circumstances with the many thousands of acres of environmentally-sensitive wetlands located directly east and south of Florida City, much of which has been purchased by the South Florida Water Management District and Miami-Dade County over the past 30 years, and you have a City that is forced to use every option available to grow and expand like many healthy cities in Miami-Dade County, especially those on the urban fringe. Expansion to the north, east and southeast are no longer feasible due to the reasons cited above. Florida City can now only look southwest and west for significant boundary opportunities, as it has done with this annexation application. Area H, located southwest of the current City boundary, represents one of the few options left to Florida City for future jurisdictional growth and development, and thus must be pursued on a community preservation basis, as any other forward-thinking community in Miami-Dade County would certainly do. In addition, it's clear this annexation proposal itself makes good public fiscal and efficiency sense for the City and Miami-Dade County, and saves businesses and residents significant time and money by bringing local government much closer to them. The specific grounds for this annexation are presented below.

More Cost-Effective and Accessible Governmental Services

Given the close proximity of Florida City's existing governmental facilities to the residents and property owners of Area H, the City can provide those services much more cost-efficiently than Miami-Dade County. The primary services involved would be police, general government, water/sewer facilities, stormwater management and local road maintenance.

Police. The City's Police Headquarters is located at 404 West Palm Drive, less than 1 mile from the northern boundary of Area H. This gives City Police an average response time of 3 minutes. The City force has a total of 33 full-time sworn officers and 31 vehicles, 18 of which are patrol cars. The

Department includes a fully-trained SWAT Team, detective bureau, vice squad, criminal investigations unit and undercover operations. City Police are also experienced in addressing agricultural crime and have ready-access to full laboratory analysis capabilities.

The closest Miami-Dade County Police substation is the Cutler Ridge District Station 4 located at 10800 SW 211th Street, approximately 14 miles from the Area with an estimated 16-19 minute response time. Thus with annexation, police response times would be greatly reduced, patrol coverage enhanced and improved public safety service made available to Area H residents, property owners and local growers.

General Government Services. Florida City's City Hall is also located at 404 West Palm Drive, very close to Area H. The City is a full-service municipal government with a Mayor/Commission form of government; the Mayor is also the City Manager. It has 95 full-time employees with City Hall administrative offices containing Finance, Community Development, Building and Zoning, Water and Sewer, Personnel, Public Works and Information Technology departments. The FY 2011 General Fund budget for the City is \$12.2 million. The City operates a 4.0 MGD water plant and tower, and associated water main system throughout its utility service area (see Exhibit I). It also maintains an extensive sewer line system as well. Total water and sewer revenues in FY 2011 are estimated to be \$2.6 million. The Community Development Department maintains the City's Comprehensive Plan, and handles all zoning and site plan approval requests. The Building and Zoning Department reviews building plans, issues permits and conducts all types of building inspections, except County Fire Department and DERM review.

The County's nearest administrative facility is the South Miami-Dade County Government Center located at 10800 SW 211th Street, 14 miles north of Area H. Of course, the County services available in the South Miami-Dade Center are limited, and many times residents and owners must go to the County's Main Government Center in Miami to conduct their business, especially on zoning and development matters. Thus, it's clear that Area residents and property owners will have much easier and quicker access to all forms of local government services with annexation. In a time of substantial economic hardship like we have today, much faster access and processing of citizen requests will save significant time and money for them and local government; a sizeable short and long term benefit of this annexation.

Water and Sewer Facilities. Florida City's 2010 population, as documented by the U.S. Census, was 11,245 and those residents are served by the City's extensive water and sewer utility system. Water is extracted from the Biscayne Aquifer at the Florida City Wellfield located in the City, which is comprised of four (4) wells. The City's water treatment plant (WTP) is located at the Wellfield and has a capacity of 4 million gallons per day. It serves all developed parcels within the City's utility service area shown in Exhibit I. The treatment provided by the Florida City WTP is chlorination and corrosion control via free chlorine and polyphosphate. The City also maintains the sewer system within the service area and purchases wastewater treatment capacity from Miami-Dade County via a master meter system. The City

also has a strong track record of obtaining State and Federal grants for water and sewer facilities; last year it secured over \$2.5 million in utility grant dollars.

While most of the annexation area is outside the UDB line and thus will not require central water and sewer services due to the 1 unit/5 acre density limit, there are some vacant parcels north of SW 360th Street (within the UDB) with higher density zoning which might be feasible for such services. If so, the City is ready, willing and capable of providing them at less cost and at a level-of-service equal to, or higher than, Miami-Dade County WASAD.

Stormwater Management. The City maintains the local drainage system within its boundaries and its Public Works Department has documented experience in handling the most difficult stormwater problems. Case in point is the \$6 million Friedland Manor Drainage Project recently completed by the City using primarily State grant dollars matched by a small amount of City funds. It provided a state-of-the-art positive drainage system to this historic Florida City neighborhood which had experienced flooding problems for many years. The project involved purchase of a 5 acre parcel located in Area H immediately south of current City boundaries which is utilized as a retention pond for Friedland Manor run-off. If annexation occurs, this proven expertise could greatly assist the Centro Campensino neighborhood located north of SW 360th Street along Redland Road in addressing persistent drainage issues.

Local Road Maintenance. Area H has few paved roads and all of those are 2-lane. In addition, a number are in below average-to-poor condition. One notable example is Redland Road (SW 187th Avenue) between SW 352nd and 360th Streets which has numerous potholes and floods easily during rainstorms in many parts. The City places a major focus on road maintenance and beautification, and annually devotes approximately \$2.8 million to repaving, roadway drainage, sidewalks and street trees. Last year, over 3 miles of local streets were repaved, improved and landscaped. If annexation occurs, the City plans to expand this program to Area H and immediately begin to upgrade the poorest area roadways which the County has not been able to address over many years.

2 City-owned Parcels

The annexation will bring 2 City-owned parcels into Florida City jurisdiction: the 5-acre stormwater management tract mentioned above and 40-acre Geo Group Detention Facility parcel. These properties are shown in Exhibit J. The City's considerable investment in these key parcels can be much better protected and enhanced with annexation. It makes economic and service efficiency sense. In addition, the eventual development of the Geo Group site into a large detention facility will bring much needed jobs, income and economic development to the Florida City area.

Expanded Residential/Agricultural Diversity

Annexation Area H also represents an opportunity to add large lot rural residential areas to the residential living options available in Florida City. Today, the largest residential lots in the City are zoned for ½ acre development. Over 90% of Annex H is located outside of the UDB and thus the minimum lot size is 1 dwelling unit per 5 acres. The City will to adhere to the UDB line and its requirements, and maintain current land use designations outside the UDB unless approved by the County. If annexed, this new inventory of much larger lot residential areas will give existing and future City residents more living options. It will also make the City a more attractive place to live and inject an important component of residential living which Florida City has never had before. It is indeed an oddity that while the City's 90+ year history is closely linked to agriculture, it does not have available large rural/agricultural areas today within its boundaries. Area H also contains a wide range of agricultural uses such as plant nurseries, greenhouses, tree groves and row crops. Thus the annexation would add valuable rural-living and agricultural sectors to the City's economy and land use pattern, which have not been present for a long time.

A Good Residential Neighbor

The Centro Campesino neighborhood is located adjacent to the City's southwest boundary north of SW 360th Street. The City has always had a unique relationship with this working class neighborhood, and provided emergency and other special services when ever requested or needed. The opportunity to bring this residential asset and long-time neighbor into Florida City was a major reason for undertaking this annexation initiative. If given the opportunity, the City will use it experience and resources to work with community leaders to upgrade the area as needed. One example is Redland Road which runs along the western boundary of Centro Campesino and is in very poor condition.

No Fiscal Impact on Miami-Dade County

This annexation will have a very, very negligible impact on the County's budget; costing it \$16,700 annually. In exchange for that relatively small amount of revenue loss, the County will be able to forego the cost of providing police, general government, local road maintenance and stormwater management services to a 1.3 square mile area very distant from its district service centers. The total taxable value of Area H is \$7.2 million which is "invisible" in the massive Miami-Dade County tax base but represents a substantial addition to the City's property tax role. In addition the financial impact on area residents would be modest, costing only an additional \$136/year or 12/month for the 'typical' Area H homeowner in return for greatly improved and more accessible local government services.

County Land Use Plan and UDB Policies Will Be Enforced

If the annexation is approved, Florida City will maintain the current future land use designations depicted on the CDMP Future Land Use Map and enforce UDB policies. The City has a proven track record in this area, having adopted and enforced County land use and UDB regulations in a prior annexation in 2007 approved by the County southeast of the City.

Meets Code Guidelines for PAB Review

The annexation of Area H is consistent, and complies, with all of the 9 guidelines for Planning Advisory Board review contained in Section 20-6(b) of the County Code as shown below.

1. It does not divide a historically-recognized community.
2. Area H is compatible with the existing planned land uses and zoning of the City.
3. The Area is not part of any federal/state enterprise zones, or targeted area by public agencies.
4. Public safety responses times will be significantly improved with annexation.
5. Annexation will not introduce any barriers to municipal traffic circulation.
6. Area H will be served by the same public service franchises as the City, to the degree possible.
7. City is prepared to address any extraordinary emergency evacuation needs of the Area.
8. There is no public transportation in Area H so this guideline does not apply.
9. Area H will be in the same school district as current City residents to the degree possible.

Complies with County Commission Review Guidelines

The City's annexation application is also consistent with the 9 guidelines for review by the Board of County Commissioners found in Section 20-7(A) of County Code. The analysis below provides the documentation for this finding.

(1) Cohesive and Inclusive Boundaries. (a) The annexation does not divide a US Census Designated Place; (b) no ethnic minority and/or lower income residents have petitioned the City to be included that are not already in Area H; (c) the Area is contiguous to Florida City in many locations and does not create any unincorporated enclave areas as defined in the Code; (d) natural and/or built barriers, such as existing roadways and section lines, were used to the extent feasible in planning the proposed boundary.

(2) Property Tax Cost. Based on a complete analysis of County Property Appraisal records in Exhibit H, the taxable value of the "average" single-family home is \$34,500 and that home is currently assessed \$80/year in property taxes as part of the County's Urban Municipal Service Area (UMSA) for municipal-level services. With annexation the same home would be billed \$268/year for Florida City services. Thus

with annexation, the incremental cost increase to the average homeowner in Area H for greatly improved and more accessible local government services would be \$188 annually or \$16/month.

However, it should be noted that these "average" figures do not accurately depict the cost to "typical" homeowners in Area H. County records indicate that 66% of the housing stock has a taxable value of exactly \$25,000 and for that reason those homes represent the "typical" homeowner situation in reality. Thus, the "typical" Area H homeowner now pays \$58 in UMSA taxes and would be assessed \$194 for City services; a much smaller tax differential of \$136/year or \$12/month in additional cost.

(3) Urban Development Boundary. Most of Area H is situated outside the County's established UDB and, for that reason, Florida City will maintain the current future land use designations depicted on the Miami-Dade County CDMP Future Land Use Plan and enforce UDB policies. The City has a proven track record in this area, having adopted and enforced County land use and UDB regulations in a prior annexation in 2007 approved by the Board of County Commissioners which included substantial land outside the UDB.

(4) Impact on UMSA. This annexation will have a very negligible impact on the UMSA revenue base; reducing it by \$16,700 annually. In exchange for that relatively small revenue reduction, the County will be able to terminate police, general government, local road maintenance and stormwater management services to a 1.3-square mile area very distant from its district service centers. The annexation will not adversely impact the County's ability to efficiently and effectively service to adjacent remaining unincorporated areas, and in fact should increase overall efficiency by allowing the County to refocus resources to service areas closer to its Administrative Center downtown and outlying district service centers.

(5) Per Capita Taxable Value. The preliminary 2011 taxable property value of all Area H properties is \$7,267,075 and its estimated population is 268. Using these figures, the per capita taxable value of the Area is \$27,116. This value is at the low end of the \$20,000-\$48,000 range in County Code needed to "assure fiscal viability is maintained in the unincorporated area," and thus Area H is fully consistent with the intent of this guideline.

(6) Other Factors. This guideline is not applicable.

(7) Special or Unique Circumstances. As mentioned previously, there are several such circumstances with respect to this application. The annexation gives the City the very special opportunity to include the Centro Campensino neighborhood into its jurisdiction. Florida City has always had a unique relationship with this working class neighborhood, and provided emergency and other special services when ever requested or needed. The opportunity to bring this valuable residential asset and long-time neighbor into Florida City was a major reason for undertaking this annexation initiative. In addition, the annexation will bring 2 City-owned parcels into Florida City jurisdiction: a 5-acre stormwater management tract and 40-

acre Geo Group Detention Facility parcel. These properties are shown in Exhibit J. The City's considerable investment in these key parcels can be much better protected and enhanced with annexation. It makes economic and service efficiency sense. In addition, the eventual development of the Geo Group Detention Facility will bring much needed jobs, income and economic development to the Florida City area.

(8) Designated Terminals. Area H contains no areas designated as terminals on the County's Adopted Land Use Plan Map.

(9) Regulatory Authority over Designated Terminals. Area H contains no areas designated as terminals on the County's Adopted Land Use Plan Map.

IV. Service Provision

Over 90% of Area H is located outside of the County's Urban Development Boundary (UDB) and thus will not require central water and sewer services. However, the entire Area will utilize a number of municipal-level services which Florida City will provide to Area H in most cases if annexation is approved. The service provision plan is outlined below.

Police Protection

Police protection will be provided to Area H by the Florida City Police Department. The City's Police Department currently has 33 sworn officers, 31 vehicles, fully-trained SWAT team, detective bureau, and vice squad. Police Headquarters is located at 404 West Palm Drive, less than 1 mile from the annexation area. The response time to Area H from the City's Police Department is approximately 3 minutes. The daily manpower and facilities of the Department would provide more frequent patrols and faster police response to the Area than by the Miami-Dade Police Department. Currently, the Miami-Dade County Police Station serving Florida City is the Cutler Ridge District Station 4, which is located at 108000 SW 211th Street, and about 14 miles away from Area H. The estimated response time for County Police to Area H is 16-19 minutes.

Fire Protection

Florida City is part of the Miami-Dade County Fire Rescue District. If the annexation is approved, Area H will continue to receive fire and rescue services from the same stations and resources of Miami-Dade County Fire Rescue.

Water Supply and Distribution

The Centro Campensino neighborhood receives central water services from Miami-Dade County WASAD and there would be no change in that service with annexation. Over 90% of Area H is outside the UDB line, so central water will not be required for the large majority of the Area. When the planned Federal Detention Facility is built at the southern end of Area H, it will be served by Miami-Dade County from existing nearby lines. There are some vacant parcels north of SW 360th Street (within the UDB) with higher density zoning which might be feasible for central water. If so, the City is ready, willing and capable of providing it at a level-of-service equal to, or higher than, Miami-Dade County.

Facilities for the Collection and Treatment of Sewage

The Centro Campensino neighborhood receives central wastewater collection and treatment services from Miami-Dade County WASAD and there would be no change in that service with annexation. Over 90% of Area H is outside the UDB line, so central wastewater services will not be required for the large majority of the Area. When the planned Federal Detention Facility is built at the southern end of Area H, it will be served by Miami-Dade County from existing nearby lines. There are some vacant parcels north of

SW 360th Street (within the UDB) with higher density zoning which might be feasible for central wastewater collection. If so, the City is fully capable of providing the service.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection for residents and businesses in the City is provided by Florida City through a long-term franchise agreement with Waste Management, Inc. Residential collection service is provided twice a week, and collection service to commercial and institutional uses is supplied once a week. The garbage and refuse collected in the City is hauled to the South Miami-Dade County Landfill, which is owned and operated by the County. Developed portions of Area H are currently served by Miami-Dade County for garbage collection and with annexation that service would remain unchanged.

Electric Service and Street Lighting

Electric service and the street lighting system in Florida City are provided by Florida Power and Light (FPL). It is expected that FPL will provide these services to the proposed annexation area as development occurs. The standards for street lighting in the proposed areas would be fully consistent with the Florida Building Code and State Energy Code.

Street Construction and Maintenance

Florida City maintains all local streets within its jurisdiction. Section-line roads, arterial roadways and expressways in and around the City are maintained either by FDOT or Miami-Dade County. Area H has few paved roads and all of those are 2-lane roads. In addition, a number are in below average-to-poor condition. One notable example is Redland Road (SW 187th Avenue) between SW 352nd and 360th Streets which has numerous potholes and floods easily during rainstorms in many parts. The City puts a major focus on road maintenance and beautification, and annually devotes approximately \$2.8 million to repaving, roadway drainage, sidewalks and street trees. Last year, over 3 miles of local streets were repaved, improved and landscaped. If annexation occurs, the City plans to expand this program to Area H and immediately begin to upgrade the poorest area roadways which the County has not been able to address over many years. Within the UDB, any future minor arterials and collector streets will be constructed by the private sector as development occurs with maintenance responsibility transferring to the City once improvements are completed.

Park and Recreation Facilities and Services

Florida City currently has 31.2 acres of parks with onsite facilities and recreational programs for youths and adults. These facilities would be open to residents and visitors of the proposed annexation area. Recreational services for existing and future residents of Area H will be provided as future development occurs.

Building Inspection

The City maintains a full-service Building Division which processes building permits, conducts building inspections, and issues citations for Building Code violations. These City services would be much closer to the property owners and residents of Area H than similar services now provided by Miami-Dade County at the South Miami-Dade Government Center or downtown Administrative Center. All applicable federal, state, regional and county stormwater management and environmental permits are required to be obtained prior to the issuance of any City building permit.

Zoning Administration

Florida City maintains a Zoning Code that is consistent with its adopted Comprehensive Development Master Plan (CDMP). All site plans for proposed development are reviewed for consistency with the CDMP and Zoning Code by a Site Plan Review Committee. The Committee is comprised of the City Manager, Community Development Director, City Planner, City Engineer, and City Building Official. Requests for rezoning, variances, and special use permits and exceptions are also reviewed by the Committee for recommendation to the Planning and Zoning Board, and City Commission. Site plans that meet all planning and zoning requirements are approved administratively by the Site Plan Review Committee.

If the annexation is approved, the Area would be required to comply with the requirements of Florida City's Zoning Code. All County zoning would be "grandfathered" into the City and the pre-existing development rights of all Area H property owners would be preserved. In addition, the City will enforce all County land use and zoning outside the UDB line in Area H, unless any future amendments or changes are approved by the County. Area H owners and residents would come to City Hall, 3-5 minutes away, to utilize City zoning services. This is considerably closer and more accessible than similar County services which for zoning matters can mean a long trip to downtown Miami, easily costing residents and property owners 2 hours in travel time alone today.

Local Planning Services

Comprehensive planning services in the City are provided by Florida City's Community Development Department. The department is responsible for growth management in Florida City, and ensures that all development applications are consistent with the goals, objectives and policies of the City's CDMP. Additionally, the department oversees annexation applications, CDMP amendments, and the planning of capital projects needed to maintain level-of-service standards. The objective of the department is to prevent inefficient and costly urban sprawl, and conserve environmental resources.

As the dominant municipal government currently influencing the future development of Area H, Florida City is in the best position to provide effective and coordinated growth management for the Area. This is due to the fact that Area H 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 a forgotten

"outparcel" on the distant periphery of Miami-Dade County's future development boundary. Similar to zoning services discussed above, Area H owners and residents would come to City Hall, 3-5 minutes away, to utilize City planning services. This is considerably closer and more accessible than similar County services which for planning matters can mean a long trip to downtown Miami, easily costing residents and property owners 2 hours in travel time alone today.

Special Services Not Listed Above

The following special services are provided in Florida City. If the annexation is approved, these services would also be made available for the residents and landowners of Area H.

a.) Housing and Economic Development Programs

Florida City offers a wide array of affordable housing and economic development programs including: HOME funding, disaster relief monies, and commercial façade grants. These programs are available at City Hall, much closer to Area H than the County's downtown Administrative Center.

b.) Stormwater Management

The City maintains the local drainage system within its boundaries and its Public Works Department has documented experience in handling the most difficult stormwater problems. Case in point is the \$6 million Friedland Manor Drainage Project recently completed by the City using primarily State grant dollars matched by a small amount of City funds. It provided a state-of-the-art positive drainage system to this historic Florida City neighborhood which had experienced flooding problems for many years. The project involved purchase of a 5 acre parcel located in Area H immediately south of current City boundaries which is utilized as a retention pond for Friedland Manor run-off. If annexation occurs, this proven expertise could greatly assist the Centro Campensino neighborhood located north of SW 360th Street along Redland Road in addressing persistent drainage issues. Regional stormwater management standards in Florida City are implemented by the South Florida Water Management District and Miami-Dade County Department of Environmental Resource Management. All proposed development projects must obtain the required regional and County stormwater management permits prior to the issuance of a City building permit. The same requirement will apply to Area H if the annexation is approved.

General Government

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

V. Timetable for Supplying Services

Pursuant to Section 20-3(F) (3) of the Miami-Dade County Code, a timetable for City services to be available to Annexation Area H is required and is provided in Table 1 below.

Table 1: Timetable for Supplying Services in Annexation Area H

Service	Timetable
Police Protection	Immediate
Fire Protection	(County)
Water Supply and Distribution	As required by future development
Facilities for the Collection and Treatment of Sewage	As required by future development
Garbage and Refuse Collection and Disposal	(County)
Street Lighting	(FPL)
Street Construction and Maintenance	Immediate
Park and Recreation Facilities and Services	Immediate
Building Inspection	Immediate
Zoning Administration	Immediate
Local Planning Services	Immediate
Housing and Economic Development Program	Immediate
General Government	Immediate

City services to be provided immediately to Area H include: police protection and general government services. Fire protection will continue to be provided by Miami-Dade County through an interlocal agreement with the City. All other services will be provided as needed as future development occurs.

VI. Financing of Services

Financing of the services noted in Section V are detailed below.

Police Protection

The Florida City Police Department is funded through the City's General Fund. If Area H 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.

Fire Protection

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing tax revenue sources.

Water Supply and Distribution

Future costs associated with water treatment, main extensions and building connections will be paid for by private developers as development occurs within the UDB in Area H.

Facilities for the Collection and Treatment of Sewage

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

Garbage and Refuse Collection and Disposal

Solid waste disposal costs generated in Area H will be borne by residents and property owners who will continue to pay monthly service fees to Miami-Dade County and/or licensed franchise haulers.

Street Lighting

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

Street Construction and Maintenance

New roadway construction and expansion of existing streets may be necessary to accommodate future development within the UDB. New roadway construction will be funded by the private development sector through direct construction and payment of impact fees. The State, County and Florida City will use gas taxes, grants and impact fees to improve and maintain the portion of the limited Area road system they are responsible for.

Parks and Recreation Facilities and Services

Parks and recreation facilities and services are funded by the City's General Fund and impact fees. It's anticipated that Area H will not impose any significant burdens on the City's existing facilities. Expansion of parks and recreational facilities will be made as needed to adequately address long-term recreational needs as limited development occurs in the Area.

Building Inspection

Building permitting and inspections are paid for by fees collected from private developers, owners, and residents as project applications are submitted. This method of financing would be used to pay for building permitting and inspections as future development occurs in Area H.

Zoning Administration

Zoning administration services will be funded by fees collected from private developers, owners and residents as they submit project applications within Area H.

Local Planning Services

Local planning services in Area H will be funded by fees from private developers, owners and residents as they submit project applications.

Special Services Not Listed Above**a.) Housing and Economic Development**

These programs are funded from federal, state and county sources. These programs would be made available to Area H property owners if the annexation is approved.

b.) Stormwater Management

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

General Government

General government services in Florida City are funded by the General Fund. For Area H, these services will be funded from increased property tax revenues.

VII. Tax Load

The total preliminary 2011 property value of Area H is \$28,359,687 according to the Miami-Dade County Property Appraiser's Office (See Exhibit H). The Area's total taxable value is \$7,267,075. The primary reason for the large decrease in Area property value for tax purposes is the prevalence of agricultural, governmental, and homestead tax exemptions; many more parcels within the Area have agricultural exemptions.

The current adopted millage rate for the City of Florida City is 7.75 mills. The current Urban Municipal Service Area (UMSA) tax rate for Area H property owners is 2.298 mills. If Area H is annexed into Florida City, the property owners of the Area would pay the City's millage rate of 7.75 mills and the UMSA rate would be removed, leaving a difference of 5.452 mills. Using the information provided above, the potential property tax revenue from Area H for Florida City would be approximately \$56,300 annually; the annual property tax loss for Miami-Dade County is estimated to be \$16,700.

Based on a complete analysis of County Property Appraisal records in Exhibit H, the taxable value of the "average" single-family home is \$34,500 and that home is currently assessed \$80/year in property taxes as part of the County's Urban Municipal Service Area (UMSA) for municipal-level services. With annexation the same home would be billed \$268/year for Florida City services. Thus with annexation, the incremental cost increase to the average homeowner in Area H for greatly improved and more accessible local government services would be \$188 annually or \$16/month.

However, it should be noted that these "average" figures do not accurately depict the cost to "typical" homeowners in Area H. County records indicate that 66% of the housing stock has a taxable value of exactly \$25,000 and for that reason those homes represent the "typical" homeowner situation in reality. Thus, the typical Area H homeowner now pays \$58 in UMSA taxes and would be assessed \$194 for City services; a much smaller tax differential of \$136/year or \$12/month in additional cost.

VIII. Conclusion

Florida City is in the best position and has the proven ability to immediately provide a high level of cost-effective and very accessible municipal services to Area H as shown in the prior sections. The City is a full-service local government with a 90+ year agricultural tradition which matches well with the rural lifestyle of Area H residents and property owners. The points below summarize the reasons why this annexation proposal is not only good for Florida City but also a solid deal for Miami-Dade County.

- * Florida City has few remaining boundary growth options and Area H is the most feasible.
- * Annexation will provide significantly more cost efficient and effective municipal-level services for Area H property owners and residents.
- * Police response times will be cut by 80%.
- * City Hall is within 1 mile of Area H; much closer and accessible to residents than the County Center at Cutler Ridge (14 miles) and downtown Government Center (35 miles).
- * The City will be able to help residents improve local roads now in poor/marginal condition, and address persistent drainage problems; 2 areas Florida City has proven expertise and available resources.
- * Annexation will bring 45 acres of City-owned parcels into local jurisdiction including the proposed Geo Group Detention Center site, generating significant jobs and income for South Miami-Dade.
- * The fiscal impact on the County's budget will be negligible; \$16,700 in revenue loss annually.
- * Miami-Dade County will save much more than it loses due to reduced service costs.
- * Florida City will adopt all County land use designations and UDB line for Area H, and provide the BOCC approval authority over any proposed land use amendments.
- * The Area H annexation proposal is fully consistent, and in compliance, with all applicable PAB and BOCC annexation review guidelines contained in County Code Sections 20-6 and 20-7.

For the reasons listed above and other supporting information presented in this Application, the City of Florida City formally requests that the Miami-Dade County Board of County Commissioners approve the annexation of Area H into the jurisdiction of the City of Florida City.

Exhibit A

FLORIDA CITY COMMISSION RESOLUTION NO. 11-19

RESOLUTION NO. 11-19

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FILING OF AN APPLICATION WITH MIAMI-DADE COUNTY FOR THE ANNEXATION OF AREA "H" CONSISTING OF 812 ACRES AND GENERALLY LOCATED SOUTH OF THE CURRENT CITY BOUNDARY INTO THE CORPORATE LIMITS OF THE CITY OF FLORIDA CITY PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES

WHEREAS, the subject Annexation Area H is 812 acres in size and generally bounded on the north by SW 352nd Street, on the west by SW 192nd Avenue, on the south by SW 384th Street, and on the east by SW 180th Avenue; and

WHEREAS, Area H is legally described in Exhibit A and delineated in Exhibit B; and

WHEREAS, the City Commission has determined that the annexation of Area H into the City limits is in the long-term best interest of Florida City; and

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances requires a local government resolution, considered at an advertised public hearing, approving submittal of any application for the annexation of unincorporated property into the jurisdictional limits of a City; and

WHEREAS, notice of the public hearing was sent to all Area H property owners, and owners within 600 feet of the Area, and published in a newspaper of general circulation prior to the hearing, consistent with Chapter 20 of the County Code; and

WHEREAS, City staff has prepared an Annexation Report for Area H, dated 6-29-2011, addressing the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances which is incorporated herein by reference; and

WHEREAS, the City Commission finds that the proposed annexation is consistent with the goals and objectives of the adopted City's Comprehensive Development Master Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, THAT:

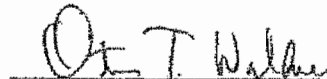
Section 1. All of the foregoing recitals are true and correct, and adopted as an integral part of this resolution.

Section 2. Based on a property owner request, the Commission finds that two (2) parcels totaling approximately 5.4 acres in size should be removed from within the boundary of proposed Annexation Area "H." The subject parcels are located on the east side of SW 192nd Avenue (Tower Road) approximately 500 feet south of SW 360th Street and were identified by County parcel folio number during the hearing. Prior to final execution, staff is directed to amend this Resolution to describe and depict the revised Area "H" boundary with the subject parcels deleted.

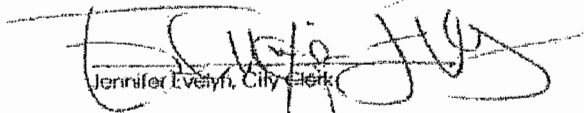
Section 3. The Mayor is given full authority to execute and submit the annexation application for Area H, legally described in Exhibit "A," on behalf of Florida City to the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Section 20-3 of the Miami-Dade County Code, and request formal County approval of the annexation of Area H into the corporate limits of the City.

Section 4. This Resolution shall become effective immediately upon its adoption.

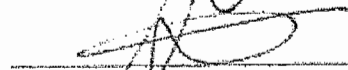
PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 29th day of June, 2011.


Otis T. Wallace, Mayor

ATTEST:


Jennifer Evelyn, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Regina Modestino, City Attorney

Offered by: Mayor

Motion to adopt by Comm. Dorsett seconded by Comm. Butler

FINAL VOTE AT ADOPTION

	<u>Yes</u>
Mayor Otis T. Wallace	<u> </u>
Vice Mayor Eugene D. Berry	<u>Absent</u>
Commissioner Sharon Butler	<u>Yes</u>
Commissioner R.S. Shiver	<u>Yes</u>
Commissioner Daurell Dorsett	<u>Yes</u>

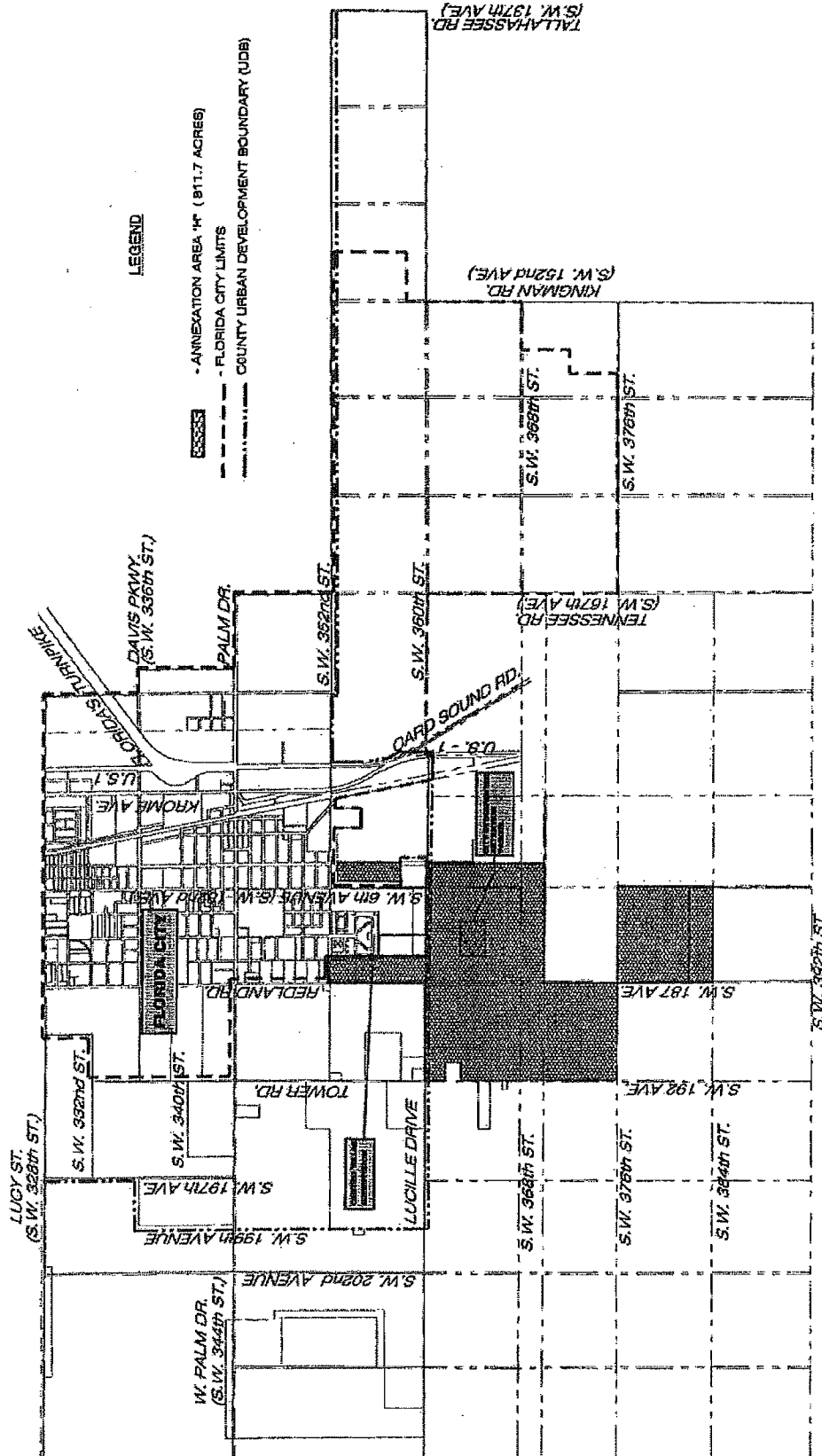
**City of Florida City
Annexation Area "H"**

Legal Description

(6-29-11)

The West ½ of the West ½ of the SE ¼ of Section 25, Township 57 South, Range 38 East, less Lots 1 through 50 of Block 8 and Lots 1 through 50 of Block 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book 14 Page 50 of the public records of Miami-Dade County, Florida; and the West ½ of the West ½ of the Southwest ¼ of Section 25, Township 57 South, Range 38 East; and the West ½ of the West ½ of the East ½ of Section 36, Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the West ½ of Section 36 Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the East ½ of Section 35 Township 57 South, Range 38 East less the West 528 feet of the South 124 feet of the West ½ of the NW ¼ of the NW ¼ of the NE ¼ thereof and less the West 528 feet of the North ½ of the SW ¼ of the NW ¼ of the NE ¼ thereof; and the NW ¼ of Section 1, Township 58 South, Range 38 East of the Public Records of Miami-Dade County, Florida.

CITY OF FLORIDA CITY: PROPOSED ANNEXATION AREA "H"



ILER PLANNING, INC.
www.ilerplanning.com

EXHIBIT B

JUNE 29 2011

Exhibit B

LEGAL DESCRIPTION OF AREA H

Annexation Area "H"

Legal Description

(6-29-11)

The West ½ of the West ½ of the SE ¼ of Section 25, Township 57 South, Range 38 East, less Lots 1 through 50 of Block 8 and Lots 1 through 50 of Block 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book 14 Page 50 of the public records of Miami-Dade County, Florida; and the West ½ of the West ½ of the Southwest ¼ of Section 25, Township 57 South, Range 38 East; and the West ½ of the West ½ of the East ½ of Section 36, Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the West ½ of Section 36 Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the East ½ of Section 35 Township 57 South, Range 38 East less the West 528 feet of the South 124 feet of the West ½ of the NW ¼ of the NW ¼ of the NE ¼ thereof and less the West 528 feet of the North ½ of the SW ¼ of the NW ¼ of the NE ¼ thereof; and the NW ¼ of Section 1, Township 58 South, Range 38 East of the Public Records of Miami-Dade County, Florida.

Exhibit C

CERTIFICATE OF PUBLICATION OF PUBLIC HEARING NOTICE

NOTICE OF PUBLIC MEETING CITY OF FLORIDA CITY

All residents, property owners and other interested parties are hereby notified of a City Commission meeting on **Wednesday, June 29, 2011 at 7:30 PM** to consider the Resolution described below. The meeting will be held in the City Commission Chambers at City Hall, 404 West Palm Drive, Florida City, Florida.

RESOLUTION NO: 11-19

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FILING OF AN APPLICATION WITH MIAMI-DADE COUNTY FOR THE ANNEXATION OF AREA "H" CONSISTING OF 817 ACRES AND GENERALLY LOCATED SOUTH OF THE CURRENT CITY BOUNDARY INTO THE CORPORATE LIMITS OF THE CITY OF FLORIDA CITY PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES.

Annexation Area "H" is generally bounded on the north by SW 352nd Street, on the west by SW 192nd Avenue, on the south by SW 384th Street, and on the east by SW 180th Avenue. If approved, Resolution No. 11-19 will rescind a prior City resolution which approved a larger annexation area designated as "H1." The proposed Area "H" is within the same boundaries as that previous area but is smaller in size. The subject Area "H" includes no new properties for annexation.

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). The Resolution may be inspected by the public at the Community Development Department, City Hall, 404 West Palm Drive, during regular business hours. The Department may also be contacted for information regarding these proceedings at 305-242-8178. In accordance with the Americans with Disabilities Act of 1990, all disabled persons desiring to participate in these proceedings and needing special accommodations to do so because of that disability should contact the City Clerk at 305-242-8221.

Jennifer A. Evelyn
City Clerk

Date: June 24th, 2011

STATE OF FLORIDA,

COUNTY OF MIAMI DADE,

Personally appeared before me the undersigned authority, Dale Machesic, to me well known who being duly sworn deposes and says that he is the Publisher of The South Dade News Leader, a newspaper of general circulation, published at Homestead, Miami Dade County, Florida. Aflant further says that the above named newspaper continuously published in Miami 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, Miami 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:

JUNE 24, 2011

Signed

[Signature]

Sworn to and subscribed before me this 15th

Day of, July 2011 A.D.

Notary Public State of Florida at Large

[Signature]

My commission expires

NOTARY PUBLIC STATE OF FLORIDA
M. C. MARZOUCA
Commission # DD983898
Expires: APR. 20, 2014
FOUNDED 1890 ATLANTIC BONDING CO., INC.

Exhibit D

**AFFIDAVIT CERTIFYING MAILING OF PUBLIC HEARING NOTICES TO AFFECTED
PROPERTY OWNERS**

AFFIDAVIT CERTIFYING THE
MAILING OF NOTICES OF ANNEXATION

STATE OF FLORIDA)
 ss

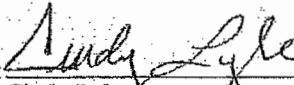
COUNTY OF MIAMI-DADE)

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 Planning and Zoning Assistant 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 Area H" into the City of Florida City, was sent to all owners of property within the annexation area "Annexation Area H" and within 600 feet of the annexation area.
- 3) That the written notices were mailed individually by Cindy Lyle, Planning and Zoning Assistant 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 everyone 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 21st day of June, 2011.

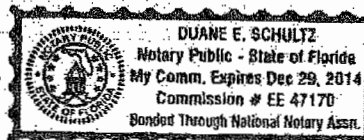

Cindy Lyle
Planning and Zoning Assistant

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 21st DAY OF
JUNE 2011.

My commission expires:

12/29/14


NOTARY PUBLIC AT LARGE



NOTICE OF PUBLIC MEETING CITY OF FLORIDA CITY

All residents, property owners and other interested parties are hereby notified of a City Commission meeting on **Wednesday, June 29, 2011 at 7:30 PM** to consider the Resolution described below. The meeting will be held in the City Commission Chambers at City Hall, 404 West Palm Drive, Florida City, Florida.

RESOLUTION NO: 11-19

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FILING OF AN APPLICATION WITH MIAMI-DADE COUNTY FOR THE ANNEXATION OF AREA "H" CONSISTING OF 817 ACRES AND GENERALLY LOCATED SOUTH OF THE CURRENT CITY BOUNDARY INTO THE CORPORATE LIMITS OF THE CITY OF FLORIDA CITY PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES.

Annexation Area "H" is generally bounded on the north by SW 352nd Street, on the west by SW 192nd Avenue, on the south by SW 384th Street, and on the east by SW 180th Avenue. If approved, Resolution No. 11-19 will rescind a prior City resolution which approved a larger annexation area designated as "H1." The proposed Area "H" is within the same boundaries as that previous area but is smaller in size. The subject Area "H" includes no new properties for annexation.

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). The Resolution may be inspected by the public at the Community Development Department, City Hall, 404 West Palm Drive, during regular business hours. The Department may also be contacted for information regarding these proceedings at 305-242-8178. In accordance with the Americans with Disabilities Act of 1990, all disabled persons desiring to participate in these proceedings and needing special accommodations to do so because of that disability should contact the City Clerk at 305-242-8221.

Jennifer A. Evelyn
City Clerk
Date: June 24th, 2011

Exhibit E

CERTIFICATE OF COUNTY SUPERVISOR OF REGISTRATION



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

miamidade.gov

CERTIFICATION

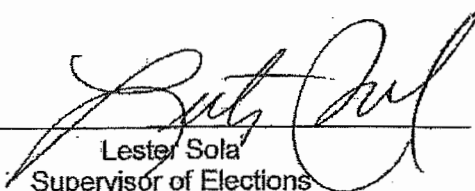
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Lester Sola, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Florida City Annexation Area "H"** has **213** voters. See description below:

Area H: The West ½ of the West ½ of the SE ¼ of Section 25, Township 57 South, Range 38 East, less Lots 1 through 50 of Block 8 and Lots 1 through 50 of Block 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book 14 Page 50 of the public records of Miami-Dade County, Florida; and the West ½ of the West ½ of the Southwest ¼ of Section 25, Township 57 South, Range 38 East; and the West ½ of the West ½ of the East ½ of Section 36, Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the West ½ of Section 36 Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the East ½ of Section 35 Township 57 South, Range 38 East less the West 528 feet of the South 124 feet of the West ½ of the NW ¼ of the NW ¼ of the NE ¼ thereof and less the West 528 feet of the North ½ of the SW ¼ of the NW ¼ of the NE ¼ thereof; and the NW ¼ of Section 1, Township 58 South, Range 38 East of the Public Records of Miami-Dade County, Florida.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 1st DAY OF
SEPTEMBER, 2011


Lester Sola
Supervisor of Elections
Miami-Dade County

Delivering Excellence Every Day

Please submit a check for \$270.00 to our office payable to the "Board of County Commissioners" for the cost of research and labor.

Exhibit F

APPLICABLE COUNTY FUTURE LAND USE DESIGNATIONS

(Applicable excerpts from the Miami-Dade County Comprehensive Development Master Plan)

Interpretation of the Land Use Plan Map: Policy of the Land Use Element

This text, which is adopted as County policy, describes each land use category shown on the Land Use Plan (LUP) map, and explains how each category and the Map are to be interpreted and used. Adherence to the LUP map and this text is a principal, but not the sole, vehicle through which many of the goals, objectives and policies of all elements of the CDMP are implemented. The LUP map illustrates where development of various types and densities, including agriculture, is encouraged and areas where natural resource-based development and environmental protection are encouraged.

The LUP map provides six Residential Communities categories organized by gross density ranges. The non-residential land use categories, notably industrial, office, business, institutional, public facilities and transportation terminals, are organized by the types of predominant uses allowed or encouraged on land so designated, and relative intensities of development authorized in these categories are expressed as allowable land uses, as contrasted with land uses allowed in other LUP map categories. The specific intensity of development which may be approved on a particular parcel designated in a non-residential category on the LUP map will be dependent on the particular land use, design, urban service, environmental, and social conditions on and around the subject parcel at the time of approval including consideration of applicable CDMP goals, objectives and policies, including provisions of this text chapter, and provisions of applicable land development regulations which serve to implement the comprehensive plan. At a maximum, unless otherwise provided in this Plan, as provided for example for Urban Centers, the following shall be the maximum intensities at which land designated on the LUP map in one or more non-residential categories may be developed. Actual intensities approvable on a given site may be significantly lower than the maximum where necessary to conform with an overriding Plan policy, or to ensure compatibility of the development with its surroundings. Moreover, notwithstanding adoption of these intensity ceilings in the CDMP, estimations of prospective urban service demands or impacts of proposed developments will be based on the actual approved uses and/or intensity of a particular development when applicable, and for purposes of long-range areawide service facility planning purposes, such estimations may be based on averages or trends of development types and intensities in localized areas when consistent with sound service/facility planning practice. The following allowable maximum intensities are expressed as the floor area ratio (FAR) of building square footage (not counting parking structures) divided by the net lot area of the development parcel.

Maximum Allowable Non-Residential Development Intensity

Inside the UIA 2.0 FAR
Urbanizing Area, UIA to UDB 1.25 FAR
Outside UDB 0.5 FAR
[See Also Urban Centers]

Consistent with the foregoing, certain land uses are subject to further intensity restrictions, as expressed by FAR. For the area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest, the maximum allowable intensity under the CDMP shall be a FAR of 0.45.

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

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

Institutions, Utilities and Communications

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

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

Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with

any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Electric power transmission line corridors are permitted in every land use category when located in established right-of-ways or certified under the Florida Electrical Power Plant Siting Act (Sections 403.501-403.518, F.S.) as an ancillary use to a new power plant, or the Transmission Line Siting Act (Sections 403.52-403.5365 F.S.) for individual electrical transmission lines. If an electric power transmission line corridor does not meet either of the above conditions, it shall be situated in an area designated as Institutions, Utilities and Communications; Industrial and Office; Business and Office; or Parks and Recreation on the adopted Land Use Plan map. When compatible with adjacent uses and permitted by County and State regulations, non-utility ancillary uses that may be located in transmission line corridors include agriculture, parking lots, open space, golf courses, bikeways and paths for walking and exercising.

Agriculture

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

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural

residential character may be approved in the agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.

Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure.

In an effort to enable compatible diversification of the economy of Agriculture areas and provide additional land use options for owners of properties that surround structures having historical significance, after such time as the County adopts procedures for the establishment of Thematic Resource Districts (TRDs) pursuant to Policy LU-6L, and a TRD including architectural and landscape design guidelines is established in an area designated Agriculture, additional uses may be authorized in such TRDs established in Agriculture areas. Such additional uses must be designed and developed in accordance with TRD standards, must promote ecotourism activities in the Agriculture area, and must not be incompatible with nearby agricultural activities.

Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.

Exhibit G

APPLICABLE COUNTY ZONING DISTRICTS

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter
33 - ZONING >> ARTICLE XIII. - GU, INTERIM DISTRICT >>

ARTICLE XIII. - GU, INTERIM DISTRICT (306)

Sec. 33-194. - Boundary.

Sec. 33-195. - Reserved.

Sec. 33-196. - Standards for determining zoning regulations to be applied to GU property.

Sec. 33-196.1. - Group homes.

Sec. 33-196.2. - Reserved.

Sec. 33-197. - New district classifications.

Sec. 33-198. - Public hearing on refusal to issue permit.

Sec. 33-194. - Boundary.

The boundary of GU Interim District shall be the entire unincorporated area of the County, excepting the area specifically covered by another district.

(Ord. No. 57-19, § 6(A), 10-22-57)

Sec. 33-195. - Reserved.

Editor's note--

Section 33-195, derived from Ord. No. 57-19, § 43, adopted 10-22-57 and Ord. No. 58-17, § 1, 5-20-58, zoning the Town of Pennsuco GU, was repealed by Ord. No. 66-19, § 1, enacted April 26, 1966, effective 10 days thereafter. The section number has been reserved to maintain continuity.

Sec. 33-196. - Standards for determining zoning regulations to be applied to GU property.

- (A) All properties in the GU District, which are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, and which have not been previously trended or otherwise approved through the public hearing process for a specific use, shall be subject to the following trend determination process:

If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five (5) acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan.

Notwithstanding the foregoing, certain platting activity occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the EU-1 District on April 12, 1974, shall qualify such lots for those uses permitted in the EU-1 District. Those lots shall include only those lots indicated on:

- (1) Plats recorded prior to April 12, 1974; and
- (2) Tentative plats approved as of April 12, 1974, and finally approved and recorded within ninety (90) days after such approval; and
- (3) A tentative plat for single-family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final

plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat had been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and

(4) Waivers of plat approved prior to April 12, 1974; and

Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five-acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot.

(B) All properties in the GU District, which are outside of the Urban Development Boundary as shown on the Land Use Plan Map of the Comprehensive Development Master Plan and which have not been previously trended by the Department or otherwise approved through the public hearing process for a specific use, shall be governed by the following regulations:

- (1) All properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan shall comply with the regulations of the AU (Agricultural) District. Exceptions to this requirement are those properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan lying within the Areas of Critical Environmental Concern pursuant to Chapter 33B of this Code. Such properties shall comply with the regulations applicable under Chapter 33B.
- (2) All properties designated Open Land or Environmental Protection on the Land Use Plan Map of the Comprehensive Development Master Plan shall be subject to the trend determination process outlined in Section 33-196(A). Exceptions to this requirement are those areas lying within the East Everglades Area Boundaries pursuant to Section 33B-13, which shall comply with the regulations applicable under the East Everglades Zoning Ordinance pursuant to Chapter 33B, and those areas within the Rockmining Overlay Zoning Area, which shall comply with the regulations contained in Article XLI of this code.

(Ord. No. 57-19, § 6(B), 10-22-57; Ord. No. 74-17, § 1, 4-2-74; Ord. No. 77-65, § 1, 9-20-77; Ord. No. 04-63, § 1, 3-16-04; Ord. No. 08-57, § 1, 5-6-08)

Sec. 33-196.1. - Group homes.

A group home shall be permitted in a dwelling unit provided:

- (a) That the total number of resident clients on the premises not exceed six (6) in number.
- (b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of said licensure no later than the time of home occupancy.
- (c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(Ord. No. 81-26, § 10, 3-17-81; Ord. No. 91-51, § 2, 3-7-81; Ord. No. 95-215, § 1, 12-5-95)

Sec. 33-196.2. - Reserved.

Editor's note—

Ord. No. 91-51, § 3, adopted May 7, 1991, repealed former § 33-196.2, relative to elderly adult congregate living facilities in a GU District, which derived from Ord. No. 81-25, § 1, adopted March 17, 1981; and Ord. No. 81-60, § 1, adopted June 2, 1981.

Sec. 33-197. - New district classifications.

Subdivisions in GU Districts shall be governed by the provisions of Chapter 28 of the Miami-Dade County Code. Where applications for building permits indicate the need for reclassification of an area in GU District, the Director may initiate an application for a change of zoning.

(Ord. No. 57-19, § 6(C), 10-22-57; Ord. No. 77-16, § 1, 7-5-77)

Sec. 33-198. - Public hearing on refusal to issue permit.

Whenever a permit to construct, alter, move or use a building or premises in a GU District is refused because the proposed use would conflict with regulations contained herein, the person desiring a permit may apply for a public hearing.

(Ord. No. 57-19, § 6(D), 10-22-57)

FOOTNOTE(S):

¹⁶¹⁶ *Cross reference—Circuses and carnivals in GU Districts without public hearing, § 33-13(f); public hearing required for establishing cemeteries, mausoleums or crematories, § 33-23, height and type of fences in GU Districts, § 33-14(h); variances granted in GU Districts, § 33-36(b). (Back)*

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter
 33 - ZONING >> ARTICLE XIV. - RU-1, SINGLE-FAMILY RESIDENTIAL DISTRICT >>

ARTICLE XIV. - RU-1, SINGLE-FAMILY RESIDENTIAL DISTRICT [307]

Sec. 33-199. - Uses—Permitted.

Sec. 33-200. - Same—Prohibited.

Sec. 33-199. - Uses—Permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered or maintained for any purpose in a RU-1 District which is designed, arranged or intended to be used or occupied for any purpose other than the following, unless otherwise specifically provided herein:

- (1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.
- (1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.
- (2) Municipal recreation building, playgrounds, parks or reservations owned and operated by a municipality, County, State or the United States Government.
- (2.1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at time of site plan approval or plat.
- (3) Golf courses.
- (4) Business telephone will be permitted in a residence provided no truck, heavy equipment, or similar vehicle is kept on the property and no storage or any other business activity is carried on.
- (5) Noncommercial boat piers or slips for docking of private watercraft incidental to an existing residential use, except houseboats without power.
- (6) Reserved.
- (7) Servants' quarters, only upon approval after public hearing.
- (8) Noncommercial pigeon lofts, provided the pigeons shall be housed in a structure meeting the requirements of the building code and the requirements of these regulations for accessory buildings; the activity shall be conducted in a manner meeting the requirements of the Health Department, provided birds shall not be exercised later than two (2) hours after sunrise and more than two (2) hours before sunset.
- (9) Notwithstanding anything to the contrary in this Code, family day care and after-school care for children is permitted upon compliance with the following conditions:
 - (a) That the total number of children on the premises does not exceed five (5) in number, including in the count only preschool children of the resident family. Preschool children shall consist of children five (5) years of age or younger.
 - (b) That the age of the children, excluding those of the resident family, shall not exceed eleven (11) years of age.
 - (c) That the applicant secure a license from the Florida Department of Health and Rehabilitative Service to operate a family day care home at the subject property.
 - (d) Where applicable, compliance with the requirements of this Code pertaining to educational and child care facilities.
 - (e) Upon compliance with all conditions enumerated, a certificate of use and occupancy is secured from the Department.
 - (f) That the facility shall comply with the safety barrier requirements and restrictions enumerated in Section 33-151.18(j).
- (10) A group home shall be permitted in a dwelling unit provided:
 - (a) That the total number of resident clients on the premises not exceed six (6) in number.
 - (b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of the Building and Zoning Department of said licensure no later than the time of home occupancy.

- (c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.

(11) Reserved.

(Ord. No. 57-19, § 8(A), 10-22-57; Ord. No. 58-41, § 2, 10-21-58; Ord. No. 63-16, § 3, 5-7-63; Ord. No. 68-1, § 3, 1-9-68; Ord. No. 79-78, § 1, 10-2-79; Ord. No. 80-28, § 1, 4-15-80; Ord. No. 81-25, § 1, 3-17-81; Ord. No. 81-26, § 3, 3-17-81; Ord. No. 81-60, § 1, 6-2-81; Ord. No. 90-115, § 2, 10-16-90; Ord. No. 90-117, § 1, 10-16-90; Ord. No. 91-51, §§ 2, 3, 5-7-91; Ord. No. 95-215, § 1, 12-5-95; Ord. No. 99-122, § 2, 9-21-99; Ord. No. 07-05, § 2, 1-25-07; Ord. No. 08-51, § 1, 5-6-08).

Sec. 33-200. - Same—Prohibited.

The following uses shall be prohibited in any RU-1 District, Single-family Residential District:

- (1) Bee hives or the breeding or raising of any insects, reptiles or animals other than customary pets.
 - (2) The keeping, breeding, or maintaining of horses, cattle or goats.
 - (3) The raising of poultry or fowl.
- (Ord. No. 57-19, § 8(B), 10-22-57)

FOOTNOTE(S):

⁽³¹⁹⁾ Cross reference— Height of fences, walls and hedges in RU District, § 33-11; location of swimming pools in RU-1 Districts, § 33-20(c); maximum setback of principal residential building in RU-1 Districts, § 33-15 (Back)

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter
33 - ZONING >> ARTICLE XIVA. - RU-1Z, ZERO LOT LINE DEVELOPMENT SINGLE-FAMILY
RESIDENTIAL DISTRICT >>

**ARTICLE XIVA. - RU-1Z, ZERO LOT LINE DEVELOPMENT SINGLE-FAMILY
RESIDENTIAL DISTRICT (300)**

Sec. 33-200.1. - Uses permitted.

Sec. 33-200.2. - Reserved.

Sec. 33-200.1. - Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered for any purpose in an RU-1Z District which is designed, arranged, or intended to be used or occupied for any purpose other than otherwise specifically provided herein.

- (1) Every use permitted in the RU-1, RU-1M(a) and RU-1M(b) Districts.
- (2) Detached one-family zero lot line dwellings on individually platted lots, as provided herein. Zero lot line developments shall comply with the following requirements:
 - (a) That the maximum number of units shall not exceed the number of units as permitted in the Comprehensive Development Master Plan.
 - (b) Lot sizes shall be in accordance with Article XXXIIF, Zero Lot Line Development (ZLL).
 - (c) All development parameters and site plan review criteria in Article XXXIIF, Zero Lot Line Developments (ZLL) shall be complied with.

(Ord. No. 88-8, § 1, 2-16-88; Ord. No. 94-164, § 1, 9-13-94; Ord. No. 95-135, § 8, 7-25-95)

Sec. 33-200.2. - Reserved.

FOOTNOTE(S):

⁽³⁰⁰⁾ Cross reference— Zero lot line developments, § 33-284 et seq. (Back)

Miami - Dade County, Florida, Code of Ordinances >> PART III - CODE OF ORDINANCES >> Chapter 33 - ZONING >> ARTICLE XXXIII. - AU, AGRICULTURAL DISTRICT >>

ARTICLE XXXIII. - AU, AGRICULTURAL DISTRICT [336]

Sec. 33-279. - Uses permitted.

Sec. 33-280. - Lot area and width.

Sec. 33-280.1. - Vested rights; property rezoned to AU.

Sec. 33-281. - Lot coverage.

Sec. 33-282. - Setbacks and spacing.

Sec. 33-283. - Cubic content of buildings; height; construction.

Sec. 33-283.1. - Site plan review for commercial vehicle storage.

Sec. 33-284. - Fees and permits.

Sec. 33-284.1. - Agricultural disclosure.

Secs. 33-284.2—33-284.5. - Reserved.

Sec. 33-279. - Uses permitted.

No land, body of water and/or structure shall be maintained, used or permitted to be used, and no structure shall be hereafter maintained, erected, constructed, moved, reconstructed or structurally altered or be permitted to be erected, constructed, moved, reconstructed or structurally altered for any purpose in an AU District which is designed, arranged, or intended to be used or occupied for any purpose other than the following:

- (1) All uses, except golf courses, permitted in the RU-1, EU-M or EU-1 Districts and subject to the restrictions thereof not inconsistent with this article.
- (1.1) A bed and breakfast establishment shall be permitted subject to the following limitations:
 - (a) The facility shall be owner-occupied and located in property that is subject to a lawful agricultural property tax classification and designated in the Comprehensive Development Master Plan for Agriculture, except as provided in (k) below.
 - (b) No more than six (6) bedrooms shall be allocated for rental and no more than six (6) bedrooms shall be rented out per 24-hour period.
 - (c) The bed and breakfast establishment use may be conducted from both a principal residence and a legally established accessory guest house detached from the principal residence.
 - (d) The maximum length of total stay for any bed and breakfast guest shall be 30 days per consecutive 12-month period.
 - (e) No cooking facilities shall be permitted in any of the bedrooms available for rent.
 - (f) Meals will be served only for overnight guests.
 - (g) The property owner shall obtain a certificate of use from the Department and promptly renew the same annually.
 - (h) Regarding compliance with the applicable provisions of Chapter 24 of this Code only, bed and breakfast establishments shall be considered residential establishments.
 - (i) The property owner shall obtain and maintain the appropriate licenses for operating a bed and breakfast establishment from the State of Florida, including the Department of Business and Professional Regulation, Division of Hotels and Restaurants, or successor agency, if applicable.
 - (j) The property owner will maintain the single-family residential appearance of the bed and breakfast establishment.
 - (k) If designated historic by the Miami-Dade County Historic Preservation Board, structures located on a property designated Agriculture and situated outside the Urban Development Boundary of the Comprehensive Development Master Plan Land Use Plan Map shall be exempt from the requirement of (a) above, except that the establishment shall be owner-occupied.
- (2) (a) Barns and sheds used for cattle or stock and ancillary feed storage; provided such barns and sheds shall not be used for hogs and shall not be permitted unless approved after

- public hearing if located within two hundred fifty (250) feet of a residence under different ownership or if located within two hundred fifty (250) feet of an RU, or EU District.
- (b) Bams, sheds or other buildings used for the storage of equipment, feed, fertilizer, produce or other items ancillary with the use permitted in this section. Such use shall be accessory to the agricultural use conducted on the property upon which the barns, sheds, or other buildings are located unless approved after public hearing and shall be fifty (50) feet from any residence under different ownership and any RU or EU zoned property unless approved after public hearing.
 - (c)
 1. Small packing facilities used for the packing of fruit and vegetables upon compliance with the following conditions:
 - a. Such use shall be accessory to an agricultural use conducted on the property upon which the packing facility is located and said agricultural use must encompass fifty-one (51) percent or more of the property.
 - b. The packing facility shall be located at least one hundred (100) feet from any property line.
 - c. The small packing facility shall not exceed three thousand five hundred (3,500) square feet.
 2. Large packing facilities used for the packing of fruit and vegetables upon compliance with all of the following conditions:
 - a. Such use shall be accessory to an agricultural use conducted on the entire property upon which the packing facility is located, and said agricultural use must encompass fifty-one (51) percent or more of the property.
 - b. The lot upon which the packing facility is located shall not be less than ten (10) acres.
 - c. Packing operations shall be discontinued if the farm or grove use is abandoned.
 - d. Incidental cleaning, storage and shipping of the fruit and vegetables is permitted.
 - e. Outside storage of refrigerated containers is prohibited unless the refrigeration system is powered by electricity. The parking of trucks with refrigeration powered by means other than electricity is permitted on a temporary basis only until the truck is loaded for delivery.
 - f. The packing facility shall be one hundred (100) feet from any property line.
 - g. Site plan approval is secured from the Department.
 - h. Upon compliance with all conditions enumerated, a certificate of use and occupancy is secured from the Building and Zoning Department.
 3. The term packing facility shall include any building, lean-to, pole barn or open area utilized by the farmer or grove owner in the course of packing fruit or vegetables as well as any areas whether or not within a building used for the cleaning of produce, storing of trucks, equipment, coolers, refrigerated containers, packing crates or other items used in the packing operation and parking of any vehicles including employee cars and trucks used by the farmer or grove owner to transport the produce to or from the site as well as any trucks on the property being loaded for the purpose of transporting the produce onto or off the property.
 - (d) Outdoor storage of vehicles and equipment associated with agricultural, aquacultural or horticultural production occurring on property(ies) other than the property on which the storage is located, provided the storage is not a principal use but is ancillary to a use permitted in this section other than residential, subject to all of the following conditions:
 1. The storage of refrigerated containers is prohibited, unless such refrigeration is electrically powered. Storage within the containers or within other types of equipment is permitted only on a recurrent basis with each occurrence limited to a maximum of thirty (30) days.
 2. Such equipment, vehicles and the area of storage shall be maintained in compliance with Section 33-4 of this chapter. The vehicles and equipment shall be maintained in operable condition at all times, except as otherwise provided herein.
 3. Major repairs or overhaul shall be permitted on equipment or vehicles associated with agricultural, aquacultural or horticultural production.
 4. The equipment and vehicles shall be located on the property with the following setbacks:
 - a. From front property line, fifty (50) feet;
 - b. From rear property line, twenty-five (25) feet;
 - c. From interior side property line, fifteen (15) feet; and
 - d. From side street property line, twenty-five (25) feet.

- (e) Outdoor storage of vehicles and equipment associated with agricultural, aquacultural or horticultural production occurring on property(ies) other than the property on which the storage is located, provided the storage is not a principal use but is ancillary to a residential use permitted in this section subject to all of the following conditions:
 - 1. Such storage shall be limited to equipment and/or vehicles owned or leased by the occupant-owner or occupant-lessee of the site where the storage is located.
 - 2. The location for such parked equipment and vehicles shall be in the rear yard or in the side yard to the rear of a line established by the front building line farthest from the street and set back to at least the rear building line. Such equipment and vehicles shall be set back from side property lines a distance at least equivalent to the required side setback for the principal building and shall be set back from the rear property line at least ten (10) feet.
 - 3. Such equipment, vehicles and the area of storage shall be maintained in compliance with Section 33-4 of this chapter. The vehicles and equipment shall be maintained in operable condition at all times, except as otherwise provided herein.
 - 4. Major repairs or overhaul shall be permitted on equipment or vehicles associated with agricultural, aquacultural or horticultural production.
 - 5. The number of vehicles and amount of equipment stored on a residential site is limited by Section 33-4 of this chapter. The storage of refrigerated containers is prohibited, unless such refrigeration is electrically powered. Storage within commercial vehicles or within other types of equipment is permitted only on a recurrent basis with each occurrence limited to a maximum of thirty (30) days.
- (3) Cattle or stock grazing (not including hog raising).
- (3.1) Commercial Vehicle Storage as defined in Section 33-1 of this code, subject to the following conditions:
 - (a) Commercial vehicle storage is limited to that portion of Open Land Subarea 1, as defined under the County's CDMP, that is located within the area of an arc no more than 7,000 lineal feet from the intersection of Okeechobee Road and Homestead Extension of the Florida Turnpike. Storage of agricultural equipment in connection with a bona fide agricultural use shall be permitted as provided in this Section.
 - (b) Minimum site size shall be 20 gross acres.
 - (c) The site shall be under one ownership.
 - (d) An annual operating permit from the Department of Environmental Resources Management and quarterly groundwater quality monitoring shall be required. A ground water monitoring plan and well locations shall be approved by DERM prior to installation of the wells.
 - (e) Mechanical repair or maintenance of any kind, including truck washing, shall be prohibited.
 - (f) Notwithstanding any provisions of section 33-282, the following minimum setbacks shall apply to the paved area utilized for the storage and the parking area of commercial vehicles:
 - 1. 50 feet from front and side street property line.
 - 2. 25 feet from interior side and rear property line.
 The setback area shall be landscaped in accordance with section 33-283.1(C)(6).
 - (g) A guard house and office may be permitted as an ancillary use to the commercial vehicle storage and parking facility provided that said guard house and office is set back at least 50 feet from the front property line and does not exceed 350 square feet of floor space.
 - (h) An annual certificate of use shall be obtained from the Department of Planning and Zoning.
 - (i) Landscaping shall comply with Section 33-283.1(C)(6).
 - (j) Administrative site plan review shall be required in accordance with section 33-283.1.
 - (k) Building permits shall be obtained for the construction of any structures and other improvements as required under the Florida Building Code.
 - (l) Discharge and handling of waste and hazardous material: The storage, handling, use, discharge and disposal of liquid or hazardous wastes or hazardous materials shall be prohibited.
- (4) Hog farms and hog raising shall be permitted only upon approval after public hearing.
- (5) Dairy barns shall be subject to approval by public hearing, if to be located within fifty (50) feet of a residence under separate and different ownership or if to be located within five hundred (500) feet of an RU, EU-M, or EU District boundary.
- (6) Farms.
- (6.1)

Fruit and vegetable stands may be permitted in the area designated agriculture on the Adopted Land Use Plan Map of the Comprehensive Development Master Plan upon compliance with the following conditions:

- (a) The property upon which the fruit and vegetable stand is located shall be not less than five (5) acres gross.
 - (b) Such fruit and vegetable stand shall be accessory to a bonafide, actively farmed and harvested agricultural crop, and said agricultural crop must encompass 51 percent or more of the property. The fruit and vegetable stand shall be operated only by the party engaged in the production of the crop on that property. The stand shall be operated only during the period of time that the crop is being produced on the site, and the fruit and vegetable stand use shall be discontinued when farming on the property is abandoned. Farming on the property shall not be deemed abandoned if the property is fallow between seasonal growing periods. Fruit and vegetables sold shall not be limited to products grown on the property.
 - (c) Refrigerated storage area(s) are prohibited unless the refrigeration system is powered by electricity.
 - (d) A minimum of six (6) parking spaces shall be provided; said spaces shall be located a minimum of thirty-five (35) feet from right-of-way pavement.
 - (e) The stand shall be located on the property with the following setbacks:
 - 1. From right-of-way pavement sixty (60) feet;
 - 2. From rear property line, twenty-five (25) feet;
 - 3. From side street property line, twenty-five (25) feet; and
 - 4. From interior side property line, one hundred (100) feet.
 - (f) The stand shall be on open-sided, non-self propelled vehicle or conveyance permanently equipped to travel upon the public highways; however, a mobile home shall not be utilized as a fruit and vegetable stand.
 - (g) The maximum size of the stand shall not exceed one thousand (1,000) square feet. Refrigerated storage area(s) shall be included in computing the size of the stand.
 - (h) Food products offered for retail sale shall be derived from the agricultural crop on the property where the fruit and vegetable stand is located and such food products shall be manufactured by the fruit stand operator.
 - (i) The hours of operation of the fruit and vegetable stand shall be limited to between 6:30 a.m. and 9:00 p.m.
- (7) Groves.
 - (8) Greenhouses, nurseries—commercial.
 - (9) Dude ranches and riding academies shall be permitted only upon approval after public hearing.
 - (10) Horticultural farming—commercial.
 - (11) Hydroponics or other chemical farming.
 - (12) Nurseries—horticultural.
 - (13) The raising of one hundred (100) poultry, or more, shall be considered as commercial poultry raising. Buildings housing poultry must be at least five hundred (500) feet from any EU or RU District boundary, and at least fifty (50) feet from any residence under separate ownership on any adjacent property.
 - (13.1) Recreational vehicles as temporary watchman's quarters in accordance with Section 33-20(g) of this chapter.
 - (14) Truck gardens.
 - (15) One single-family permanent or temporary structure to house farm labor personnel will be permitted on a farm site for the first ten (10) acres (or less, if smaller, but not less than five (5) acres) and an additional one-family structure for each five (5) acres of additional land in said farm site will be permitted under the following conditions:
 - (a) Providing the structures are located a minimum of one hundred (100) feet from any property under separate and different ownership.
 - (16) Except as permitted under item (15), temporary or permanent barracks or structures to house farm labor may be erected only upon approval after public hearing.
 - (17) Fish pools shall conform to setbacks for accessory buildings, as provided in Section 33-282(b).
 - (18) Schools, including institutions of higher learning and primary and secondary schools only shall be permitted; provided, the school structures, buildings or improvements, as well as all incidental school uses, are at least two hundred fifty (250) feet from the boundary, property or lot line and further provided that such uses comply with the regulations of sections 33-151.11 through 33-151.22 of this code.
 - (19) A group home shall be permitted in a dwelling unit provided:
 - (a) That the total number of resident clients on the premises not exceed six (6) in number.

- (b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of said licensure no later than the time of home occupancy.
 - (c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.
- (20) Seed drying facility on a parcel of land not less than ten (10) acres gross shall be permitted as a special exception upon approval after public hearing.
- (21) Wineries, breweries and distilleries (farm related) as defined in Section 33-1, subject to the following conditions:
 - (a) The principal use of the property shall be a working farm producing products utilized in the winery, brewery, or distillation process.
 - (b) The farm winery, brewery, or distillery shall be ancillary to the principal use of said farm.
 - (c) The property upon which the farm and ancillary farm winery, brewery, or distillery is located shall not be less than ten (10) acres gross.
 - (d) No more than 250,000 gallons of wine, and 250,000 gallons of malted beverage/beer, and 125,000 gallons of distilled spirits shall be produced in any one calendar year.
 - (e) Such a farm winery, brewery, or distillery may be open to the public for events and activities related to the preserving, processing, packaging or selling of agricultural products from Florida including tours, product tasting, festivals, parties and other similar events.
 - (f) Off-street parking requirements for the tasting and sales areas shall be calculated at one parking space for every 250 square feet of gross floor area or fractional part thereof. Office and other use areas shall have off-street parking spaces provided for such areas as otherwise provided in this code. In addition to the aforementioned parking requirements, at the time of application for ZIP, parking for indoor or outdoor farm-related festivals shall be determined by the Director and such requirements shall be based on the number of people that can reasonably be assumed to be on such premises at one (1) time. Said determination shall be calculated on a basis of one (1) parking space for each four (4) persons.
 - (g) Food service, preparation and consumption shall be accessory to the production of wine, beer or distilled spirits.
 - (h) The hours of retail sales operation for the farm-related winery, brewery, or distillery shall not extend beyond 11:00 p.m.
 - (i) Outdoor farm-related festivals shall be allowable on properties having a current Certificate of Use for a farm-related winery, brewery, or distillery provided:
 - a. No such outdoor farm-related festival shall be more than three (3) days long.
 - b. A Zoning Improvement Permit (ZIP) for outdoor farm-related festivals shall be obtained for each festival. No more than a total of six (6) outdoor farm-related festivals shall be held per calendar year per farm. Such outdoor farm-related festivals shall be restricted to daylight hours only.
 - (j) The use of mechanically amplified outdoor entertainment shall be prohibited from 11:00 p.m. to 9:00 a.m.
 - (k) The winery, brewery, or distillery shall not be located in the East Everglades Area of Environmental Concern as that area is described in Chapter 33B, Code of Miami-Dade County.
- (22) Uses ancillary to and directly supportive of agriculture.
 - (a) The following uses shall be permitted on property meeting the requirements of this section when ancillary to an ongoing agricultural use:
 - (1) The packing, processing and sale of agricultural goods or products from the State of Florida.
 - (2) Farm tours, farm meals, cooking classes, agricultural workshops, agricultural education and agri-tourism.
 - (3) Farmers' markets, restricted to the sale of fruits, vegetables, live farm animals, and plants, as well as products derived directly therefrom.
 - (4) Uses determined by the Director to be similar to those enumerated above. In determining similarity between a proposed use and the uses enumerated above, the Director shall be guided by whether the proposed use is ancillary to and directly supportive of agriculture.
 - (b)

The following uses that are directly supportive of agriculture shall be permitted on property meeting the requirements of this section and subject to the provisions of Chapter 24 of this code:

- (1) The sale of farm supplies.
- (2) The sale and service of farm machinery and implements.
- (c) All uses permitted in (a) and (b) above shall be subject to the following requirements:
 - (1) The property shall be designated Agriculture in the Comprehensive Development Master Plan Land Use Plan Map and shall be utilized for a bona fide agricultural use as evidenced by an agricultural property classification approved by the Miami-Dade County Property Appraiser's Office.
 - (2) The property or business owner shall obtain a certificate of use for the ancillary agricultural use from the Department and promptly renew the same annually.

(Ord. No. 57-19, § 26(A), 10-22-57; Ord. No. 59-9, § 1, 4-28-59; Ord. No. 61-33, § 2, 7-19-61; Ord. No. 69-21, § 1, 4-1-69; Ord. No. 69-52, § 1, 9-3-69; Ord. No. 74-18, § 1, 4-2-74; Ord. No. 81-26, § 8, 3-17-81; Ord. No. 81-25, § 1, 3-17-81; Ord. No. 81-60, § 1, 6-2-81; Ord. No. 87-68, § 1, 10-6-87; Ord. No. 91-51, §§ 2, 3, 5-7-91; Ord. No. 91-94, § 1, 8-16-91; Ord. No. 92-48, § 2, 6-2-92; Ord. No. 94-159, § 1, 9-13-94; Ord. No. 94-160, § 1, 9-13-94; Ord. No. 95-215, § 1, 12-5-95; Ord. No. 95-219, § 1, 12-5-95; Ord. No. 96-2, § 2, 1-9-96; Ord. No. 02-46, § 7, 4-9-02; Ord. No. 04-215, § 2, 12-2-04; Ord. No. 10-19, § 2, 3-2-10; Ord. No. 10-20, § 3, 3-2-10; Ord. No. 10-21, § 1, 3-2-10; Ord. No. 10-73, § 2, 11-4-10)

Sec. 33-280. - Lot area and width.

Lots for any use in AU District shall contain a minimum of five (5) acres, and have a minimum street frontage of two hundred (200) feet. Credit shall be given towards lot area requirements for right-of-way dedication from the site.

Exceptions to be foregoing requirements shall be as follows:

- (1) Lots platted prior to April 12, 1974, or lots for which tentative plats have been approved as of April 12, 1974, and finally approved and recorded within ninety (90) days from April 12, 1974, or lots purchased under a contract for deed or deeded prior to April 12, 1974, and which lots contain a minimum of one (1) acre in lot area and have a minimum street frontage of one hundred fifty (150) feet for any use provided for in this section except poultry raising; or lots for the raising of one hundred (100) poultry or more containing a minimum lot area of two and one-half (2½) acres. Credit shall be given for right-of-way dedication from the site for both frontage and area computations. If contiguous property of more than the minimum area and frontage indicated herein, but less than the five (5) acres required by this section is already under one (1) ownership on April 12, 1974, such property shall be considered as one (1) parcel of land and cannot be divided or used except as one (1) lot.
- (2) Lots platted or purchased under a contract for a deed or deeded prior to February 13, 1951, containing a minimum lot area of ten thousand (10,000) square feet and having a minimum street frontage of one hundred (100) feet may be used as a building site for residential use.
- (3) A lot rezoned to AU pursuant to application of the Director, which does not meet the five-acre area or the minimum frontage requirements of this section may be used for any use permitted in the AU District where:
 - (a) The zoning immediately prior to such rezoning would have allowed the issuance of a building permit on said lot; and either
 - (b) Said lot was platted or a waiver of plat was approved prior to the effective date of the rezoning; or
 - (c) Said lot was the subject of an approval of tentative plat prior to the date of the rezoning and the plat was finally approved within one hundred twenty (120) days of the tentative plat approval as provided in Section 28-7(e); or
 - (d) Said lot was purchased under a contract for deed or deeded prior to the effective date of the rezoning, provided that if contiguous property is already under one (1) ownership at the effective date of the rezoning, such property shall be considered as one (1) parcel of land and cannot be divided or used pursuant to this subsection except as one (1) lot.

Subsections 33-280(1) and (2) shall not apply to any lot which was rezoned to AU from another zoning district pursuant to application of the Director, subsequent to December 28, 1984.

(Ord. No. 57-19, § 26(B), 10-22-57; Ord. No. 59-9, § 1, 4-28-59; Ord. No. 74-16, § 2, 4-2-74; Ord. No. 84-86, § 1, 12-18-84; Ord. No. 95-215, § 1, 12-5-95)

Sec. 33-280.1. - Vested rights; property rezoned to AU.

- (a) Any landowner whose property was rezoned to AU subsequent to December 28, 1984, as the result of an application by the Director and who claims a vested right to develop or use his property contrary to

Section 33-280, may submit an application for a determination of vested rights to the Department within ninety (90) days after the later of: (1) the date that the official resolution of the zoning action by the Board of County Commissioners was transmitted to the owner; or, (2) the date of final judicial action.

- (b) Any person filing an application for a determination of vested rights with the Department shall attach an affidavit setting forth the facts upon which the applicant bases his claim for vested rights. The applicant shall include copies of any contracts, letters and other documents upon which a claim of vested rights is based. The mere existence of zoning prior to the effective date of said resolution transmittal or final judicial action shall not vest rights.
- (c) The Department shall review the application and determine whether the applicant has demonstrated:
 - (1) An act of development approval by an agency of Miami-Dade County,
 - (2) Upon which the developer has in good faith relied to his detriment,
 - (3) Such that it would be highly inequitable to deny the landowner the right to complete the previously approved development.
- (d) A determination that a landowner is entitled to a vested right to develop or use property contrary to Section 33-280 shall entitle development or use in accord with said determination. However, the development or use shall not be excepted from compliance with other standards set forth in this Code.
(Ord. No. 34-95, § 2, 12-18-84; Ord. No. 95-215, § 1, 12-5-95)

Sec. 33-281. - Lot coverage.

The maximum lot coverage for one-acre lots or larger shall be fifteen (15) percent of the total lot area, and for the smaller lots (excepted under Section 33-280) shall be twenty-five (25) percent of the total lot area. There shall be no minimum or maximum lot coverage requirements on buildings housing poultry; nor on nursery buildings housing plants where the same are of glass, slats, saran, or of a similar type construction.

(Ord. No. 57-19, § 26(C), 10-22-57; Ord. No. 59-9, § 1, 4-28-59)

Sec. 33-282. - Setbacks and spacing.

- (a) (1) Minimum setback requirements for the one-acre lots or larger shall be as follows:
 - From front property line, fifty (50) feet.
 - From rear property line, twenty-five (25) feet.
 - From interior side property line, fifteen (15) feet.
 - From side street property line, twenty-five (25) feet.
- (2) Minimum setback requirements for the smaller lots (ten thousand (10,000) square foot lots to one (1) acre) shall be as follows:
 - From front property line, twenty-five (25) feet.
 - From rear property line, twenty-five (25) feet.
 - From interior side property line, fifteen (15) feet.
 - From side street property line, twenty-five (25) feet.
- (b) Minimum setbacks for accessory buildings are:
 - From front property line, seventy-five (75) feet.
 - From rear property line, seven and one-half (7½) feet.
 - Between buildings on same lot, parcel or tract of land, twenty (20) feet.
 - From interior side property line, twenty (20) feet.
 - From side street property line, thirty (30) feet.
- (c) Minimum setbacks for horticultural nursery buildings, without a solid roof, consisting of but not limited to vertical poles or slats and cables draped with plastic screening or other similar materials, that are used for the production of plant material:
 - From front property line, thirty (30) feet.
 - From rear property line, seven and one-half (7½) feet.
 - From interior side property line, seven and one-half (7½) feet.
 - From side street property line, fifteen (15) feet.

There shall be no minimum spacing requirement.

- (d) Horticultural nursery buildings with a solid roof shall comply with accessory building setbacks; except that no minimum spacing need be provided between such structures on the same property and such structures may be constructed to within thirty (30) feet of the front property line.
- (e) Buildings housing poultry shall comply with accessory building setbacks (except as otherwise provided in Section 33-279, item (13) above), except that no minimum spacing need be provided between such buildings on the same property. Fence enclosures for poultry shall be the same as other fence requirements in this district.
- (f) Hogs, cattle and other stock shall not be placed closer than two hundred fifty (250) feet to a residential district and no enclosure for hogs shall be closer than five hundred (500) feet to a residence under separate and different ownership. No hogs, cattle or other stock shall be permitted closer than ten (10) feet to any highway right-of-way.

(Ord. No. 57-19, § 26, 10-22-57; Ord. No. 59-9, § 1, 4-28-59; Ord. No. 74-16, §§ 3, 4, 4-2-74; Ord. No. 84-69, § 1, 9-4-84; Ord. No. 05-113, § 1, 6-7-05)

Sec. 33-283. - Cubic content of buildings; height; construction.

- (a) The minimum cubic content of any principal residential structure shall be seven thousand five hundred (7,500) cubic feet, except where a higher minimum cubic content may be established in a particular district, area or neighborhood. There shall be no minimum cubic content requirement for agricultural support structures including, but not limited to, barns, horse stalls, shade houses, or sheds.
- (b) The maximum height of any building in this district shall be thirty-five (35) feet, two (2) stories.
- (c) All structures in the AU (Agricultural) District shall comply with all technical code requirements for the unincorporated area of the County, as the same may be provided for in this or other ordinances.

(Ord. No. 57-19, § 26, 10-22-57; Ord. No. 59-9, § 1, 4-28-59; Ord. No. 92-18, § 1, 3-17-92)

Sec. 33-283.1. - Site plan review for commercial vehicle storage.

- (a) *Procedures.* The Department shall review plans for compliance with zoning regulations and for compliance with the site plan review criteria. The purpose of the site plan criteria is to insure compatibility and adequate buffering of the uses with the surrounding area. All plans submitted to the Department shall be reviewed and approved or denied by the Department within fifteen (15) days from the date of submission. The applicant shall have the right to extend the fifteen-day period by an additional fifteen (15) days upon timely request made in writing to the Department. The Department shall have the right to extend the fifteen-day period by written notice to the applicant that additional information is needed to process the site plan. Denials should be in writing and shall specifically set forth the grounds for denial.

The written decisions of the Department in relation to the site plan review criteria may be appealed by the party(ies) which filed the application for the project to the appropriate Community Zoning Appeals Board within thirty (30) days of the date the project was denied approval in writing. Appeals will be heard as expeditiously as possible. All final plans submitted for building permits shall be substantially in compliance with plans approved under the plan review procedure herein established.

- (b) *Required Exhibits.* Exhibits prepared by design professionals such as architects and landscape architects shall be submitted to the Department of Planning and Zoning and shall include, but not be limited to, the following:
 - (1) Schematic site plan at a scale of not less than one (1) inch equals one hundred (100) feet containing the following information:
 - a. Proposed commercial vehicle and equipment storage area.
 - b. Location of proposed paved area and driveway connections.
 - c. Parking and driveway layouts.
 - d. Proposed grades.
 - e. Existing and proposed fences, signs, architectural accents, guard house (if provided) and location of advertising or graphic features.
 - f. Landscaping and trees.
 - g. Plans showing the location, height, lights, shades, deflectors and beam directions.
 - h. Stormwater management improvements.
 - i. Other information and plans as deemed necessary by the Director to evaluate compliance with the CDMP and Chapters 33 and 24 of the Code of Miami-Dade County.
- (c) *Criteria.* The following criteria shall be considered in the review process:
 - (1) *Parking and storage:* All vehicles and equipment shall be stored or parked only on paved impervious surfaces. The drainage system shall be approved by the Department of Environmental Resources Management.

- (2) *Emergency access:* Unobstructed access for on-site access for emergency equipment shall be considered.
- (3) *Site enclosure:* The subject site shall be enclosed by an eight (8) foot high masonry wall, vinyl coated chain link fence, or a chain link fence with visual screening. Said wall/fence shall be located on all property lines.
- (4) *Lighting:* All outdoor lighting, or outdoor signs or identification features shall be designed as an integral part of the surrounding landscape. Light fixtures shall be designed with a maximum height of 35 feet. Shielding shall be provided to prevent light from projecting upward. Any overspill of lighting onto adjacent properties shall not exceed one-half (½) foot-candle (vertical) and shall not exceed one-half (½) foot-candle (horizontal) illumination on adjacent properties or structures. Lighting shall comply with the standards in Section 8C-3 of this Code.
- (5) *Visual screening:* Buffer and visual screening shall be provided to make the use compatible with rural and agricultural land uses and to prevent negative visual impact to surrounding areas. The following minimum landscaping shall be provided along all property lines within the required setback area:
 - a. A continuous extensively landscaped buffer which shall be maintained in a good healthy condition by the property owner. The required buffer shall be located on the interior side of the required fence or wall along rights-of-way within required setback areas. The landscape buffer shall contain the following plant materials:
 - 1. *Ground Cover.* Ground cover shall consist of grass or plants. Plants used in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one (1) year after planting.
 - 2. *Continuous Hedge.* Hedges shall be a minimum of three (3) feet in height when measured immediately after planting, shall be planted at a maximum average spacing of 48 inches on center and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting. Of the provided hedge at least:
 - (i) Thirty (30) percent shall be native species; and
 - (ii) Fifty (50) percent shall be low maintenance and drought tolerant; and
 - (iii) Eighty (80) percent shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low-Maintenance Landscape Plants for South Florida list.
 - 3. *Trees.* Trees shall be of a species typically grown in Miami-Dade County which normally mature to a height of at least twenty (20) feet. Trees shall have a clear trunk of four (4) feet, an overall height of twelve (12) feet and a minimum caliper of two (2) inches at time of planting, and shall be provided within the buffer area along all property lines at a maximum average spacing of thirty-five (35) feet on center. Of the required trees at least:
 - (i) Thirty (30) percent shall be native species; and
 - (ii) Fifty (50) percent shall be low maintenance and drought tolerant; and
 - (iii) No more than thirty (30) percent shall be palms.
 - (iv) Eighty (80) percent of the trees shall be listed in the Miami-Dade Landscape Manual, the Miami-Dade Street Tree Master Plan and/or the University of Florida's Low-Maintenance Landscape Plants for South Florida list.
 - b. A stormwater management plan shall be approved by the Department of Environmental Resources Management.
 - c. Stormwater retention/detention facilities may be located within the required setback provided all landscaping requirements are met.

(Ord. No. 10-73, § 3, 11-4-10)

Sec. 33-284. - Fees and permits.

Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered in this district.

Fees shall be paid for all permits on all residential structures. For all nonresidential structures, fees shall be paid on all structures in excess of two hundred (200) square feet in area. All fees shall be paid in accordance with the fee schedule as otherwise provided for.

(Ord. No. 57-19, § 26, 10-22-57; Ord. No. 59-9, § 1, 4-20-59)

Sec. 33-284.1. - Agricultural disclosure.

(a) *Definitions.*(1) *Affected land* for the purpose of this section means:

- a. Any parcel of land that is located outside of the Urban Development Boundary (UDB) delineated on the Comprehensive Development Master Plan Land Use Plan Map and either designated Agriculture, zoned AU or zoned interim (GU) and determined by the director to be subject to an agricultural (AU) trend of development pursuant to Section 33-196, Code of Miami-Dade County, Florida; or
- b. Any parcel of land that is located inside the UDB and designated Agriculture, or zoned AU, or abutting any AU zoned parcel.

(2) *Interest in real property* means a nonleasehold, legal or equitable estate in land or any severable part thereof created by deed, contract, mortgage, easement, covenant or other instrument.

(3) *Purchaser* means a buyer, transferee, grantee, donee or other party acquiring an interest in real property.

(4) *Real property transaction* means the sale, grant, conveyance, mortgage or transfer of an interest in real property.

(5) *Seller* means a transferor, grantor, donor [or] other party conveying an interest in real property.

(b) *Disclosure statement for real property transactions involving Affected land.* The seller shall provide the purchaser with the following statement, which shall be set forth on a separate sheet of paper and shall be signed by the prospective purchaser prior to the execution of any other instrument committing the purchaser to acquire title to such real property or any other interest in any Affected land, as follows:

(1) For all Affected land, the statement shall include the following language:

LAND INVOLVED IN THIS TRANSACTION IS ZONED AGRICULTURAL (AU) OR LIES ADJACENT TO LAND THAT IS ZONED AU, OR IS DESIGNATED FOR AGRICULTURAL USE BY THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP), OR IS SUBJECT TO AU REGULATIONS.

AGRICULTURAL ACTIVITIES WHICH MAY BE LAWFULLY CONDUCTED WITHIN THIS AREA INCLUDE BUT MAY NOT BE LIMITED TO CULTIVATION AND HARVESTING OF CROPS; PROCESSING AND PACKING OF FRUIT AND VEGETABLES; BREEDING OF LIVESTOCK AND POULTRY; OPERATION OF IRRIGATION PUMPS AND OTHER MACHINERY; GROUND OR AERIAL SEEDING OR SPRAYING; APPLICATION OF CHEMICAL FERTILIZERS, CONDITIONERS, PESTICIDES AND HERBICIDES; GENERATION OF TRACTOR AND TRUCK TRAFFIC AND OF NOISE, ODORS, DUST AND FUMES ASSOCIATED WITH THE CONDUCT OF THE FOREGOING ACTIVITIES; AND THE EMPLOYMENT AND USE OF AGRICULTURAL LABOR. SUCH AGRICULTURAL ACTIVITIES MAY BE PROTECTED FROM NUISANCE SUITS BY THE "FLORIDA RIGHT TO FARM ACT," SECTION 823.14, FLORIDA STATUTES.

(2) In addition to the language set forth in Section 33-284.1(b)(1) the statement for all AU land not in the East Everglades Area of Critical Environmental Concern shall include the following language:

MIAMI-DADE COUNTY ZONING REGULATIONS REQUIRE A MINIMUM OF TWO HUNDRED (200) FEET OF STREET FRONTAGE AND A MINIMUM OF FIVE (5) ACRES OF LAND AREA (INCLUDING RIGHT-OF-WAY DEDICATIONS) AS PREREQUISITES TO ANY USE OF AU LAND, INCLUDING DEVELOPMENT OF ANY SINGLE-FAMILY RESIDENCE THEREON.

(3) In addition to the language set forth in Section 33-284.1(b)(1) the statement for all AU land in the East Everglades Area of Critical Environmental Concern shall include the following language:

AU LAND IN THE EAST EVERGLADES AREA OF CRITICAL ENVIRONMENTAL CONCERN IS SUBJECT TO RESTRICTIONS LIMITING DENSITY TO NO GREATER THAN ONE (1) DWELLING UNIT PER FORTY (40) ACRES, OR UNDER CERTAIN CONDITIONS TO ONE (1) DWELLING UNIT PER TWENTY (20) ACRES, AS PROVIDED BY SECTION 33B-25, CODE OF MIAMI-DADE COUNTY, FLORIDA.

(4) In addition to the language set forth in Section 33-284.1(b)(1) the statement for all nonresidential AU land served or to be served by a septic tank shall include the following language:

ALL NONRESIDENTIAL AU LAND SERVED OR TO BE SERVED BY A SEPTIC TANK SHALL BE SUBJECT TO THE FOLLOWING PROVISIONS:

THE ONLY LIQUID WASTE (EXCLUDING LIQUID WASTES ASSOCIATED WITH THE PROCESSING OF AGRICULTURAL PRODUCE IN AGRICULTURAL PACKING HOUSES AND LIQUID WASTES ASSOCIATED WITH AGRICULTURAL VEHICLE OR AGRICULTURAL EQUIPMENT MAINTENANCE FACILITIES WHICH REPAIR OR MAINTAIN VEHICLES OR EQUIPMENT ANCILLARY TO AND DIRECTLY SUPPORTIVE OF A BONA FIDE AGRICULTURAL PURPOSE AND WHICH VEHICLE OR EQUIPMENT ARE OWNED OR OPERATED BY THE OWNER OR LESSEE OF THE AGRICULTURAL VEHICLE OR AGRICULTURAL EQUIPMENT MAINTENANCE FACILITY) WHICH SHALL BE GENERATED, DISPOSED OF, DISCHARGED, OR STORED ON THE PROPERTY SHALL BE DOMESTIC SEWAGE DISCHARGED INTO A SEPTIC TANK.

NON DOMESTIC WASTE, INCLUDING WASTE RESULTING FROM AN AGRICULTURAL VEHICLE OR AGRICULTURAL EQUIPMENT MAINTENANCE FACILITY SHALL NOT BE DISCHARGED TO A SEPTIC TANK AND MUST BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.

- (5) For all AU land, the statement shall conclude with the following language:

THE ZONING CODE OF Miami-Dade COUNTY ENUMERATES CERTAIN EXCEPTIONS WHERE SMALLER COUNTY LOT SIZES ARE PERMITTED. IF THE LAND WHICH IS THE SUBJECT OF THIS TRANSACTION DOES NOT QUALIFY FOR AN EXCEPTION, AND DOES NOT MEET BOTH THE LOT FRONTAGE AND AREA REQUIREMENTS NOTED ABOVE, NO SINGLE-FAMILY RESIDENTIAL USE OR ANY OTHER USE OF THE PROPERTY MAY BE PERMITTED UNLESS FIRST APPROVED AFTER PUBLIC HEARING.

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE FOREGOING STATEMENT.

Signature of Purchaser Date

- (c) *Acknowledgment of agricultural disclosure statement on instrument of conveyance.* It shall be the seller's responsibility that the following statement shall appear in a prominent location on the face of any instrument conveying title to or any other interest in Affected land. The seller shall record the notarized statement with the Clerk of the Court:

I HEREBY CERTIFY THAT I HAVE READ, UNDERSTAND AND HAVE SIGNED THE AGRICULTURAL DISCLOSURE STATEMENT FOR THE SALE OF OR OTHER TRANSACTION INVOLVING THIS PARCEL OF AFFECTED LAND AS REQUIRED BY SECTION 33-284.1, CODE OF Miami-Dade COUNTY, FLORIDA.

Signature of Purchaser Date

- (d) *Penalties.* Any seller who violates any provision of this section, or fails to comply therewith, or with any lawful rule, regulation or written order promulgated under this section, shall be subject to the penalties, civil liability, attorney's fees and enforcement proceedings set forth in Sections 33-39 through 33-39.3, Code of Miami-Dade County, Florida, and to such other penalties, sanctions and proceedings as may be provided by law. Miami-Dade County shall not be held liable for any damages or claims resulting from the seller's failure to comply with provisions of this section.
- (e) *Exceptions.* Notwithstanding any other provision of the Code of Miami-Dade County, real property that is zoned AU (agriculture) or that is zoned GU (interim) and determined by the Director to be subject to an agricultural trend of development, and which property or property interest is being transferred to the South Florida Water Management District, shall be exempt from all disclosure requirements pertaining to AU land.

(Ord. No. 94-162, § 2, 9-13-94; Ord. No. 97-89, § 1, 7-17-97; Ord. No. 98-29, § 3, 2-19-98; Ord. No. 00-162, § 1, 12-7-00)

Secs. 33-284.2—33-284.5. - Reserved.

FOOTNOTE(S):

^{(1)(b)} *Cross reference—Height and type of fences in AU Districts, § 33-11(h); circuses and carnivals in AU Districts without public hearing, § 33-13(f); public hearing required for establishing cemeteries, mausoleums or crematoria, § 33-23; permit to use metal buildings in AU Districts, § 33-32 (Back)*

Exhibit H

ASSESSED VALUE OF AREA H PROPERTIES

Henry Iler

From: Rubert, Veronica (PA) [VRUBERT@miamidade.gov]
Sent: Wednesday, July 20, 2011 4:19 PM
To: Henry Iler
Cc: Solis, Lazaro (PA)
Subject: FW: FL City's Proposed Annexation Area "H" - Property Value Information
Attachments: Florida City Annexation Values (Area H).xlsx

This e-mail is sent on behalf of Lazaro Solis, Deputy Property Appraiser.

Attached are folio lists with 2010 and 2011 Preliminary values for the given area. However, there is an issue: four of the properties will need separations as the annexation boundary cuts through those parcels. Fortunately, three of the four are government owned properties and are fully exempt. The folios are noted in the file. The non-exempt folio has a taxable value of 126,990 in both years.

2010 Preliminary Values of Florida City Annexation Area H:

Just Value:	36,906,567	(Including 391,414 on 4 folios that will need separations)
Taxable Val:	8,471,582	(Including 126,990 on 1 folio that requires a separation)

2011 Preliminary Values (Folios requiring separations have the value in 2011 as 2010):

Just Value:	28,359,687
Taxable Val:	7,267,075

If you have any questions, please contact me.
Thank you,

Veronica Rubert
vrubert@miamidade.gov
Office of the Property Appraiser
111 N.W. First Street, Ste. 710
Miami, Florida 33128
Phone: (305) 375-4004

From: Henry Iler [<mailto:Henry@ilerplanning.com>]
Sent: Wednesday, July 06, 2011 3:27 PM
To: Solis, Lazaro (PA)
Cc: Rubert, Veronica (PA)
Subject: FL City's Proposed Annexation Area "H" - Property Value Information

Mr. Solis: In April, Ms. Rubert in your office sent us value information for a proposed 929 acre annexation area (designated as H1) which we had requested. Many thanks for that data and very prompt response.

However, last week the City Commission adopted Resolution No. 11-19 which reduced the boundary of that prior Area . Attached are a map and legal description of Annexation Area "H." This reduced Area is 811.7 acres in size. Per County Code, we are required to include in our application to the County the total and taxable property value of all Area H lands. The information needs to be on a parcel-by-parcel basis with area-wide totals.

If you have any questions or comments, don't hesitate to contact me. Your help is appreciated very much.

Thank you.

HENRY ILER, AICP | Principal
ILER PLANNING

2074 West Indiantown Road, Suite 202
Jupiter, Florida 33458
561 626 7067 x101 | 561 972 6075 fax
ilerplanning.com

ILIR PLANNING
www.ilirplanning.com

BLAJEST ENVIRONMENTAL, INC.
ENVIRONMENTAL AND CIVIL ENGINEERING
3000 W. SAGINAW BLVD., SUITE 410
TOLSON, MICHIGAN 48068
TEL: (313) 877-3366 • FAX: (313) 877-0017
WWW.BLAJEST-ENV.COM • CA No. 4095

City of Florida City

Annexation Area "H"

Legal Description

(6-29-11)

The West ½ of the West ½ of the SE ¼ of Section 25, Township 57 South, Range 38 East, less Lots 1 through 50 of Block 8 and Lots 1 through 50 of Block 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book 14 Page 50 of the public records of Miami-Dade County, Florida; and the West ½ of the West ½ of the Southwest ¼ of Section 25, Township 57 South, Range 38 East; and the West ½ of the West ½ of the East ½ of Section 36, Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the West ½ of Section 36 Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the East ½ of Section 35 Township 57 South, Range 38 East less the West 528 feet of the South 124 feet of the West ½ of the NW ¼ of the NW ¼ of the NE ¼ thereof and less the West 528 feet of the North ½ of the SW ¼ of the NW ¼ of the NE ¼ thereof; and the NW ¼ of Section 1, Township 58 South, Range 38 East of the Public Records of Miami-Dade County, Florida.

FOLIO	DOR CD	PROPERTY USE	PROP ADDR	JUST	TAXABLE
30-7825-000-0030	9981	VACANT LAND		600,000	10,000
30-7825-000-0040	9981	VACANT LAND		57,000	57,000
30-7825-001-0010	5381	AGRICULTURE		621,000	10,350
30-7825-002-0010	9981	VACANT LAND		3,600	3,600
30-7825-002-0020	9981	VACANT LAND		3,600	3,600
30-7825-002-0030	9981	VACANT LAND		3,600	3,600
30-7825-002-0031	8780	GOVERNMENTAL		238,875	0
30-7825-002-0090	9981	VACANT LAND		27,300	27,300
30-7825-002-0130	9981	VACANT LAND		8,400	8,400
30-7825-002-0230	0101	SINGLE FAMILY	18030 SW 352 ST	107,306	27,287
30-7825-002-0280	8780	GOVERNMENTAL		259,350	0
30-7825-002-0320	9981	VACANT LAND		3,600	3,600
30-7825-002-0340	8680	GOVERNMENTAL		7,200	0
30-7825-002-0450	9981	VACANT LAND		4,200	4,200
30-7825-002-0460	9981	VACANT LAND		8,400	8,400
30-7825-002-0540	9981	VACANT LAND		4,200	4,200
30-7825-002-0580	9981	VACANT LAND		4,200	4,200
30-7825-002-0630	8680	GOVERNMENTAL		12,600	0
30-7825-002-0640	8780	GOVERNMENTAL		302,250	0
30-7825-002-0660	9981	VACANT LAND		3,600	3,600
30-7825-002-0680	8780	GOVERNMENTAL		3,600	0
30-7825-002-0690	9981	VACANT LAND		3,600	3,600
30-7825-002-0700	9981	VACANT LAND		3,600	3,600
30-7825-002-0740	8680	GOVERNMENTAL		4,200	0
30-7825-002-0920	0101	SINGLE FAMILY	18050 SW 355 ST	212,202	25,000
30-7825-002-0991	8780	GOVERNMENTAL		170,625	0
30-7825-002-1000	9981	VACANT LAND		4,200	4,200
30-7825-002-1150	8780	GOVERNMENTAL		317,850	0
30-7825-002-1240	8780	GOVERNMENTAL		13,650	0
30-7825-002-1520	8780	GOVERNMENTAL		317,850	0
30-7825-002-1780	8680	GOVERNMENTAL		8,400	0
30-7825-002-1890	8780	GOVERNMENTAL		242,775	0
30-7825-002-1920	8680	GOVERNMENTAL		7,200	0
30-7825-002-1930	8780	GOVERNMENTAL		5,850	0
30-7825-002-1940	8780	GOVERNMENTAL		5,850	0
30-7825-002-1950	8780	GOVERNMENTAL		5,850	0
30-7825-002-1960	8780	GOVERNMENTAL		5,850	0
30-7825-002-1970	8780	GOVERNMENTAL		5,850	0
30-7825-002-1980	9981	VACANT LAND		4,200	4,200
30-7825-002-2030	8680	GOVERNMENTAL		8,400	0
30-7825-002-2070	9981	VACANT LAND		4,200	4,200
30-7825-002-2080	9981	VACANT LAND		4,200	4,200
30-7825-002-2210	9981	VACANT LAND		4,200	4,200
30-7825-002-2220	9981	VACANT LAND		4,200	4,200
30-7825-015-0010	0101	SINGLE FAMILY	18515 SW 360 ST	92,301	25,000
30-7825-015-0020	0101	SINGLE FAMILY	18525 SW 360 ST	79,051	25,000

30-7825-015-0030	0101	SINGLE FAMILY	18535 SW 360 ST	83,754	25,000
30-7825-015-0040	0101	SINGLE FAMILY	18545 SW 360 ST	86,442	26,930
30-7825-015-0050	0101	SINGLE FAMILY	18585 SW 360 ST	80,445	80,445
30-7825-015-0060	0101	SINGLE FAMILY	18605 SW 360 ST	80,594	80,594
30-7825-015-0070	0101	SINGLE FAMILY	18665 SW 360 ST	81,362	25,000
30-7825-015-0080	0101	SINGLE FAMILY	35991 SW 187 AVE	76,147	25,000
30-7825-015-0090	0101	SINGLE FAMILY	35951 SW 187 AVE	83,098	25,000
30-7825-015-0100	0101	SINGLE FAMILY	35901 SW 187 AVE	78,726	28,726
30-7825-015-0110	0101	SINGLE FAMILY	35891 SW 187 AVE	78,318	28,318
30-7825-015-0120	0101	SINGLE FAMILY	35871 SW 187 AVE	85,673	25,000
30-7825-015-0130	0101	SINGLE FAMILY	35841 SW 187 AVE	89,161	25,000
30-7825-015-0140	0101	SINGLE FAMILY	35831 SW 187 AVE	78,794	25,000
30-7825-015-0150	0101	SINGLE FAMILY	35801 SW 187 AVE	91,567	25,000
30-7825-015-0160	0101	SINGLE FAMILY	35800 SW 186 AVE	81,669	25,000
30-7825-015-0170	0101	SINGLE FAMILY	35830 SW 186 AVE	83,257	33,257
30-7825-015-0180	0101	SINGLE FAMILY	35840 SW 186 AVE	79,160	25,000
30-7825-015-0190	0101	SINGLE FAMILY	35870 SW 186 AVE	81,624	31,624
30-7825-015-0200	0101	SINGLE FAMILY	35890 SW 186 AVE	83,946	25,000
30-7825-015-0210	0101	SINGLE FAMILY	18604 SW 359 ST	79,139	29,139
30-7825-015-0220	0101	SINGLE FAMILY	18584 SW 359 ST	79,250	25,000
30-7825-015-0230	0101	SINGLE FAMILY	18534 SW 359 ST	90,498	25,000
30-7825-015-0240	0101	SINGLE FAMILY	18524 SW 359 ST	79,893	25,000
30-7825-015-0250	0101	SINGLE FAMILY	35895 SW 185 CT	87,311	25,000
30-7825-015-0260	0101	SINGLE FAMILY	35875 SW 185 CT	78,277	25,000
30-7825-015-0270	0101	SINGLE FAMILY	35845 SW 185 CT	82,562	25,000
30-7825-015-0280	0101	SINGLE FAMILY	35835 SW 185 CT	80,950	25,000
30-7825-015-0290	0101	SINGLE FAMILY	35825 SW 185 CT	80,978	30,978
30-7825-015-0300	0101	SINGLE FAMILY	35815 SW 185 CT	81,260	25,000
30-7825-015-0310	0101	SINGLE FAMILY	35801 SW 185 CT	73,285	25,000
30-7825-015-0320	0101	SINGLE FAMILY	35795 SW 185 CT	72,729	25,000
30-7825-015-0330	0101	SINGLE FAMILY	35765 SW 185 CT	78,547	25,000
30-7825-015-0340	0101	SINGLE FAMILY	35735 SW 185 CT	91,881	25,000
30-7825-015-0350	0101	SINGLE FAMILY	35715 SW 185 CT	82,855	25,000
30-7825-015-0360	0101	SINGLE FAMILY	18521 SW 357 ST	86,968	86,968
30-7825-015-0370	0101	SINGLE FAMILY	18531 SW 357 ST	88,061	25,000
30-7825-015-0380	0101	SINGLE FAMILY	18541 SW 357 ST	73,803	73,803
30-7825-015-0390	0101	SINGLE FAMILY	18581 SW 357 ST	74,626	25,000
30-7825-015-0400	0101	SINGLE FAMILY	18601 SW 357 ST	85,190	25,000
30-7825-015-0410	0101	SINGLE FAMILY	35700 SW 186 AVE	76,925	26,925
30-7825-015-0420	0101	SINGLE FAMILY	35730 SW 186 AVE	86,566	25,000
30-7825-015-0430	0101	SINGLE FAMILY	35760 SW 186 AVE	71,549	0
30-7825-015-0440	0101	SINGLE FAMILY	35790 SW 186 AVE	83,098	25,000
30-7825-015-0450	0101	SINGLE FAMILY	35791 SW 187 AVE	66,193	25,000
30-7825-015-0460	0101	SINGLE FAMILY	35761 SW 187 AVE	66,240	25,000
30-7825-015-0470	0101	SINGLE FAMILY	35731 SW 187 AVE	76,081	76,081
30-7825-015-0480	0101	SINGLE FAMILY	35701 SW 187 AVE	74,249	74,249
30-7825-015-0490	0101	SINGLE FAMILY	35651 SW 187 AVE	71,269	25,000

30-7825-015-0500	0101	SINGLE FAMILY	35601 SW 187 AVE	77,329	27,329
30-7825-015-0510	0101	SINGLE FAMILY	18640 SW 356 ST	74,619	25,000
30-7825-015-0520	0101	SINGLE FAMILY	18600 SW 356 ST	71,640	25,000
30-7825-015-0530	0101	SINGLE FAMILY	18580 SW 356 ST	91,131	25,000
30-7825-015-0540	0101	SINGLE FAMILY	18540 SW 356 ST	86,033	25,000
30-7825-015-0550	0101	SINGLE FAMILY	18530 SW 356 ST	116,186	66,186
30-7825-015-0560	0101	SINGLE FAMILY	18520 SW 356 ST	76,042	26,042
30-7825-015-0570	0101	SINGLE FAMILY	35794 SW 185 CT	73,632	25,000
30-7825-015-0580	0101	SINGLE FAMILY	35764 SW 185 CT	71,138	71,138
30-7825-015-0590	0101	SINGLE FAMILY	35734 SW 185 CT	78,497	78,497
30-7825-015-0600	0101	SINGLE FAMILY	18542 SW 357 ST	76,712	25,000
30-7825-015-0610	0101	SINGLE FAMILY	35733 SW 186 AVE	84,273	34,273
30-7825-015-0620	0101	SINGLE FAMILY	35763 SW 186 AVE	80,649	25,000
30-7825-015-0630	0101	SINGLE FAMILY	35791 SW 186 AVE	83,189	0
30-7825-015-0640	1713	COMMERCIAL	35801 SW 186 AVE	1,180,015	0
30-7825-015-0650	0081	VACANT LAND		18,760	0
30-7825-015-0660	0101	SINGLE FAMILY	35833 SW 186 AVE	83,986	25,000
30-7825-015-0670	0101	SINGLE FAMILY	35843 SW 186 AVE	81,754	25,000
30-7825-015-0680	0101	SINGLE FAMILY	18583 SW 359 ST	81,131	81,131
30-7825-015-0690	0101	SINGLE FAMILY	18533 SW 359 ST	87,024	25,383
30-7825-015-0700	0101	SINGLE FAMILY	35844 SW 185 CT	84,150	25,000
30-7825-015-0710	0101	SINGLE FAMILY	35834 SW 185 CT	73,060	25,000
30-7825-015-0720	0081	VACANT LAND		19,058	0
30-7825-015-0730	8680	GOVERNMENTAL	18500 SW 356 ST	1,500	0
30-7825-017-0010	0101	SINGLE FAMILY	18515 SW 356 ST	83,582	33,582
30-7825-017-0020	0101	SINGLE FAMILY	18535 SW 356 ST	84,724	0
30-7825-017-0030	0101	SINGLE FAMILY	18555 SW 356 ST	83,029	25,000
30-7825-017-0040	0101	SINGLE FAMILY	18575 SW 356 ST	81,717	25,000
30-7825-017-0050	0101	SINGLE FAMILY	18605 SW 356 ST	82,426	82,426
30-7825-017-0060	0101	SINGLE FAMILY	18635 SW 356 ST	82,777	25,000
30-7825-017-0070	0101	SINGLE FAMILY	18665 SW 356 ST	82,076	25,000
30-7825-017-0080	0101	SINGLE FAMILY	18695 SW 356 ST	84,154	25,000
30-7825-017-0090	0101	SINGLE FAMILY	18694 SW 355 TER	83,232	25,136
30-7825-017-0100	0101	SINGLE FAMILY	18664 SW 355 TER	79,100	25,000
30-7825-017-0110	0101	SINGLE FAMILY	18634 SW 355 TER	82,426	0
30-7825-017-0120	0101	SINGLE FAMILY	18604 SW 355 TER	82,426	25,000
30-7825-017-0130	0101	SINGLE FAMILY	18564 SW 355 TER	82,426	25,000
30-7825-017-0140	0101	SINGLE FAMILY	18534 SW 355 TER	85,372	35,372
30-7825-017-0150	0101	SINGLE FAMILY	18504 SW 355 TER	86,402	25,000
30-7825-017-0160	0101	SINGLE FAMILY	18503 SW 355 TER	99,617	31,815
30-7825-017-0170	0101	SINGLE FAMILY	18533 SW 355 TER	81,474	25,000
30-7825-017-0180	0101	SINGLE FAMILY	18563 SW 355 TER	101,277	38,437
30-7825-017-0190	0101	SINGLE FAMILY	18593 SW 355 TER	91,989	28,834
30-7825-017-0200	0101	SINGLE FAMILY	18613 SW 355 TER	84,976	25,000
30-7825-017-0210	7241	INSTITUTIONAL	35501 SW 187 AVE	883,699	0
30-7825-017-0260	0101	SINGLE FAMILY	18612 SW 354 TER	84,256	25,000
30-7825-017-0270	0101	SINGLE FAMILY	18592 SW 354 TER	83,603	25,000

30-7825-017-0280	0101	SINGLE FAMILY	18562 SW 354 TER	84,581	25,000
30-7825-017-0290	0101	SINGLE FAMILY	18532 SW 354 TER	84,487	25,000
30-7825-017-0300	0101	SINGLE FAMILY	18502 SW 354 TER	87,871	87,871
30-7825-017-0310	0101	SINGLE FAMILY	18501 SW 354 TER	83,629	25,000
30-7825-017-0320	0101	SINGLE FAMILY	18531 SW 354 TER	88,050	25,000
30-7825-017-0330	0101	SINGLE FAMILY	18561 SW 354 TER	83,065	25,000
30-7825-017-0340	0101	SINGLE FAMILY	18591 SW 354 TER	83,462	83,462
30-7825-017-0350	0101	SINGLE FAMILY	18601 SW 354 TER	83,464	25,000
30-7825-017-0360	0101	SINGLE FAMILY	18631 SW 354 TER	106,430	56,430
30-7825-017-0370	0101	SINGLE FAMILY	18661 SW 354 TER	83,073	25,000
30-7825-017-0380	0101	SINGLE FAMILY	18691 SW 354 TER	83,664	33,664
30-7835-000-0010	5381	AGRICULTURE		501,050	22,775
30-7835-000-0020	9981	VACANT LAND		229,840	229,840
30-7835-000-0030	5001	AGRICULTURE	18850 SW 360 ST	899,613	569,020
30-7835-000-0032	6681	AGRICULTURE		549,230	26,962
30-7835-000-0035	9981	VACANT LAND		1,035,980	47,090
30-7835-000-0040	5381	AGRICULTURE		826,100	47,804
30-7835-000-0070	5381	AGRICULTURE		240,000	10,000
30-7835-000-0091	0101	SINGLE FAMILY	36105 SW 192 AVE	201,320	0
30-7835-000-0110	5381	AGRICULTURE		390,800	24,425
30-7835-000-0140	5381	AGRICULTURE		400,000	25,000
30-7835-000-0150	5381	AGRICULTURE		400,000	25,000
30-7835-000-0160	6681	AGRICULTURE		400,000	29,000
30-7835-000-0290	5381	AGRICULTURE		350,000	25,000
30-7835-000-0310	9981	VACANT LAND		200,000	200,000
30-7835-000-0320	5381	AGRICULTURE		292,200	24,350
30-7835-000-0330	5381	AGRICULTURE		350,000	25,000
30-7835-000-0331	5381	AGRICULTURE		200,000	12,500
30-7835-000-0340	5381	AGRICULTURE		262,500	18,750
30-7835-000-0350	5381	AGRICULTURE		262,500	18,750
30-7835-000-0360	5381	AGRICULTURE		299,100	36,475
30-7835-000-0370	5381	AGRICULTURE		299,100	24,925
30-7835-000-0380	9981	VACANT LAND		200,000	200,000
30-7835-000-0390	5381	AGRICULTURE		547,500	75,279
30-7835-000-0391	9981	VACANT LAND		1,168,200	45,960
30-7835-000-0400	6681	AGRICULTURE		559,250	29,100
30-7835-000-0401	5381	AGRICULTURE		190,800	11,925
30-7835-000-0410	2865	PARKING		601,557	39,057
30-7835-000-0411	5381	AGRICULTURE		308,800	109,030
30-7835-000-0420	5381	AGRICULTURE		400,000	25,000
30-7835-001-0010	7241	INSTITUTIONAL		3,630	3,630
30-7835-001-0020	9981	VACANT LAND		3,850	3,850
30-7835-002-0010	9966	VACANT LAND	36701 SW 192 AVE	193,657	193,657
30-7836-000-0012	6981	AGRICULTURE	17900 SW 360 ST	1,090,000	226,956
30-7836-000-0013	6981	AGRICULTURE		420,800	130,692
30-7836-000-0014	9981	VACANT LAND		126,990	126,990
30-7836-000-0080	8980	GOVERNMENTAL	S 1/2	250,000	0

30-7836-000-0081	9981	VACANT LAND	N 1/2	227,250	227,250
30-7836-000-0090	5381	AGRICULTURE		262,350	11,925
30-7836-000-0091	9981	VACANT LAND		162,500	162,500
30-7836-000-0093	8980	GOVERNMENTAL		250,000	0
30-7836-000-0095	5381	AGRICULTURE		262,350	11,925
30-7836-000-0100	5381	AGRICULTURE		1,123,400	116,150
30-7836-000-0110	6981	AGRICULTURE		382,000	34,380
30-7836-000-0120	5001	AGRICULTURE	18690 SW 360 ST	545,270	321,981
30-7836-000-0140	6681	AGRICULTURE		150,000	6,750
30-7836-000-0150	5381	AGRICULTURE		275,000	25,000
30-7836-000-0151	5066	AGRICULTURE		414,847	17,347
30-7836-000-0160	6981	AGRICULTURE		954,000	411,120
30-7836-000-0290	5381	AGRICULTURE		625,000	37,500
30-7836-000-0590	5381	AGRICULTURE		225,000	12,500
30-8801-000-0020	6981	AGRICULTURE		240,000	36,000
30-8801-000-0040	8780	GOVERNMENTAL		700,000	0
30-8801-000-0050	9981	VACANT LAND		152,800	152,800
30-8801-000-0060	9981	VACANT LAND		152,800	152,800
30-8801-000-0070	9981	VACANT LAND		19,080	19,080
30-8801-000-0075	9981	VACANT LAND		19,080	19,080
30-8801-000-0080	9981	VACANT LAND		298,560	298,560
30-8801-000-0090	9981	VACANT LAND		36,360	36,360
30-8801-000-0100	9981	VACANT LAND		100,000	100,000
30-8801-000-0110	9981	VACANT LAND		20,000	20,000
30-8801-000-0111	9981	VACANT LAND		20,000	20,000
30-8801-000-0150	8780	GOVERNMENTAL		74,544	0
30-8801-000-0170	8780	GOVERNMENTAL		39,080	0
30-8801-000-0190	8780	GOVERNMENTAL		150,800	0
30-8801-000-0250	8780	GOVERNMENTAL		160,000	0
30-8801-000-0310	9981	VACANT LAND		20,000	20,000
30-8801-000-0320	9981	VACANT LAND		20,000	20,000
30-8801-000-1460	8680	GOVERNMENTAL		6,080	0
				36,906,567	8,471,582

Exhibit I

FLORIDA CITY'S WATER AND SEWER SERVICE AREA

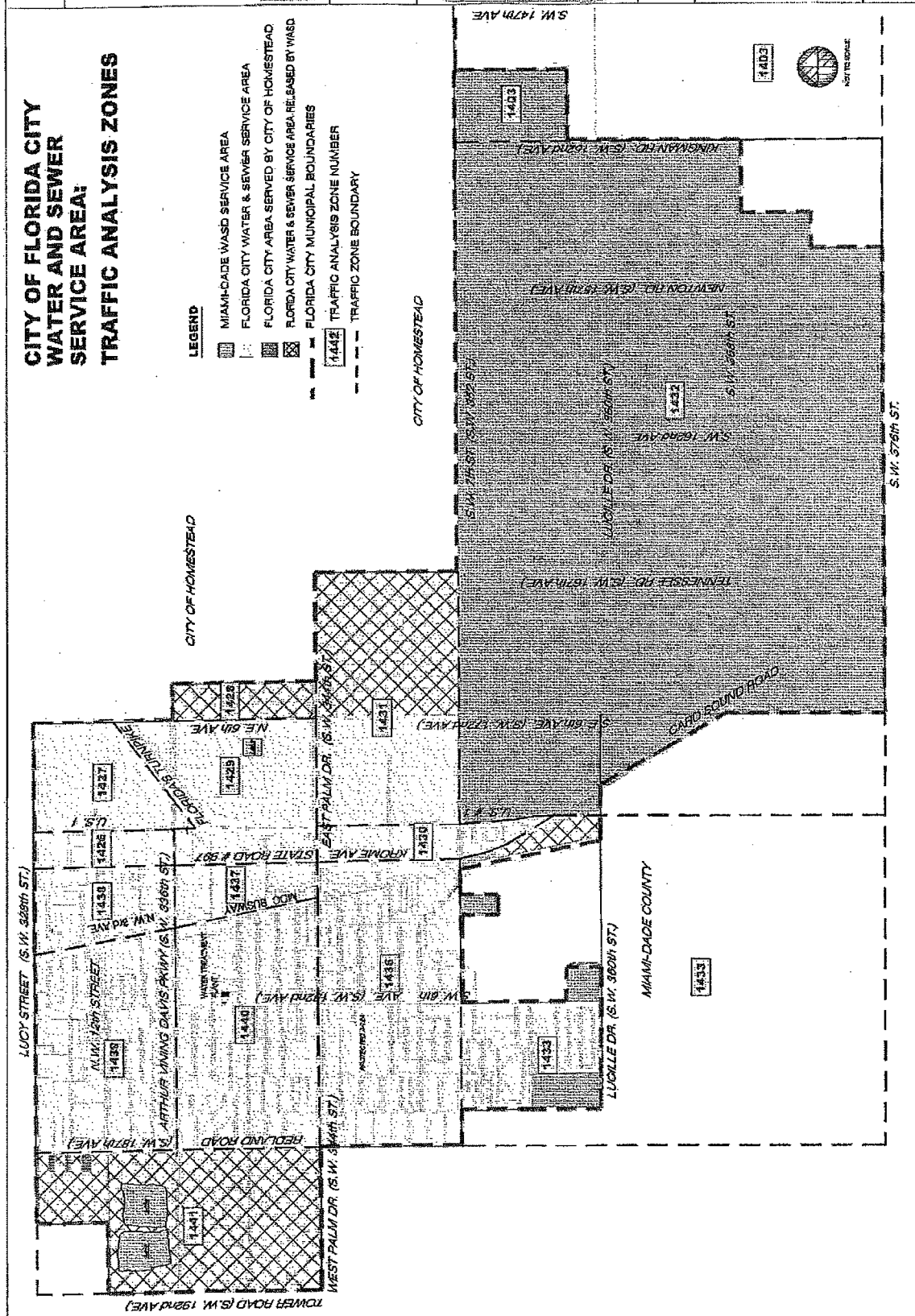
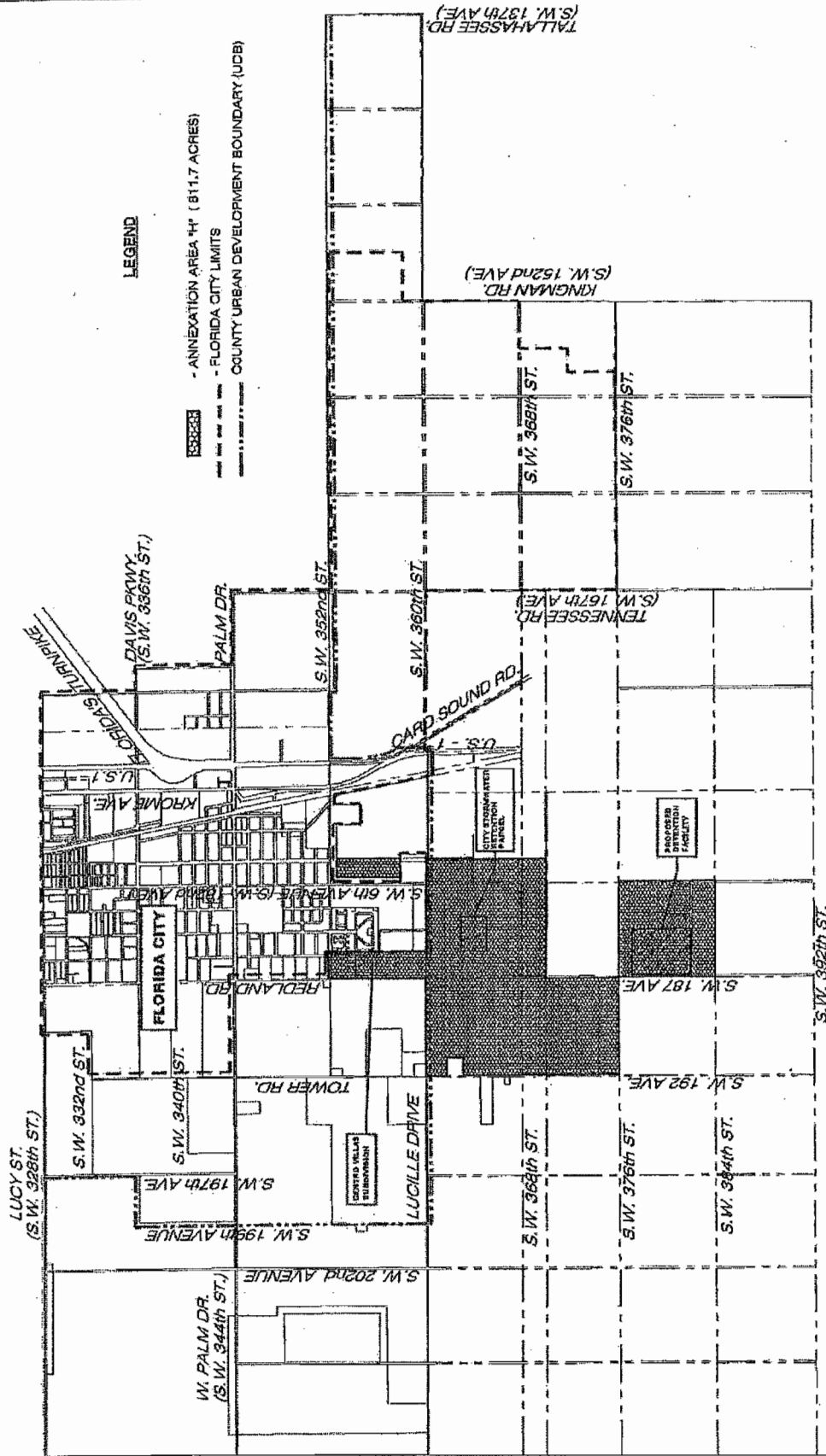


Exhibit J

CITY-OWNED PARCELS MAP

CITY OF FLORIDA CITY: PROPOSED ANNEXATION AREA "H"



LEGEND

- ANNEXATION AREA "H" (811.7 ACRES)
- FLORIDA CITY LIMITS
- COUNTY URBAN DEVELOPMENT BOUNDARY (UCB)

CITY MAP
SCALE: 1" = 1200'



ILIER PLANNING
www.ilierplanning.com



BALLET INC. ENGINEERING, INC.
ENVIRONMENTAL AND CIVIL ENGINEERING
2800 S.W. 10TH AVE., SUITE 410
MIAMI, FL 33135
TEL: (305) 870-0000 FAX: (305) 870-0001
E-MAIL: info@balletinc.com

JUNE 29, 2011

Exhibit K

**RESIDENTIAL DEVELOPMENT CERTIFICATE OF
MDC PLANNING AND ZONING DIRECTOR**

(Applied for: 9-2-2011)



Community Development Department

September 2, 2011

Marc LaFerrier, AICP, Director
Miami-Dade County Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: Florida City Annexation Application – Residential Certificate

Dear Mr. LaFerrier:

Attached is Resolution No. 11-19 recently adopted by the Florida City Commission approving the submittal of an application to the County for the annexation of an 812-acre area southwest of Florida City designated as "Area H." The resolution also contains the legal description and a map of the Area. In addition, the voter certification from the Elections Department is included herein indicating that 213 registered voters reside there.

County Code Section 20-3 (G) requires that we obtain a certification from your office certifying the percentage of residential development in Area H. We would be most appreciative if you could provide this document as soon as workload permits.

Please contact the City's Planner, Henry Iler at (866) 626-7067 x. 101 or henry@ilerplanning.com should you have any questions or comments regarding this request.

Sincerely,

William Kiriloff
Community Development Director

C.c. Mayor Otis Wallace
Henry Iler, AICP, ILER PLANNING

RESOLUTION NO. 11-19

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA, APPROVING THE FILING OF AN APPLICATION WITH MIAMI-DADE COUNTY FOR THE ANNEXATION OF AREA "H" CONSISTING OF 812 ACRES AND GENERALLY LOCATED SOUTH OF THE CURRENT CITY BOUNDARY INTO THE CORPORATE LIMITS OF THE CITY OF FLORIDA CITY PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES

WHEREAS, the subject Annexation Area H is 812 acres in size and generally bounded on the north by SW 352nd Street, on the west by SW 192nd Avenue, on the south by SW 384th Street, and on the east by SW 180th Avenue; and

WHEREAS, Area H is legally described in Exhibit A and delineated in Exhibit B; and

WHEREAS, the City Commission has determined that the annexation of Area H into the City limits is in the long-term best interest of Florida City; and

WHEREAS, Section 20-3 of the Miami-Dade County Code of Ordinances requires a local government resolution, considered at an advertised public hearing, approving submission of any application for the annexation of unincorporated property into the jurisdictional limits of a City; and

WHEREAS, notice of the public hearing was sent to all Area H property owners, and owners within 600 feet of the Area, and published in a newspaper of general circulation prior to the hearing, consistent with Chapter 20 of the County Code; and

WHEREAS, City staff has prepared an Annexation Report for Area H, dated 6-29-2011, addressing the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances which is incorporated herein by reference; and

WHEREAS, the City Commission finds that the proposed annexation is consistent with the goals and objectives of the adopted City's Comprehensive Development Master Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, THAT:

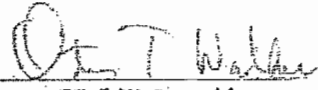
Section 1. All of the foregoing recitals are true and correct, and adopted as an integral part of this resolution.

Section 2. Based on a property owner request, the Commission finds that two (2) parcels totaling approximately 5.4 acres in size should be removed from within the boundary of proposed Annexation Area "H." The subject parcels are located on the east side of SW 192nd Avenue (Tower Road) approximately 500 feet south of SW 360th Street and were identified by County parcel foto number during the hearing. Prior to final execution, staff is directed to amend this Resolution to describe and depict the revised Area "H" boundary with the subject parcels deleted.


Section 3. The Mayor is given full authority to execute and submit the annexation application for Area H, legally described in Exhibit "A," on behalf of Florida City to the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Section 20-3 of the Miami-Dade County Code, and request formal County approval of the annexation of Area H into the corporate limits of the City.

Section 4. This Resolution shall become effective immediately upon its adoption.

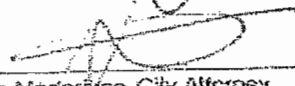
PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 29th day of June, 2011.


Otis T. Wallace, Mayor

ATTEST:


Jennifer Evelyn, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Regine Montelaine, City Attorney

Offered by: Mayor

Motion to adopt by Comm. Dorsett seconded by Comm. Butler

FINAL VOTE AT ADOPTION

Yes

Mayor Otis T. Wallace

Vice Mayor Eugene D. Berry

Absent

Commissioner Sharon Butler

Yes

Commissioner R.S. Shiver

Yes

Commissioner Daurell Dorsett

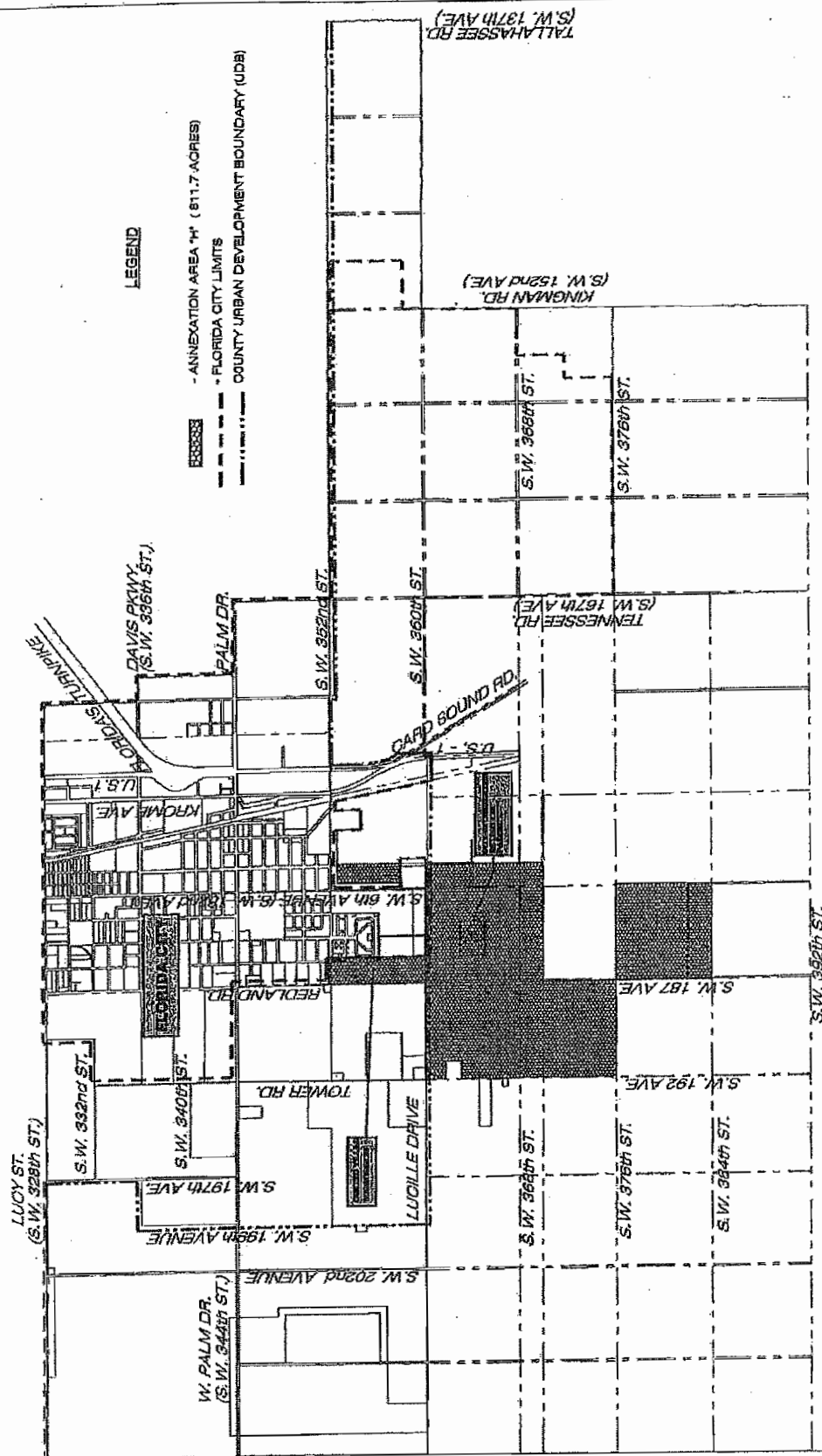
Yes

City of Florida City**Annexation Area "H"****Legal Description**

(6-29-11)

The West ½ of the West ½ of the SE ¼ of Section 25, Township 57 South, Range 38 East, less Lots 1 through 50 of Block 8 and Lots 1 through 50 of Block 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book 14 Page 50 of the public records of Miami-Dade County, Florida; and the West ½ of the West ½ of the Southwest ¼ of Section 25, Township 57 South, Range 38 East; and the West ½ of the West ½ of the East ½ of Section 36, Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the West ½ of Section 36 Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the East ½ of Section 35 Township 57 South, Range 38 East less the West 528 feet of the South 124 feet of the West ½ of the NW ¼ of the NW ¼ of the NE ¼ thereof and less the West 528 feet of the North ½ of the SW ¼ of the NW ¼ of the NE ¼ thereof; and the NW ¼ of Section 1, Township 58 South, Range 38 East of the Public Records of Miami-Dade County, Florida.

CITY OF FLORIDA CITY: PROPOSED ANNEXATION AREA "H"



LEGEND

- ANNEXATION AREA "H" (811.7 ACRES)
- FLORIDA CITY LIMITS
- COUNTY URBAN DEVELOPMENT BOUNDARY (UDB)

CITY MAP
SCALE: 1" = 1200'



ILER PLANNING
www.ilerplanning.com

EXHIBIT B



ILER PLANNING, INC.
INTERNATIONAL AND CITY ENGINEERING
2000 N. W. 10th Avenue, Suite 100
Fort Lauderdale, FL 33304
TEL: 954.575.1200 FAX: 954.575.1201
JUNE 28 2011



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

miamidadec.gov

CERTIFICATION

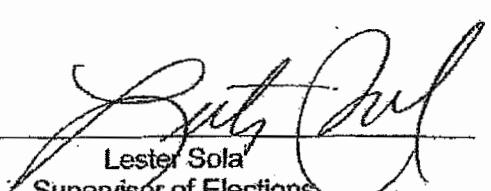
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Lester Sola, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Florida City Annexation Area "H" has 213 voters. See description below:

Area H: The West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 25, Township 57 South, Range 38 East, less Lots 1 through 50 of Block 8 and Lots 1 through 50 of Block 9, of the Florida City Realty Company's Subdivision, according to the plat thereof as recorded in Plat Book 14 Page 50 of the public records of Miami-Dade County, Florida; and the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 57 South, Range 38 East; and the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of Section 36, Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the West $\frac{1}{2}$ of Section 36 Township 57 South, Range 38 East, less the South 1,980 feet thereof; and the East $\frac{1}{2}$ of Section 35 Township 57 South, Range 38 East less the West 528 feet of the South 124 feet of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ thereof and less the West 528 feet of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ thereof; and the NW $\frac{1}{4}$ of Section 1, Township 58 South, Range 38 East of the Public Records of Miami-Dade County, Florida.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 1st DAY OF
SEPTEMBER, 2011


Lester Sola
Supervisor of Elections
Miami-Dade County

Delivering Excellence Every Day

Please submit a check for \$270.00 to our office payable to the "Board of County Commissioners" for the cost of research and labor.