

CLERK OF THE BOARD

2013 OCT 24 PM 1:48

CLERK, CIRCUIT & COUNTY OF
MIAMI-DADE COUNTY, FLA.
#1

Submittal for Proposed Annexation Application to Miami-Dade County



Submitted to: Miami-Dade County



Submitted by: City of Hialeah

September 9, 2013

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Notification of Public Hearing

Prepared by:

Application and Cost Estimates

BCC Engineering, Inc.

7300 North Kendall Drive, Suite 400

Miami, Florida 33156

Estimate of Revenue

PMG Associates, Inc.

3880 NW 2nd Court

Deerfield Beach, FL 33442

In association with:

The Lasarte Law Firm

3250 NE 1st Avenue Suite #334

Miami, Florida 33137

Executive Summary

The City of Hialeah is applying to annex 0.92 square miles of land northwest of the City. The land is undeveloped forested land triangular in shape. The proposed Annexation Area is bounded by the Florida Turnpike Homestead Extension (HEFT) to the northwest, I-75 Expressway to the east, and NW 170th Street to the south (referred to as the "Annexation Area" in this application).

Grounds for Boundary Change

The City of Hialeah currently consists of 23 square miles and is completely developed except for approximately three (3) square miles of land. These three (3) square miles of land just south of the Annexation Area was annexed by the City of Hialeah in 2003, and is known as Hialeah Heights. In the City's effort to meet its economic and industrial demands, Hialeah would like to annex approximately 0.92 square miles of vacant property to the northwest corner of its boundary.

The City of Hialeah 's proposed annexation area is strategically located adjacent to the Homestead Extension of the Florida Turnpike and I-75, with access to Okeechobee Road/US 27. The proposed annexation area is located in a strategic area within the State of Florida's plan for freight expansion, and is ideal to encourage economic development via industrial activity. The proposed annexation area would be consistent with the area previously annexed to the south and would allow the City of Hialeah to further develop competitive areas for supply chain Intermodal Logistic Centers.

With the regional transportation agencies, such as the Florida Department of Transportation (FDOT) and the Miami Seaport Department, as well as the railroad operators and trucking companies, working to establish a more robust freight network in South Florida, the need exists for intermodal logistics facilities to manage and provide for supply chain operations. There is also a great need for additional employment in the area. By locating development opportunities near adjacent to active freight transportation corridors Intermodal Logistics Center opportunities are appropriate for Miami-Dade and Broward County.

Support from Property Owners

More importantly, this Annexation Application, unlike most of the other applications heard by the County in the past, is supported by the business/property owners in the area. We have included letters of support from Prologis and The Graham Companies, who are the two largest land owners within the Annexation Area. Prologis has plans to develop an Industrial Business Park within the Annexation Area consisting of approximately 1 million square feet of industrial warehouse space. The proposed annexation of this area by the City will help bring the infrastructure and services necessary to promote development in this area. This in turn will help create additional employment opportunities in the area.

Future Land Use

The City has adopted its own Comprehensive Development Master Plan and Land Development Code that will govern development within the Annexation Area. The following goals have been developed to guide future growth in the proposed annexation area.

GOAL 1: Provide land uses that will promote economic development within the City of Hialeah.

- GOAL 2:** Provide land uses that will meet the industrial demands of the South Florida region and further the goals, objectives and policies of the City of Hialeah's Comprehensive Plan.
- GOAL 3:** Provide public spaces and multimodal transportation options to facilitate mobility within the annexation area.
- GOAL4:** Provide appropriate development area, including but not limited to, light industrial, office, and other uses to further the goals, objectives and policies of the City of Hialeah's Comprehensive Plan.
- GOAL 5:** Coordinate with the Florida Department of Transportation, Miami-Dade County including agencies such as PortMiami, Miami-Dade Transit and Miami-Dade Aviation Department, to promote the development of the annexation area and support economic development within the South Florida region to promote employment within the City of Hialeah.

Services to be Provided

The Annexation Area is currently vacant. Therefore, there are no current services provided to the area.

The boundaries of the area have limited power and communications supply lines only. There are no public water or sewer and no facilities for trash collection or sewage treatment. All services must be provided to the annexation area as development occurs.

The City of Hialeah uses an automated system to monitor concurrency associated with new development. This Concurrency Management System (CMS) provides a viable system to manage growth for the City of Hialeah in terms of traffic, solid waste, potable water, sewage treatment, flood control, and parks. Therefore, all new development in the proposed annexation area must be approved by the automated CMS for concurrency compliance. Since there are no existing developments in the area, the CMS would be used for future development.

Police Protection

At maximum development, the proposed Annexation Area would be served by the City of Hialeah's Police department, Sector 6. Sector 6 also includes the previously annexed area to the south (Hialeah Heights). Resources needed to serve this area would be limited to twelve (12) additional Police Officers and twelve (12) additional vehicles for Sector 6.

Fire Protection

The closest fire station to the proposed Annexation Area is 3.7 miles away at 7590 West 24th Avenue. At an average speed of 30 miles per hour, the response time would be seven (7) minutes to the southern and eastern boundaries of the annexation area, ten (10) minutes to the western boundary and thirteen (13) minutes to the northwest boundary.

The new Annexation Area could be served by the enhancements proposed by the City of Hialeah for the previous annexation of Hialeah Heights. No additional personnel or equipment would be required

initially and through much of the development period. However, once the Annexation Area is fully developed, the Fire Department would likely add an additional Fire Engine and Rescue Truck, as well as, twelve (12) firefighters/paramedics and three (3) officers. If development occurs at a faster rate than anticipated, the City may choose to add an interim station temporarily in the proposed Annexation Area.

Water Supply Distribution

Current water supply in the area immediately adjacent to the south of the Annexation Area comes from the recently built Reverse Osmosis Water Treatment Plant (ROWTP). The City will work with developers to design and build the distribution system. Main access to this area will be provided by the 16-inch water main at NW 97th Avenue, approximately 680 feet northwest of NW 154th Street. The water main can be extended north to serve this area.

The distribution system will need to be built over an extended period of time to ensure adequate level of service for fire protection and water flow. Additional connections would be required if development occurs at a faster pace. The City is currently in the process of purchasing land in the Annexation Area to construct four (4) wells and a canal to better service this area.

Sewage Treatment

The proposed Annexation Area will be connected to the City's sewer system via an 18 inch sanitary gravity main located at NW 97th Avenue and NW 154th Street. An additional 24-inch force main is planned by Miami-Dade Water and Sewer Department (MDWASD) on NW 97th Avenue from NW 154th Street to serve the area north of NW 154th Street. The sewer line can be extended north of NW 170th Street to serve the Annexation Area.

Solid Waste

Trash removal for all new residential developments will be handled by the City's Department of Solid Waste. Commercial developments will be required to contract trash removal services with a private hauling company. Because the Annexation Area is comprised of primarily commercial and industrial uses, it will be serviced by a private hauling company.

Street Lighting

FP&L currently provides service to the proposed annexation area. As development occurs, FP&L would expand their service and provide lighting that is consistent with the South Florida Building Code and State Energy Code. The developer may pay for special lighting or decorative lighting at FP&L's discretion.

Street Construction and Maintenance

The automated CMS will be updated as new developments are proposed in the annexation area. This includes a proposed street network for the proposed developments. The proposed street network will be designed to meet capacity requirements for anticipated future development. Prologis will be extending NW 97th Avenue north of NW 170th Street and extending NW 170th Street west NW 97th Avenue as part of its proposed improvements for the area. A full interchange at I-75 and Miami

Gardens Drive (NW 186th Street) with access to the west would benefit this area.

Parks and Open Space

The Mayor would like to provide parks to future users of the Annexation Area. This would include pocket parks that provide recreational opportunities to employees within the Annexation Area as well as residents of Hialeah.

Building Inspection Zoning Administration/Local Planning Services

New development in the annexation area must be approved by the Community Development Department. The City will manage the annexation area to reflect level of service requirements as outlined in the City's Comprehensive Plan. Additionally, the Comprehensive Plan will be amended to include the annexation area.

All development must comply with all of the requirements of the Department of Environmental Resource Management (DERM). The City is available to advise and assist developers that may face these DERM issues. The City Building Department will be responsible for the approval of plans for projects located within the Annexation Area.

Government

The annexation area would become part of the City of Hialeah and enjoy all the benefits of participating in the local government as residents. New residents will be able to vote, attend City Council meetings, and participate in citizen advisory boards accordingly.

Timetable for Supplying Services

All of the services described will be provided to the annexation area incrementally, as development occurs. Much of the infrastructure will be funded by developers who will be required to provide adequate level of service for traffic, solid waste, potable water, sewage treatment, flood control, and parks consistent with the City's Comprehensive Plan.

Introduction

The City of Hialeah has developed a proposal to annex 0.92 square miles of generally vacant property just north of the city's border. This vacant property currently has a development proposed to add 1 million square feet of industrial warehouse space within the Annexation Area. There are no dwellings units within the proposed Annexation Areas.

The City anticipates mostly Commercial and Industrial uses organized around warehouse facilities used for goods movement and supply change operations. These warehouse facilities require transportation access connecting to the regional highway and rail network, which has good potential at this location. This proposed pattern of development is both efficient and sustainable and demonstrates a responsive approach to environmental issues of growth and suburban sprawl.

The City has provided a complete analysis of potential services needed to serve new developments as well as cost analysis of providing these services.

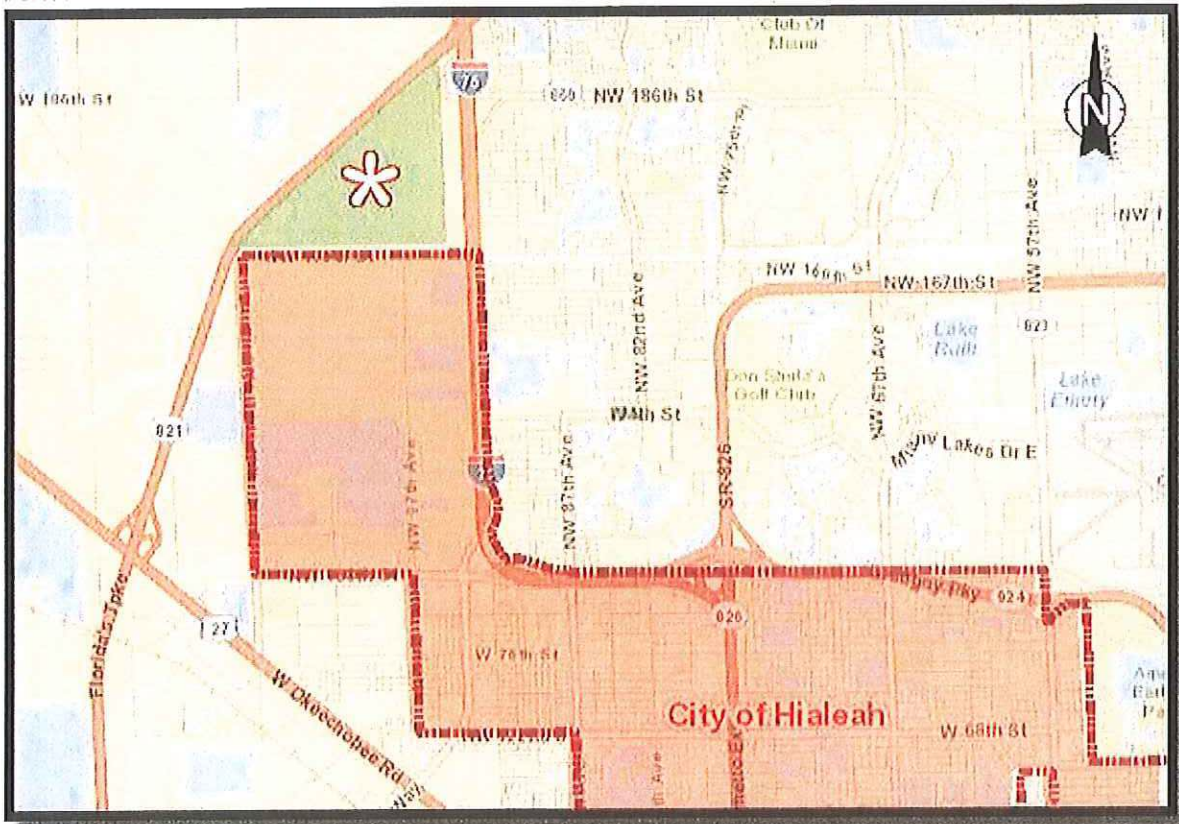
Location Map and Boundary of Proposed Annexation Area



Aerial View of Annexation Area *



Location Map of Annexation Area *



- * Annexation Area
- Northern Portion of Hialeah City Limits

LEGAL DESCRIPTION OF ANNEXATION

PORTIONS OF SECTIONS 4, 8, AND 9, TOWNSHIP 52, RANGE 40 EAST

MIAMI-DADE COUNTY, FLORIDA

A portion of "CHAMBERS LAND COMPANY SUBDIVISION" in the Southwest 1/4 of Section 4, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 27; together with a portion of "CHAMBERS LAND COMPANY SUBDIVISION", in Section 8, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 68; also together with: A portion of "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1" in Sections 7 and 9, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 17, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 9; thence Westerly, along the South line of the said Southwest 1/4 of said Section 9, for 471.03 feet to the Point of Beginning of the following more particularly described parcel; such point being the Point of Intersection of the said South line of the said Southwest 1/4 of said Section 9 with the Southerly prolongation of the Westerly Limited Access right-of-way line of Interstate 75 (State Road No.93) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87075-2402, Approved July 5, 1977, last revised December 1, 1978 (Sheets 1 through 10); thence North 02 degrees 37 minutes 10 seconds East, along the said Westerly Limited Access Right-of-Way line of said Interstate 75 and its Southerly prolongation for 5118.10 feet; thence South 89 degrees 37 minutes 11 seconds West for 839.47 feet; thence North 00 degree 22 minutes 49 seconds West for 1064.13 feet; thence South 89 degrees 37 minutes 11 seconds West for 218.07 feet to the Point of Intersection with the Southeasterly Limited Access Right-of-Way line of State Road No. 821 (Homestead Extension of the Florida Turnpike) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87005 Contract 2313, Approved September, 1970, last revised November 1, 1971, (Sheets 1 through 5); said last described three courses being coincident with the Limited access Right-of-Way line of said Interstate 75; thence South 47 degrees 27 minutes 37 seconds West through portions of said Sections 4, 9 and 8, respectively, for 7376.18 feet to a Point of Curvature; thence Southeasterly, along the arc of a circular curve to the left, having a radius of 4365.66 feet for an approximate arc distance of 1554 feet to the Point of Intersection with the South line of the said Southeast 1/4 of said Section 7; said last described two courses being along the said Southeasterly Limited Access Right-of-Way line of said State Road No. 821 and its Southwesterly prolongation; thence Easterly, along the said South line of the said Southeast 1/4 of said Section 7 to the Southwest corner of the Southwest 1/4 of said Section 8; thence Easterly, along the South line of the said Southwest 1/4 of said Section 8 to the Southwest corner of the Southeast 1/4 of said Section 8; thence Easterly, along the South line of the said Southeast 1/4 of said Section 8 to the Southwest corner of the Southwest 1/4 of said Section 9; thence Easterly, along the South line of the said Southwest 1/4 of said Section 9 to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

Certificate from County Supervisor of Registration



miamidade.gov

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY: 305-499-8480

August 14, 2013

Jorge L. Navarro, Esq.
The Lasarte Lawfirm
3250 NE 1st Avenue
Suite 334
Miami, FL 33137

Dear Mr. Navarro:

The Miami-Dade County Elections Department has completed a review of the City of Hialeah annexation area with the legal description of:

A PORTION OF "CHAMBERS LAND COMPANY SUBDIVISION" IN SECTION 4, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 27; TOGETHER WITH: A PORTION OF "CHAMBERS LAND COMPANY SUBDIVISION" IN SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 68; ALSO TOGETHER WITH: A PORTION OF "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1" IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A certification of the number of registered voters is enclosed for your reference. A fee of \$90.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed annexation area. This fee represents a charge of \$ 50.00 for the first hour and \$20.00 for each of the additional two hours needed to determine the number of registered voters.

Should you have any questions or concerns, please feel free to contact Rosy Pastrana, Deputy Supervisor of Elections for Voter Services at 305-499-8548.

Sincerely,

A handwritten signature in blue ink, appearing to be "PT", written over a blue circular stamp or seal.

Penelope Townsley
Supervisor of Elections

Enclosure (1)



miamidade.gov

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY: 305-499-8480

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Penelope Townsley, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the City of Hialeah Annexation Area, as described below, has 0 voters.

Legal Description of Annexation Area:

A PORTION OF "CHAMBERS LAND COMPANY SUBDIVISION" IN SECTION 4, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 27; TOGETHER WITH: A PORTION OF "CHAMBERS LAND COMPANY SUBDIVISION" IN SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 68; ALSO TOGETHER WITH: A PORTION OF "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1" IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A handwritten signature in blue ink, appearing to be 'PT', written over a horizontal line.

Penelope Townsley
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 14th DAY OF
AUGUST, 2013

Please submit a check for \$90.00 to our office payable to the "Board of County Commissioners" for the cost of research and labor.



Lasarte
LAW FIRM

1000 Brickell Avenue
Miami, Florida 33131

1000 Brickell Avenue
Miami, Florida 33131
Tel: 305.571.1100
www.lasartelaw.com

October 15, 2013

VIA ELECTRONIC MAIL

Mr. Eric Silva
Miami-Dade County
Department of Regulatory and Economic Resources
111 NW 1st Street, 11th Floor
Miami, Florida 33128

**Re: Certificate of the Director Determining Percentage of Residential Development
within the City of Hialeah Annexation Area (a portion of Sections 8 and 9,
Township 52, Range 40)**

Dear Mr. Silva:

The City of Hialeah is initiating the process to have the above referenced land annexed into the City (the "Annexation Area"). The Annexation Area is located north of NW 170 Street, West of I-75, and South of the Homestead Extension of the Florida Turnpike (See Exhibit "A"). Pursuant to Section 20-3 (G), any proposed boundary change requires a determination from the Director of the Department of Planning and Zoning (now Regulatory and Economic Resources) regarding the percentage of residential development within the annexation area. As such, we would kindly request your confirmation that the proposed Annexation Area, which is mostly undeveloped and vacant land, is less than 50 percent developed residential.

We appreciate your assistance with this matter. As always, should you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,

THE LASARTE LAW FIRM


Jorge L. Navarro

LEGAL DESCRIPTION OF ANNEXATION

PORTIONS OF SECTIONS 4, 8, AND 9, TOWNSHIP 52, RANGE 40 EAST

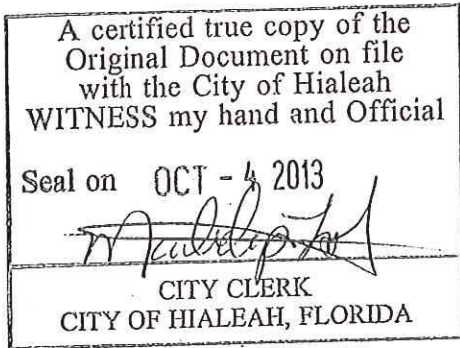
MIAMI-DADE COUNTY, FLORIDA

A portion of "CHAMBERS LAND COMPANY SUBDIVISION" in the Southwest 1/4 of Section 4, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 27; together with a portion of "CHAMBERS LAND COMPANY SUBDIVISION", in Section 8, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 68; also together with: A portion of "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1" in Sections 7 and 9, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 17, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 9; thence Westerly, along the South line of the said Southwest 1/4 of said Section 9, for 471.03 feet to the Point of Beginning of the following more particularly described parcel; such point being the Point of Intersection of the said South line of the said Southwest 1/4 of said Section 9 with the Southerly prolongation of the Westerly Limited Access right-of-way line of Interstate 75 (State Road No.93) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87075-2402, Approved July 5, 1977, last revised December 1, 1978 (Sheets 1 through 10); thence North 02 degrees 37 minutes 10 seconds East, along the said Westerly Limited Access Right-of-Way line of said Interstate 75 and its Southerly prolongation for 5118.10 feet; thence South 89 degrees 37 minutes 11 seconds West for 839.47 feet; thence North 00 degree 22 minutes 49 seconds West for 1064.13 feet; thence South 89 degrees 37 minutes 11 seconds West for 218.07 feet to the Point of Intersection with the Southeasterly Limited Access Right-of-Way line of State Road No. 821 (Homestead Extension of the Florida Turnpike) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87005 Contract 2313, Approved September, 1970, last revised November 1, 1971, (Sheets 1 through 5); said last described three courses being coincident with the Limited access Right-of-Way line of said Interstate 75; thence South 47 degrees 27 minutes 37 seconds West through portions of said Sections 4, 9 and 8, respectively, for 7376.18 feet to a Point of Curvature; thence Southeasterly, along the arc of a circular curve to the left, having a radius of 4365.66 feet for an approximate arc distance of 1554 feet to the Point of Intersection with the South line of the said Southeast 1/4 of said Section 7; said last described two courses being along the said Southeasterly Limited Access Right-of-Way line of said State Road No. 821 and its Southwesterly prolongation; thence Easterly, along the said South line of the said Southeast 1/4 of said Section 7 to the Southwest corner of the Southwest 1/4 of said Section 8; thence Easterly, along the South line of the said Southwest 1/4 of said Section 8 to the Southwest corner of the Southeast 1/4 of said Section 8; thence Easterly, along the South line of the said Southeast 1/4 of said Section 8 to the Southwest corner of the Southwest 1/4 of said Section 9; thence Easterly, along the South line of the said Southwest 1/4 of said Section 9 to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

Resolutions

ORDINANCE NO. 2013-71



ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, INITIATING AND REQUESTING A PROPOSED BOUNDARY CHANGE OF THE CITY OF HIALEAH, FLORIDA, IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN COMPOSITE EXHIBIT "1"; AUTHORIZING THE MAYOR AND THE ACTING CITY CLERK AND OTHER PROPER CITY OFFICERS AND OFFICIALS TO TAKE ANY AND ALL ACTIONS AS MAY BE NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGE TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AND AUTHORIZING THE ACTING CITY CLERK TO TRANSMIT COPIES OF THIS ORDINANCE TO THE CLERK OF THE COUNTY COMMISSION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board at its meeting of August 28, 2013 recommended approval of this proposed annexation; and

WHEREAS, pursuant to state law, municipalities within the boundaries of Miami-Dade County shall follow the annexation methods established by Miami-Dade County; and

WHEREAS, pursuant to section 6.04 of the Miami-Dade County Home Rule Charter and section 20-3 of the Code of Miami-Dade County, Florida, the City of Hialeah may initiate, by ordinance, a proposed boundary change where there are 250 or fewer registered electors within the proposed Annexation Area; and

WHEREAS, the City of Hialeah finds that the foregoing threshold requirements for a city-initiated proposed boundary change are satisfied; and

WHEREAS, the City of Hialeah conducted duly noticed and advertised public hearings coinciding with the first reading and second reading of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The recitations and facts contained in the preamble to this resolution are hereby adopted and incorporated by reference thereto as if fully set forth herein.

Section 2: The Mayor and the City Council of the City of Hialeah, hereby approves the changes, extension and enlargement of the municipal boundaries of the City of Hialeah, Florida, and the amendment of the Charter of the City of Hialeah, Florida, to effect such change, by the annexation to the City of Hialeah of property shown on an accompanying map and legally described in Composite Exhibit "1", attached hereto and made a part hereof.

Section 3: The City Council of the City of Hialeah, Florida, hereby requests that the Board of County Commissioners of Miami-Dade County, Florida, adopt an ordinance changing, extending, and enlarging the City's municipal boundaries as approved by the City of Hialeah and as described in the legal description set forth in Composite Exhibit "1".

Section 4: The Mayor and the Acting City Clerk and all such other City officials and officers are hereby authorized and directed to take all action and to execute such certificates, documents and agreements as may be deemed necessary or desirable in connection with the submission of the request for such boundary change to the Board of County Commissioners of Miami-Dade County, Florida, for approval.

Section 5: The Acting City Clerk is hereby authorized and directed to transmit three certified copies of the Ordinance, together with proof of compliance of notice procedures to the Clerk of the County Commission, accompanied by the attachments as required by Section 20-3 of the Code of Miami-Dade County, Florida.

Section 6: Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: Penalties.

Every person violating any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be assessed a civil penalty not to exceed \$500.00 within the discretion of the court or administrative tribunal having jurisdiction. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty described above, the City may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation of licenses or permits.

Section 8: Severability Clause.

If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

Section 9: Effective Date.

This ordinance shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is

withheld or if the City Council overrides the Mayor's veto.

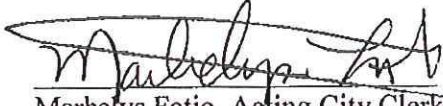
PASSED and ADOPTED this 24 day of September, 2013.



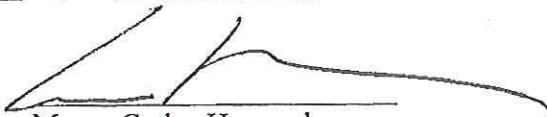
Isis Garcia Martinez
Council President

Attest:

Approved on this 24 day of September, 2013.

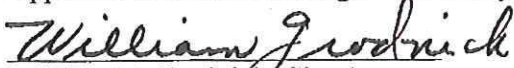


Marbelys Fatjo, Acting City Clerk



Mayor Carlos Hernandez

Approved as to form and legal sufficiency:



William M. Grodnick, City Attorney

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Ordinance was adopted by a unanimous vote with Councilmembers, Caragol, Casals-Muñoz, Cue-Fuente, Garcia-Martinez, Gonzalez, Hernandez and Lozano voting "Yes".

COMPOSITE EXHIBIT "1"

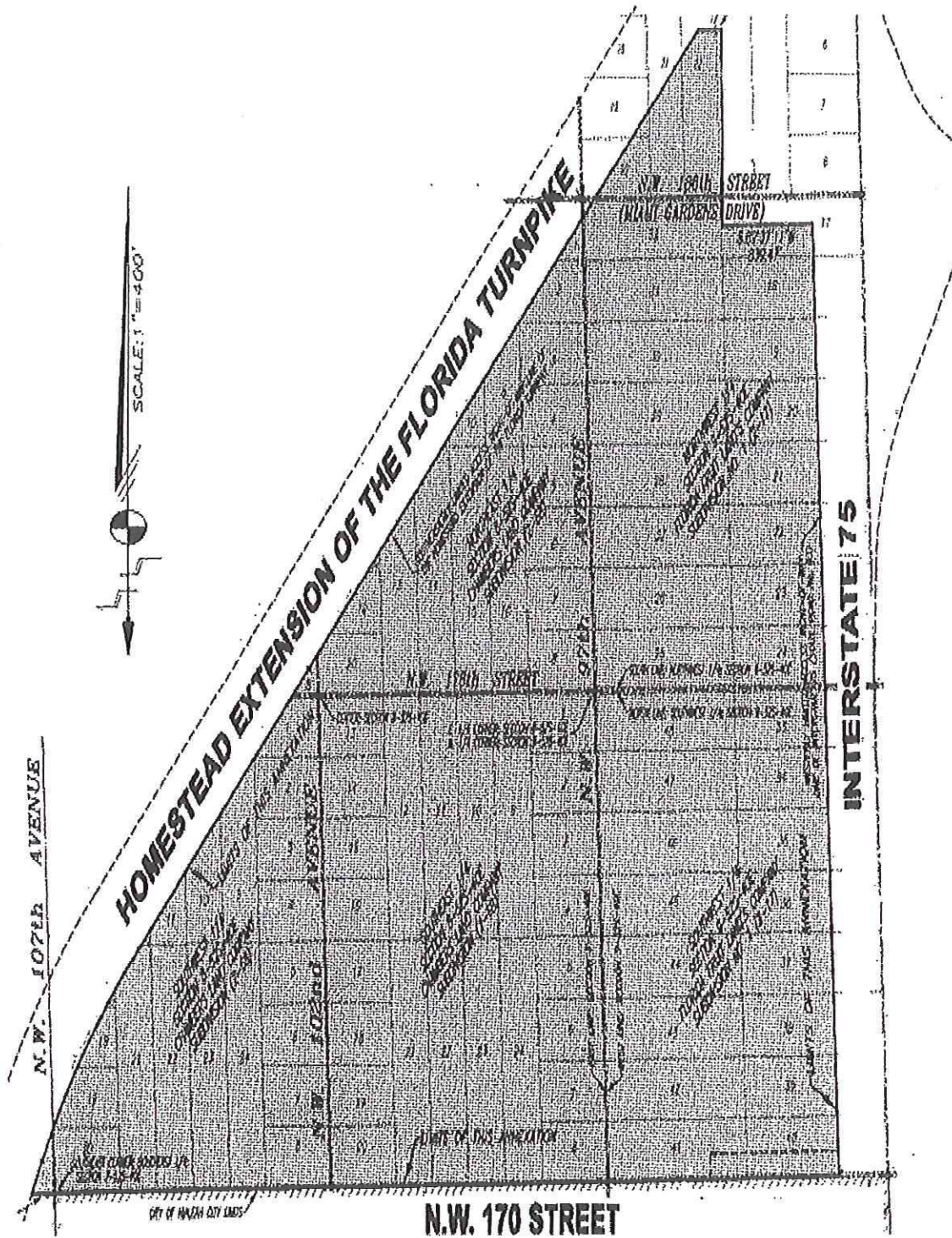
LEGAL DESCRIPTION

AND

MAP

A portion of "CHAMBERS LAND COMPANY SUBDIVISION" in the Southwest 1/4 of Section 4, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 27; together with a portion of "CHAMBERS LAND COMPANY SUBDIVISION", in Section 8, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 68; also together with: A portion of "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1" in Sections 7 and 9, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 17, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 9; thence Westerly, along the South line of the said Southwest 1/4 of said Section 9, for 471.03 feet to the Point of Beginning of the following more particularly described parcel; such point being the Point of Intersection of the said South line of the said Southwest 1/4 of said Section 9 with the Southerly prolongation of the Westerly Limited Access right-of-way line of Interstate 75 (State Road No.93) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87075-2402, Approved July 5, 1977, last revised December 1, 1978 (Sheets 1 through 10); thence North 02 degrees 37 minutes 10 seconds East, along the said Westerly Limited Access Right-of-Way line of said Interstate 75 and its Southerly prolongation for 5118.10 feet; thence South 89 degrees 37 minutes 11 seconds West for 839.47 feet; thence North 00 degree 22 minutes 49 seconds West for 1064.13 feet; thence South 89 degrees 37 minutes 11 seconds West for 218.07 feet to the Point of Intersection with the Southeasterly Limited Access Right-of-Way line of State Road No. 821 (Homestead Extension of the Florida Turnpike) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87005 Contract 2313, Approved September, 1970, last revised November 1, 1971, (Sheets 1 through 5); said last described three courses being coincident with the Limited access Right-of-Way line of said Interstate 75; thence South 47 degrees 27 minutes 37 seconds West through portions of said Sections 4, 9 and 8, respectively, for 7376.18 feet to a Point of Curvature; thence Southeasterly, along the arc of a circular curve to the left, having a radius of 4365.66 feet for an approximate arc distance of 1554 feet to the Point of Intersection with the South line of the said Southeast 1/4 of said Section 7; said last described two courses being along the said Southeasterly Limited Access Right-of-Way line of said State Road No. 821 and its Southwesterly prolongation; thence Easterly, along the said South line of the said Southeast 1/4 of said Section 7 to the Southwest corner of the Southwest 1/4 of said Section 8; thence Easterly, along the South line of the said Southwest 1/4 of said Section 8 to the Southwest corner of the Southeast 1/4 of said Section 8; thence Easterly, along the South line of the said Southeast 1/4 of said Section 8 to the Southwest corner of the Southwest 1/4 of said Section 9; thence Easterly, along the South line of the said Southwest 1/4 of said Section 9 to the Point of Beginning; all lying and being in Miami-Dade County, Florida.



North Boundary-Homestead Extension of the Florida Turnpike •West Boundary- Homestead Extension of the Florida Turnpike •South Boundary- NW 170 Street •East Boundary- Interstate 75 Expressway

Grounds for Boundary Change

The City of Hialeah currently consists of 23 square miles and is completely developed except for approximately three (3) square miles of land. These three (3) square miles of land just south of the Annexation Area was annexed by the City of Hialeah in 2003, and is known as Hialeah Heights. In the City's effort to meet its economic and industrial demands, Hialeah would like to annex approximately 0.92 square miles of vacant property to the northwest corner of its boundary.

The City of Hialeah's proposed annexation area is strategically located adjacent to the Homestead Extension of the Florida Turnpike and I-75, with access to Okeechobee Road/US 27. The proposed annexation area is located in a strategic area within the State of Florida's plan for freight expansion, and is ideal to encourage economic development via industrial activity. The proposed annexation area would be consistent with the area previously annexed to the south and would allow the City of Hialeah to further develop competitive areas for supply chain Intermodal Logistic Centers.

With the regional transportation agencies, such as the Florida Department of Transportation (FDOT) and the Miami Seaport Department, as well as the railroad operators and trucking companies, working to establish a more robust freight network in South Florida, the need exists for intermodal logistics facilities to manage and provide for supply chain operations. There is also a great need for additional employment in the area. By locating development opportunities adjacent to active freight transportation corridors Intermodal Logistics Center opportunities are appropriate for Miami-Dade and Broward County.

Future Land Use and Zoning

Land Use

The Annexation Area is currently designated "Industrial and Office" on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will re-designate those properties to "Industrial" which is the City's closest land use equivalent.

The following goals have been developed to guide future growth in the proposed annexation area.

- GOAL 1:** Provide land uses that will promote economic development within the City of Hialeah.
 - GOAL 2:** Provide land uses that will meet the industrial demands of the South Florida region and further the goals, objectives and policies of the City of Hialeah's Comprehensive Plan.
 - GOAL 3:** Provide public spaces and multimodal transportation options to facilitate mobility within the annexation area.
 - GOAL 4:** Provide appropriate development area, including but not limited to, light industrial, office, and other uses to further the goals, objectives and policies of the City of Hialeah's Comprehensive Plan.
-

GOAL 5: Coordinate with the Florida Department of Transportation, Miami-Dade County including agencies such as PortMiami, Miami-Dade Transit and Miami-Dade Aviation Department, to promote the development of the annexation area and support economic development within the South Florida region to promote employment within the City of Hialeah.

Zoning

The Annexation Area consist of lands zoned Industrial and Agriculture as shown on the Miami-Dade County Zoning Map. Upon Annexation, the City will rezone those properties to the City's closest equivalent which is MH Industrial District.

Enclaves (County Code Section 20-3(E))

The proposed annexation area includes no enclaves.

Services to be Provided

Police protection

Police protection is not part of the City's Concurrency Management System. The Police Department evaluates itself regularly and makes adjustments depending on the needs of each police zone.

The City of Hialeah Police Department is organized by sectors for police patrol. The six (6) existing sectors are each served by thirty Police Officers, six Sergeants, and one Sector Commander. Additionally, each sector has two Traffic Section motor officers. Each sector has a police substation, except for Sector 6 because the demand is not there yet. The substation gives the police a local presence and provides opportunities for community outreach. It is anticipated that the gang unit and the officer from the auto theft and burglary units that were proposed for the previously annexed area will be sufficient to service the new Annexation Area. All substations include an e-library, which provides internet access to children and adults. Police officers have the opportunity to interact with residents and address their concerns proactively.

The proposed annexation area could be serviced by hiring at a minimum twelve (12) Police Officers. A 24/7 operation would require twelve (12) Police Officers to serve the Annexation Area, when included within what was previously proposed for the Sector 6 command.

As development begins to occur in the annexation area, one (1) Police Officer will be needed to patrol the open areas and construction sites to prevent trespassing and protect construction equipment. As development increases, patrol personnel will be needed.

Fire Protection

Fire protection is not part of the City's Concurrency Management System. The fire department monitors the need for additional service as new developments are built and are continuously evaluating their response times for sufficiency.

The City of Hialeah Fire Department is serviced by 7 fire stations for a 20 square mile area. Each station serves 2.9 square miles. There is a plan already proposed to construct an additional fire station to the south of the Annexation Area within the area that was previously annexed by the City in 2003. The Department services include fire suppression, emergency medical service, fire protection/education, hazardous materials response, and dive-rescue. The insurance services Office has given the City of Hialeah Fire Department the highest rating of 1. Less than twenty-five fire departments nationwide have this rating.

The closest fire station to the proposed annexation area is 3.7 miles away at 7590 West 24th Avenue. At an average speed of 30 miles per hour, the response time would be seven (7) minutes to the annexation area's southern and eastern boundary, ten (10) minutes to the western boundary, and thirteen (13) minutes to the northwest boundary. As the annexation area is developed, the fire Department will continue to evaluate its system to ensure adequate level of service.

Water Supply and Distribution

The city of Hialeah uses an automated system to monitor concurrency associated with new development. This concurrency Management System (CMS) provides a viable system to manage growth for the City of Hialeah in terms of traffic, solid waste, potable water, sewage treatment, flood control, and parks.

The City of Hialeah purchases potable water from Miami-Dade Water and Sewer Department (MDWASD). The Dade County Department of Environmental Resources Management (DERM), under Metropolitan Dade County Administrative Order 4-85, is responsible for monitoring these facilities using criteria consistent with the minimum Levels of Service adopted in the Hialeah Comprehensive plan.

The existing service provides water to 230,000 Hialeah residents at an average rate of 22.0 million gallons per day (MGD). The reverse osmosis plant will service the Annexation Area. There is no existing water supply in the annexation area. Therefore, a water distribution system must be created for this area.

Facilities for the Collection and Treatment

The city of Hialeah uses an automated system to monitor concurrency associated with new development. This Concurrency Management System (CMS) provides a viable system to manage growth for the City of Hialeah in terms of traffic, solid waste, potable water, sewage treatment, flood control, and parks.

Similar to the water supply, sewage treatment and disposal is supplied by the Miami-Dade Water and Sewer Department (MDWASD). The Dade County Department of Environmental Resources Management (DERM) has the responsibility under Metropolitan Dade County Administrative Order 4-85 for monitoring the operation of treatment facilities operated by WASD. Under A.O 4-85, DERM is responsible for monitoring these facilities with the using criteria consistent with the minimum Levels of Service adopted

in the Hialeah Comprehensive Plan. Table 2 provides maximum rates per use as adopted in the City's Comprehensive Plan. Sewage is collected by the City and transmitted to MDWASD's Pump Station 418. Pump Station 418 has a maximum capacity of 50 million gallons per day (MGD) and currently treats 17 MGD. Additionally, Pump Station 418 is expanding its capacity more than 194% to support anticipated future development.

The proposed annexation area will be connected to the City's sewer system via an 18-inch sanitary gravity main located on NW 97th Avenue from NW 154th Street to serve the area north of NW 154th Street. Both connections will be sufficient to accommodate future development.

Solid Waste

The City of Hialeah uses an automated system to monitor Concurrency associated with new development. This Concurrency Management System (CMS) provides a viable system to manage growth for the City of Hialeah in terms of traffic, solid waste, potable water, sewage treatment, flood control, and parks.

It is not anticipated that residential land uses will be provided within the annexation area. As such, no garbage, bulk or recycling pickups are anticipated. Instead, solid waste will be managed through commercial trash removal which is provided by private waste haulers with dumpster service. Commercial solid waste is collected within Hialeah by private solid waste collection and disposal firms. For the purpose of determining Concurrency, a current "blanket" letter from firms providing such service within the City, which certifies that the capacity of the solid waste disposal facilities used or operated by that firm are adequate and will comply with the minimum Level of Service standards for the projected customer base for the next five years, will be deemed sufficient to determine a Concurrency application concurrent.

Street Lighting

Street lighting is not part of the City's Concurrency Management System.

Florida Power and Light provides electricity to the City of Hialeah. The City of Hialeah Streets Department coordinates all lighting activities with FP&L and oversees general street improvement. The City requires that all public facilities, including streetlights, be concurrent with the impact of any new development. Additionally, because these facilities are in the public right-of-way, they should not interfere with on-site traffic flow.

FP&L currently provides service to the proposed annexation area. As development occurs, FP&L would expand their service and provide lighting that is consistent with the South Florida Building Code and State Energy Code. The developer may pay for special lighting or decorative lighting at FP&L's discretion.

Street Construction and Maintenance

The City of Hialeah uses an automated system to monitor concurrency associated with new development. This Concurrency Management system (CMS) provides a variable system to manage growth for the City of Hialeah in terms of traffic, solid waste, potable water, sewage treatment, flood control, and parks.

Street construction and maintenance is affected by the level of service as stated in the City's Comprehensive Plan. The City has established a level of service E, for each traffic zone. Any new

development must be evaluated by the automated CMS to ensure street capacity is not compromised. Developers must understand that the concurrency process is dependent upon a “fair share” concept, and that the Hialeah street system must serve wide areas of the City. Thus, the Concurrency procedure attempts to prevent large developments in a concentrated area from using all of the remaining capacity on major streets. The methodology for determining Concurrency compares the number of new trip ends allowed in a zone to the number of trip ends that would be produced by a new development. These rates are based on a compendium of data compiled throughout the United States called “Quick Response Rates: (ORS) and are generally accepted as reasonable rates to use for proposed developments, and was found to conform quite well with the needs of the Hialeah Concurrency Management Program. ORS rates provide a fair basis for evaluation of proposed developments. Potential developers may wish to conduct special analysis

Building/Zoning Administration/Local Planning Services

Building, zoning, and planning are handled by the Building and Planning and Zoning Divisions of the Community Development Department. This department handles all the building permits, planning and zoning applications, land use, comprehensive planning, and concurrency management. All new developments must be reviewed by this department for approval. They should be compatible with the City’s Future Land Use Plan and Comprehensive Plan.

New development in the annexation area must be approved by the Community Development Department and pass the concurrency Management System requirements. The City will build new links in its Concurrency Management System to include the annexation area and reflect level of service requirements as outlined in the city’s Comprehensive Plan. Additionally, the comprehensive Plan will be amended to include the annexation area.

All development must comply with the requirements of the Department of Environmental Resource Management (DERM). This is relevant in terms of wetlands, contaminated sites, and tree conservation areas.

General Government

The City of Hialeah has a strong mayor and council system. The mayor is the Chief Executive Officer and oversees the daily operations of the city. The seven City Council members approve the budget and vote on legislation. The mayor does not vote, but has veto power that may be overridden by a 5/7th Council vote. Both the mayor and city council are elected to office for four-year terms. Additionally, there are several citizen advisory boards that assist the Mayor and City Council in making decisions about planning, code compliance, culture affairs, human resources, and historic preservation.

Timetable for Supplying Services

All of the services described will be provided to the annexation area incrementally, as development occurs. Much of the infrastructure will be funded by developers who will be required to provide adequate level of service for traffic, solid waste, potable water, sewage treatment, flood control, and parks consist with the City’s Comprehensive Plan and the Concurrency Management System. Police services will be

provided as they become needed, and the fire department will serve the new developments as they are built.

Community Development services will be available immediately. All development must be approved by the Planning and Zoning Division and must pass concurrency review for development approval.

Financing Services to be Provided

There will be certain expenses incurred when the annexation occurs. These costs will be one-time capital expenditures and annual salary cost. All estimates of capital items and personnel were ascertained by interviewing the department managers and estimates from Human Resources.

Police

Police service to the community will be phased along with the development of the area. In the initial stages of the development, only a small police presence is necessary. Full development may only require the addition of one squad to the existing Sector 6 in the City. Under these circumstances the commitment of personnel will be twelve Patrol Officers.

If the development of the proposed annexation does prove to require demand for additional service, the City would consider the addition of a full patrol sector. This commitment will add 12 additional personnel. Under the scenario of the additional patrol sector the increase in staff levels would be:

Patrol Officers:	12
Sergeants:	0
Lieutenants:	0
Detectives:	0

Capital requirements for the Police Department include:

Purchase of 12 police vehicles.

The cost for purchasing these vehicles is \$29,790 per vehicle or a total cost of \$357,480. The annual average operating cost per year is estimated to be \$6,475 per vehicle or \$77,700.

Capital Costs

Vehicles	\$357,480
Amortizes for 3 years:	\$119,160 annually

Operating Costs

Salary costs:

Patrol Officers (12) \$ 802,560

Salary Total \$ 802,560

Vehicle operating costs: \$ 77,700

Department operating costs: \$ 62,000

Vehicle amortization \$ 119,160

Total annual operating costs: **\$ 1,061,420**

Fire/Rescue Department

When there is substantial development within the annexed area, the City will consider the necessity for additional Fire Department personnel and equipment. The total staffing to serve this additional Annexation Area would be 12 firefighters/paramedics and 3 officers. A new fire station within the Annexation Area will not be required. There is already a new fire station proposed within the area that was previously annexed by the City.

Capital Costs

Fire Engine/ladder truck	\$ 850,000
<u>Rescue/EMS Truck</u>	<u>\$ 260,000</u>
Total Capital Costs	\$ 1,110,000

Amortization Vehicles 7 years	\$ 158,571
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Operating Costs

Salary costs:

Firefighter/paramedics (12)	\$ 792,000
<u>Officers (3)</u>	<u>\$ 270,000</u>
Total Salary Costs	\$ 1,062,000

Vehicle operating cost:	\$ 60,000
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Station operating cost:	\$ 194,000
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<u>Department operating cost:</u>	<u>\$ 51,400</u>
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Total annual operating costs:	\$ 1,367,400
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Public Works

This department will add personnel to maintain rights-of-way and street lights in the new area. The additions will include 2 staff persons and 1 vehicle.

Capital Costs

Vehicles:	\$ 155,400
Amortized at 5 years:	\$ 31,080

Operating Costs

Salary:	\$ 130,740
Department operating cost:	\$ 41,100
Vehicle operating cost:	\$ 18,500
<u>Amortization:</u>	<u>\$ 31,080</u>
Total annual operating costs:	\$ 221,420

Planning/Development/Building Department

This department has stated that they will need to add the following staff and vehicles to meet the demand of the annexation.

Capital Costs

Vehicles (2)	\$ 46,600
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Salary Costs

P&Z (1), Building (1) Clerks	\$ 15,460
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Inspector (Zoning) (1)	\$ 52,030
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Inspector(Roofing/Building)(1)	\$ 72,480
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Inspector(Electrical)(1)	\$ 55,750
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Inspector (Mechanical)(1)	\$ 55,750
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<u>Inspector (Plumbing)(1)</u>	<u>\$ 55,750</u>
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Total	\$ 260,420
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Vehicle operating costs	\$ 4,110
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<u>Department Operating costs:</u>	<u>\$ 61,620</u>
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Total annual costs	\$ 326,150
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Fleet Maintenance Division

This department will only need to add one mechanic.

Salary Costs

Fleet Mechanic II	\$ 45,110
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<u>Operating costs:</u>	<u>\$ 32,900</u>
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Total annual costs:	\$ 78,010
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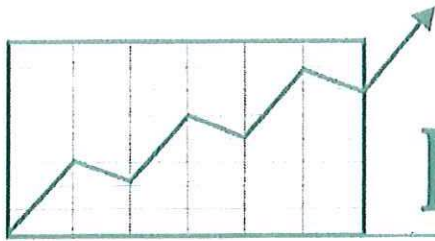
Solid Waste Division

No Department expenditures are anticipated, as solid waste disposal for the annexation area will be provided by private providers with costs borne by the developers.

Water And Sewer Utility

Capital outlays for this Department include the construction of water distribution and sewer collection lines along with treatment plant capacity. Estimates have been provided for the construction costs of these facilities. Typically, developers construct internal service lines and dedicate the facilities to the municipality. The utility system only constructs the major lines. In either case, the cost of construction is usually passed on to the developer through the direct construction or the payment of impact Fees.

Operations of the utility system are addressed through the rates paid by residential and commercial customers of the system. The rates are set to meet the annual operating costs of the system. The current rates are described in the following section, "City of Hialeah Annexation Revenue Estimates".



PMG Associates, Inc.

Economic, Marketing and Management Consultants

Deerfield Beach, FL

Miami, FL

Hendersonville, NC

CITY OF HIALEAH ANNEXATION REVENUE ESTIMATES

September, 2013

CITY OF HIALEAH ANNEXATION REVENUE ESTIMATES

This analysis will provide detail regarding the various taxes, fees and charges that will be generated by the area to be annexed. All rates, fees and other charges were obtained from the City of Hialeah and represent the current rates. All revenue generation will be expressed in 2013 dollars. The area subject to annexation is generally triangular and contains approximately 588 acres and is bounded by the following:

North – Just north of NW 186 Street
East – I-75
South – NW 170 Street
West – Homestead Extension of the Florida Turnpike

For this analysis, it is estimated that the developable land (that area not required for environmental, drainage or roadway purposes) will consist of approximately 90% Industrial and 10% Office Space, when completed.

TAXES AND FEES

Millage Rate:

The ad valorem millage rate represents the levy imposed on real and personal property by a governmental agency. The rate is expressed in mills, where one mill is equal to one thousandth of a dollar. The millage rate is multiplied by the Taxable Value of the property to obtain the taxes due.

The millage rates for all governmental agencies are set by the elected officials usually during budget hearings in August or September of each year. The millage rate adopted by the City of Hialeah for the current fiscal year is 6.3018 mills.

Utility Taxes:

Utility Taxes are levied on the various public utility services by municipalities within their boundaries. The municipalities have the option of imposing such taxes and the applicable rate. However, a limit of 10% is provided by State law. Utility Taxes are charged by Hialeah for electricity and liquid petroleum at the 10% figure.

Franchise Fees:

Franchise Fees are those fees that governmental entities charge public utility franchise holders to conduct business and utilize public rights-of-way within their boundaries. The City of Hialeah imposes such fees, at a rate of 10%, on electricity and natural gas services.

Communications Service Tax

The Communications Service Tax structure permits collection by the State with a rebate to the municipality based on the rate adopted by the local governing body. The Communications Service Tax is levied by the City of Hialeah at a rate of 5.22%.

Stormwater Fee:

The City of Hialeah provides stormwater maintenance services for the municipality. Financing of this service is derived from the collection of a stormwater fee for all properties within the municipal limits. The stormwater fee is \$2.50 per month for each Equivalent Residential Unit (ERU). For commercial and industrial property the number of ERUs is based on the amount of impervious surface.

UTILITY USAGE

The following table lists the average monthly bill for consumption amounts for utilities in the proposed annexation area. For commercial users, the usage is estimated for the average or typical size business enterprise.

The information listed in the following tables was provided by the various utility companies themselves. Each individual utility was contacted and interviewed regarding the typical bill for their customers. The amount under consideration applies only to the consumption charges, which is the basis of Utility Tax, Franchise Fee and Telecommunications Tax calculations. The typical business is estimated to be 10,000 square feet in size.

TYPICAL MONTHLY COMMERCIAL USAGE AS EXPRESSED IN CHARGES FOR CONSUMPTION

CATEGORY	TYPICAL BILL
Electric	\$1,000
Telephone/Internet (include cell phones)	\$1,000
Water	\$ 105
Sewer	\$ 175

TYPICAL MONTHLY INDUSTRIAL USAGE AS EXPRESSED IN CHARGES FOR CONSUMPTION

CATEGORY	TYPICAL BILL
Electric	\$1,000
Telephone/Internet (include cell phones)	\$ 750
Water	\$ 85
Sewer	\$ 140

Source: PMG Associates, Inc.

REVENUES GENERATED BY THE SUBJECT AREA

The following analysis will determine the revenues generated by the City of Hialeah from the annexed areas. These revenues will come from all sources including Ad Valorem Taxes, Utility Taxes, Franchise Fees, Communications Service Tax, Stormwater Fees and Utility Charges.

Ad Valorem Taxes:

Ad Valorem taxes are calculated by multiplying the adopted tax rate of 6.3018 mills by the Taxable Value of the property. The total Taxable Value of the property, at build-out is estimated to be \$853.8 million. The current Taxable Value of the property is \$48 million. Current Ad Valorem Taxes from the property (without development) would be \$302,486 annually.

Category	Commercial	Industrial	Total
Buildable Square Feet	1,089,000	9,870,000	10,959,000
Cost Per Square Foot	\$100	\$50	N/A
FMV	\$108,900,000	\$493,500,000	\$602,400,000
Taxable Value @70%	\$76,230,000	\$345,450,000	\$421,680,000
Millage Rate	6.3018	6.3018	6.3018
Ad Valorem Taxes Generated	\$480,386	\$2,176,957	\$2,657,343

Ad Valorem Taxes generated

Multiply the Taxable Value by the Tax Rate of 6.3018 mills equals \$5,380,326 in annual taxes generated.

Utility Taxes:

Utility Taxes are estimated by multiplying the actual annual usage charges for consumption by the applicable tax rate. All data for the consumption figures used in this analysis were provided by the utility service providers themselves. The following is a listing of the total consumption charges and taxes generated for each utility service provided. The typical business is estimated to be 10,000 square feet in size.

	<u>Units</u>	<u>Average Utility Tax</u>	<u>Utility Taxes Generated</u>
Commercial	109	\$720.00	\$ 78,480
Industrial	987	\$720.00	\$710,640
Total			\$789,120

Franchise Fees:

Franchise Fees are determined in the same manner as Utility Taxes after applying the appropriate rates.

	<u>Units</u>	<u>Average Franchise Fee</u>	<u>Franchise Fees Generated</u>
Commercial	109	\$1,200.00	\$ 130,800
<u>Industrial</u>	<u>987</u>	<u>\$1,200.00</u>	<u>\$1,184,400</u>
Total			\$1,315,200

Communications Service Tax:

Communications Service Taxes are determined in the same manner as Utility Taxes after applying the appropriate rates.

	<u>Units</u>	<u>Average Tax</u>	<u>Taxes Generated</u>
Commercial	109	\$626.40	\$ 68,278
<u>Industrial</u>	<u>987</u>	<u>\$469.80</u>	<u>\$463,693</u>
Total			\$531,971

Stormwater Fee:

Stormwater Fees are estimated using the average rate for each entity.

	<u>Units</u>	<u>Average Fee</u>	<u>Taxes Generated</u>
Commercial	109	\$30.00	\$ 3,270
<u>Industrial</u>	<u>987</u>	<u>\$30.00</u>	<u>\$29,610</u>
Total			\$32,880

Water and Sewer Fees:

	<u>Units</u>	<u>Average Charge</u>	<u>Revenue Generated</u>
Commercial	109	\$3,360.00	\$ 366,240
<u>Industrial</u>	<u>987</u>	<u>\$2,700.00</u>	<u>\$2,664,900</u>
Total			\$3,031,140

TOTAL REVENUES GENERATED

The figures delineated in the previous section identified the revenues generated from each of the revenue sources. Each source is presented in the specific fund type that applies to the revenue source. The following table presents a summary of the revenue sources.

SOURCES OF REVENUE – AT BUILD-OUT

General Fund

Category	Amount
Ad Valorem Taxes	\$2,657,343
Franchise Fees	\$ 789,120
Utility Taxes	\$1,315,200
Communications Service Tax	\$ 531,971
Stormwater Fee	\$ 32,880
TOTAL	\$5,296,914

Current Ad Valorem Taxes = \$302,486

Utility Enterprise Fund

Water and Sewer Revenue	\$3,031,140
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Notification of Public Hearing

At the time of formal hearing by the City to proceed with the annexation, mailed notice was sent to property owners within the area and within 600 feet thereof. Attached is a list of the notices and a certified list of property owners.

NEIGHBORS CALENDAR

• CALENDAR, FROM 7ND

ETHNIC & CULTURAL

SFLHCC Hispanic Women's Society Network "Little White Dress": The South Florida Hispanic Chamber of Commerce invites you to its Hispanic Women's Society Network. "Taking Control of your Career Path". 11:30 a.m. Aug. 21. The Biltmore Hotel Laguna Ballroom, 1200 Anastasia Ave., Coral Gables. Members: \$40; Non-Members: \$55. 305-534-1903. www.sflhcc.com.

FAIRS & FESTIVALS

Back to School, Back to Health: Free Back to School Bash hosted by the Y. Start the school year off right by including healthy activities in your family's plans. Enjoy an afternoon with your family at the Y with family games and activities and end-of-summer pool party. Sign up for Fall Youth Sports and Activity Programs, register for Afterschool Programs. Save on Y joining fees and afterschool program registration. 4 p.m. Aug. 16. Homestead YMCA Family Center, 1034 NE Eighth St., Homestead. Free. 305-248-5189. https://www.facebook.com/homesteadymca.

4 p.m. Aug. 16. South Dade YMCA Family Center, 9355 SW 134 St., Free. 305-254-0310. https://www.facebook.com/yincasouthdade.

Back to School, Back to Health: Free Back to School Bash hosted by the Y. Start the school year off right by including healthy activities in your family's plans. Enjoy an afternoon with your family at the Y with a family cookout, family activities, music and DJ. Sign up for Fall Youth Sports and Activity Programs, register for Afterschool Programs. Save on Y joining fees and afterschool program registration. 4 p.m. Aug. 16. Village of Allapattah YMCA Family Branch, 2370 NW 17th Ave., Allapattah. Free. 305-635-9622. https://www.facebook.com/allapattahymca.

Brickell Bay Farmers Market: Takes place on marina bay walk at complex; features locally grown organic fruits, veggies, baked goods, orchids & tropical drinks. 9 a.m. Aug. 18. Four Ambassador Complex, 801 S. Bayshore Dr., Brickell. Free. 305-531-0038. themarketcompany.org.

Key Biscayne Farmers Market: Offers a wide variety of fresh local and organic produce, cut flowers, French pastries, tropical plants, baked goods and specialty products. 9 a.m. Aug. 17. Key Biscayne Community Church, 355 Glenridge Rd., Key Biscayne. Free. 305-531-0038. themarketcompany.org.

Pinecrest Gardens Farmers Market: Shaded by the giant banyan trees in the Gardens' parking lot, event features fresh, locally grown organic fruits and veggies plus a wide variety of other items, including local honey, artisan baked goods, freshly prepared foods, fresh fish, cheeses,

plants, orchids, cut flowers and tropical fruit smoothies. 9 a.m. Aug. 18. Pinecrest Gardens, 11000 S. Red Rd., Pinecrest. Free. 305-531-0038. themarketcompany.org.

FASHION

Gigi New York Trunk Show at ISA boutique: ISA boutique, alongside fashion blogger Kelly Saks, host a Gigi New York Trunk Show on Thursday, August 15, 2013 from 6-8 p.m.

Stop on champagne and enjoy delicious appetizers from soon-to-be-open Pincho Factory in Coral Gables, while browsing the latest collection from Gigi New York. 6 p.m. Aug. 15. ISA boutique, 34 Giralda Ave., Coral Gables Section. Free. 786-558-8027. isa-boutique.com.

FILM

Florida Premiere of Acclaimed Film "Stealing Klimt" Exclusively at Jewish Museum of Florida-FIU: Miami Jewish Film Festival and the Jewish Museum of Florida-FIU (Jmof-Fiu) co-present the exclusive Florida premiere of Stealing Klimt. The critically acclaimed film tells the dramatic story of the decades long struggle by Maria Altmann, a Viennese Jew, to recover five Gustav Klimt original paintings stolen from her family by the Nazis in 1938. The paintings, including the famous portrait of Adele Bloch-Bauer, had been hanging in the Austrian National Gallery since 1945. 6:30 p.m. Aug. 22. Jewish Museum of Florida-FIU, 301 Washington Ave., Miami Beach. \$5 for Jmof-FIU or Film Society members; \$10 for non-members; \$8 students/seniors. 786-922-3175. jmof.fiu.edu/calendar/2013/film-premiere-of-acclaimed-film-stealing-klimt-exclusively-at-jewish-museum-of-florida-fiu/.

Promos & Screenings: 7:30 p.m. Aug. 21. Cobb Dolphin 19 Cinemas, 11471 NW 12th St., 305-591-0785. **RiffTrax Live: Starship Troopers:** Michael J. Nelson, Kevin Murphy and Bill Corbett crack wise about "Starship Troopers." 8 p.m. Aug. 15. Movies @ The Falls 12, 9000 SW 136th St., Kendall. 305-255-5200.

8 p.m. Aug. 15. Regal South Beach Stadium 18, 1120 Lincoln Rd., Miami Beach. 305-673-6766. 8 p.m. Aug. 22. AMC Sunset Place 24, 5701 Sunset Dr., Suite 300, South Miami. 305-466-0450.

8 p.m. Aug. 22. Regal South Beach Stadium 18, 1120 Lincoln Rd., Miami Beach. 305-673-6766. 8 p.m. Aug. 22. Cobb Dolphin 19 Cinemas, 11471 NW 12th St., 305-591-0785.

The Three Flavours Cornetto Trilogy: 5:30 p.m. Aug. 22. AMC Sunset Place 24, 5701 Sunset Dr., Suite 300, South Miami. 305-466-0450.

FOOD & DINING

Groovin Garden.. Sunday Organic Brunch and Market with a Muskal

Twist!: SUNday is FUNday!! Your invitation to Sunday's Groovin Garden at The News Lounge Cafe for a fun and entertaining culinary experience by Chef Nuno Grillo. ORGANIC BRUNCH.. Full Menu of tasty organic dishes, beverages, and cocktails ORGANIC MARKET Selective Vendors with great products and treats ORGANIC MUSIC Live Music, Groovy Beats, and Chilled DJ Sets. Come to eat, shop, or just Chill-out! Every Sunday.: From 11a - 5p (Starting July 21) 5580 Ne 4th Court - Miami

11 a.m. Aug. 18. News Lounge, 5580 NE Fourth Ct., Upper East Side. \$10-\$15. 786-970-9296. https://www.facebook.com/events/615477678476419/.

HOUSE

Nikki Beach at Night! Every Sunday! No cover on Rick C's list! Very Nikki Beach Miami is the hidden jewel of South Beach, located at One Ocean Drive along the beautiful Atlantic Ocean amid swaying palms trees and warm sunny breezes. 10 p.m. Aug. 18. Nikki Beach, One Ocean Dr., Miami Beach. \$20-30. 786-273-7401.

JAZZ

(mostly jazz)-Mariana Martin & Ken Burkhardt: Mariana Martin uses the haunting power of her inner world to create evocative works of musical art. B3 virtuoso Ken Burkhardt teams up with her.

8 p.m. Aug. 15. The Betsy Hotel, 1440 Ocean Dr., Miami Beach. No cover. 305-673-0044. www.thebetsyhotel.com/. **(mostly jazz): Mike Gerber:** A revered jazz pianist and composer of exceptional ability, Gerber has been blind and nearly deaf since birth. He made his concert debut with the St. Louis Symphony Orchestra at age 15 and has recorded and performed with some of the biggest names in modern jazz, including Jaco Pastorius, David Liebman, Dizzy Gillespie, Art Blakey and Pat Metheny.

Make a night of it, and reserve your table at BLT Steak for best seats! Call 305-673-0044 for dinner reservations.

8 p.m. Aug. 21. The Betsy Hotel, 1440 Ocean Dr., Miami Beach. No cover. 305-673-0044. www.thebetsyhotel.com/. **Jazz at Moonchime:** Live jazz every Wednesday with some of the best bards Miami has to offer.

7 p.m. Aug. 21. Moonchime Asian Bistro and Lounge, 7100 Biscayne Blvd., Upper East Side. Free. 305-759-3999. www.moonchime.com. **John Pizzarelli:** World-renowned jazz guitarist and singer, John Pizzarelli has established himself as one of the prime interpreters of the Great American Songbook and beyond. He brings a cool jazz flavor within his brilliant performances. His brother, bass player Martin Pizzarelli, joins in this concert.

8 p.m. Aug. 22. Coral Gables Congregational United Church of Christ, 3010 De Soto Blvd., Coral Gables. \$30-\$45 in advance. 305.448.7421, ext. 153.

www.CommunityArtsProgram.org. Live Music Wednesdays at The Flat: Local guest musicians curated by renowned South Florida jazz vocalist Randy Singer perform during the "everlasting" cocktail hour. 10 p.m. Aug. 21. The Flat Miami, 500 South Pointe Dr., Miami Beach. No cover. 305-531-3528. www.theflatmiami.com.

Saturday Live Music: Smooth live jazz, blues, rock plus gourmet American and Spanish Tapas dishes available. 7:30 p.m. Aug. 17. Cauley Square Village, 22400 Old Dixie Hwy., Goulds. No cover. Free parking. 305-258-3543. www.cauleysquare.com.

LATIN

Marlins Celebrate Puerto Rican Heritage Night: As the Marlins take on the 2012 World Series Champion San Francisco Giants, there are pregame and post-game festivities in the West Plaza with Latin headlin-

• TURN TO CALENDAR, 12ND



CITY OF HIALEAH Proposed Annexation Public Hearing August 28, 2013

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, AUGUST 20, 2013 AT 7:00 P.M., ZONING BOARD WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBERS OF CITY HALL, 3RD FLOOR, 501 PALM AVENUE, HIALEAH, FLORIDA to consider the following request:

The City of Hialeah proposes to annex the area within the following boundaries:

- North: Florida Turnpike Homestead Extension (HEFT)
- East: I-75 Expressway
- South: NW 170th Street
- West: Florida Turnpike Homestead Extension (HEFT)

Area is also described as portions of sections 08, 09, and 04 lying west of I-75 and south of the Florida Turnpike Homestead Extension (HEFT)

APPLICANT: CITY OF HIALEAH

Information on any of the application can be obtained at the Hialeah Planning Division, 2nd Floor, Hialeah City Hall, 501 Palm Avenue, Hialeah, Florida 33010 or by calling (305) 883-8075

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the office of the City Clerk for assistance no later than five (5) days prior to the proceedings at (305) 883-5820. If hearing impaired, telephone the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (Voice)

HIALEAH PLANNING DIVISION



CITY OF HIALEAH PUBLIC HEARING September 10, 2013 NOTICE OF ZONING CHANGE

The Hialeah City Council will consider at its meeting of September 10, 2013, the following proposed Rezoning initiated by the City. If approved, the Rezoning Ordinance will be heard for second reading and public hearing for final adoption on September 24, 2013.

All interested parties are invited to participate. These meetings will be held in the **Council Chambers, 3rd Floor** located at **501 Palm Avenue, Hialeah, FL.**

The proposed ordinance will be available for inspection and copying at the Office of the City Clerk, 3rd Floor, 501 Palm Avenue, Hialeah, from 8:30 a.m. to 5:00 p.m.

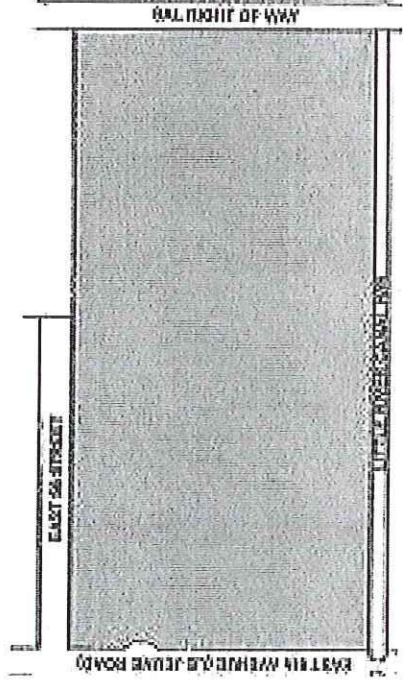
CITY-INITIATED ZONING CHANGE

ORDINANCE REZONING PROPERTY FROM R-1 (ONE FAMILY DISTRICT) TO M-1 (INDUSTRIAL DISTRICT). **PROPERTY LOCATED AT 900 EAST 56 STREET, HIALEAH, FLORIDA.** REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Persons wishing to appeal in any decision made by the City Council with respect to any matter considered at this meeting, will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding should contact the Office of the City Clerk at (305) 883-5820 for assistance no later than seven (7) days prior to the meeting. If hearing impaired, telephone the Florida Relay Service at (800) 955-8771 (TDD), (877) 955-8773 (Spanish) or (800) 955-8700 (Voice).

Marbelys L. Fajio, Esq.
Acting City Clerk





10ND | THURSDAY, SEPTEMBER 12, 2013

MiamiHerald.com | MIAMI HERALD

**NOTICE OF PUBLIC HEARING
SEPTEMBER 24, 2013
PROPOSED ANNEXATION**

Hialeah is hereby giving notice that a Public Hearing of the City Council of the City of Hialeah, Florida will be held on Tuesday, September 24, 2013, at 7:00 p.m. in the Council Chamber located at City Hall, 501 Palm Avenue, 3rd Floor, Hialeah, Florida. At the hearing, the City Council will consider the proposed ordinance for second reading of the City of Hialeah to annex certain lands legally described below and also designated as the "Proposed Annexation Area." The subject Proposed Annexation Area has the following boundaries and is shown on the map below:

- North Boundary - Homestead Extension of the Florida Turnpike • West Boundary - Homestead Extension of the Florida Turnpike
- South Boundary - NM 170 Street • East Boundary - Interstate 75 Expressway

A portion of "CHAMBERS LAND COMPANY SUBDIVISION" in the Southwest 1/4 of Section 4, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 27, together with a portion of "CHAMBERS LAND COMPANY SUBDIVISION" in Section 8, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 68, also together with a portion of "FLORIDA FRUIT LANS COMPANY SUBDIVISION NO. 1" in Sections 7 and 9, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 17, all of the PUBLIC RECORDS of Miami Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 5, thence Westerly, along the South line of the said Southwest 1/4 of said Section 9, for 471.00 feet to the Point of Beginning of the following more particularly described parcel, each point being the Point of Intersection of the said South line of the said Southwest 1/4 of said Section 9 with the Southerly prolongation of the Westerly Limited Access Right-of-Way line of Interstate 75 (State Road No. 83) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87025-2402, Approved July 5, 1977, last revised December 1, 1978 (Sheets 1 through 10), thence North 02 degrees 37 minutes 13 seconds East, along the said Westerly Limited Access Right-of-Way line of said Interstate 75 and its Southerly prolongation for 5118.10 feet, thence South 62 degrees 37 minutes 11 seconds West for 833.47 feet, thence North 00 degrees 22 minutes 43 seconds West for 1024.13 feet, thence South 02 degrees 37 minutes 11 seconds West for 213.07 feet to the Point of Intersection with the Southerly Limited Access Right-of-Way line of State Road No. 821 (Homestead Extension of the Florida Turnpike) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87025-2402, Approved September 18, 1970, last revised November 1, 1971, (Sheets 1 through 5), said last described three courses being coincident with the Limited Access Right-of-Way line of said Interstate 75; thence South 47 degrees 27 minutes 37 seconds West through portions of said Sections 4, 9 and 8, respectively, for 7378.18 feet to a Point of Curvature, thence Southeasterly, along the arc of a circular curve to the left, having a radius of 4355.56 feet for an approximate arc distance of 1554 feet to the Point of Intersection with the South line of the said Southwest 1/4 of said Section 7, said last described two courses being along the said Southeasterly Limited Access Right-of-Way line of said State Road No. 821 and its Southeasterly prolongation; thence Easterly, along the said South line of the said Southwest 1/4 of said Section 7 to the Southwest corner of the Southwest 1/4 of said Section 8, thence Easterly, along the South line of the said Southwest 1/4 of said Section 8 to the Southwest corner of the Southwest 1/4 of said Section 8, thence Easterly, along the South line of the said Southwest 1/4 of said Section 9 to the Point of Beginning, all lying and being in Miami Dade County, Florida.

All interested parties are invited to attend this hearing and be heard. Anyone desiring to appeal any decision of the City Council must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be based (F.S. 266.0109).

Copy of the annexation ordinance and a legal description can be obtained from the Office of the City Clerk. Due to the process of numbering ordinances consecutively, the number of the annexation ordinance will be assigned upon adoption.

IF ANY PERSON DESIRES TO APPEAL IN ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD PROVIDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK FOR ASSISTANCE, NO LATER THAN SEVEN (7) DAYS PRIOR TO THEIR PROCEEDING AT (305) 833-5620, IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771, (TDD) OR (800) 955-8770 (VOICE).

Marbelys Fajó
Acting City Clerk

NEIGHBORS CALENDAR

HOW TO POST IN OUR CALENDAR OF EVENTS:

If you want your event published on our website and to be automatically transferred to the listings in the telephone sections, please go to MiamiHerald.com/Events and click on "Add to our Listings" as the appropriate button. Be sure to choose "Community" as the final category. Then, from the drop-down window, pick a second category that fits the type of event.

To not choose Bulletin & Technology because these events are published exclusively in the Herald's Bulletin Monday Agenda. In addition, choose "City" if you are posting a hobby club, support group or other type social club, HOA/PLA, fire, etc., except boat and the like can use "Recreation" and "Entertainment" as well. If you are posting a restaurant, bar, club, lounge, etc., you should choose "Nightlife" as the category. If you are posting a party, event, drop-in, etc., click on "Events" as the category. If you are posting a political event, click on "Politics" as the category. If you are posting a religious event, click on "Religion" as the category. If you are posting a business event, click on "Business" as the category. If you are posting a sports event, click on "Sports" as the category. If you are posting a charity event, click on "Charity" as the category. If you are posting a community event, click on "Community" as the category. If you are posting a general event, click on "General" as the category.

Post your item at least two weeks in advance of your event so it can be processed for our calendar section in Neighbors. Do not try to "place" an item when you are taking place with the City of Miami. It is the responsibility of the City of Miami to place items in the calendar section. Please note that the calendar section covers Miami Dade, North and West Dade or South and West Dade.

An event name should be no more than 60 characters long. Limit the description of your event to 100 characters. Do not repeat the event name in the description or repeat any data that has been previously placed in the fields provided. It is not necessary to date "open to the public" because we do not publish private events, and if you remain from using all capital letters, punctuation marks, trademarks and other symbols, and do not include an e-mail address. Don't forget to add a time or the time on the money line and keep in mind we have events by hour and by day. If you are a fee-profit activity, please call them "donations" at 305-396-4644.

Some important tips: You must be a registered user of MiamiHerald.com. Do not post items, data, with a distribution of fees, contact information, or what is in the description field. Please put those elements in the fields provided. If you have no picture, you can email me rlf@miherald.com. Please put "Calendar" in the subject line. Or call me at 305-319-3430.

ALTERNATIVE

Edith Kozak
8 pm, Sept. 14, Miami Dade
City Auditorium, 200 W. Taylor
St., West Little Havana
305-550-5411
Patricia Kozak
8 pm, Sept. 14, The Fillmore, 1700
Washington Ave., Miami Beach
305-671-7100

ARTS & CRAFTS

Art 2Bak Out activities plus
together with your family for just
and know how to play a guitar.
Beginner level
Call 575-315-1410 or email
rlf@miherald.com

BASKETBALL

Monday Night Jam Basketball
8:30 pm, Sept. 16, The Monroe
Place Boys Basketball Program will
be starting their Junior Scrimmage
Clinic again this fall. The program is
for basketball players from 6th grade
to 10th grade and is designed to give
individual instruction from the clinic
coach. The clinic runs for six
consecutive Saturdays from
10:00 am to 12:00 pm. Because
the clinic is limited to 20 partici-
pants, contact Anthony Stern at
305-425-2531 or at [astern@tpa-cc.com](mailto:astern@tpa-
cc.com) to receive more
information or to register.
10 am, Sept. 16, Monday
Edward Pace High School, 19600 NW
134th Ave., Ocala, FL 32067

• TURN TO CALENDAR, 10D



June 28, 2013

City of Hialeah
Planning & Zoning Department
501 Palm Avenue, 2nd Floor
Hialeah, FL 33010

RE: Property Owners List within 600 feet of:

LEGAL DESCRIPTION:

Portion of Sections 4, 8 and 9, Township 52 South, Range 40 East, Miami-Dade County, Florida.

ORDER NO.: 130605

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Property Appraiser's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Jose F. Lopez, P.S.M. #3086

Total number of property owners without repetition: 76

REQUEST/OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 600-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Portion of Sections 4, 8 and 9, Township 52 South, Range 40 East, Miami-Dade County, Florida.

LEGAL DESCRIPTION PROPERTY ADDRESS TAX FOLIO NUMBER	PROPERTY OWNER(S) MAILING ADDRESS
16 52 40 112.22 Ac M/L Port Of Nw1/4 Desc Beg 80Fts Of NW Cor Of Sec ThE868.99Ft S140ft E1306.33Ft S1100.29Ft W189.11Ft S1320.37Ft W1979.89Ft N2559.24Ft To POB Less Beg 80.06Fts Of NW Cor Of Sec Th E400ft S300ft W400ft N300ft To POB & Less W50ft For R/W Property Address: Folio No. 0420160000011	Atlas Hialeah Heights LLC 336 E Dania Beach Blvd Dania, FL 33004-3028
16 52 40 4.05 Ac M/L That Portion Of Golden Glades Canal Relocation LygIn W1/2 Of N1/2 Of Sec Per Or 26262-0144 & R-17-08 Property Address: Folio No. 0420160000030	Miami Dade County Derm 111 NW 1st St Ste 1610 Miami, FL 33128-1919
16 52 40 2.479 Ac Beg 80.06Fts Of NW Cor Of Sec Th E400ft S300ft W400ftN300ft To POB Less W40ft For R/W Property Address: 16975 97 Ave NW Folio No. 0420160000860	Florida Power & Light Co 700 Universe Blvd North Palm Beach, FL 33408-2657
17 52 40 10 Ac Sub Of PB 2-17 Tract 1 Property Address: Folio No. 0420170010010	Turnpike Transfer LLC PO Box 5645 Hialeah, FL 33014-1645
17 52 40 10Ac Sub Of Pb2-17 Tract 2 Property Address: Folio No. 0420170010020	Fdg Beacon Countyline LLC Suite 3200 2nd Floor Jacksonville, FL 32246
17 52 40 10 Ac Sub Of PB 2-17 Tract 15 Property Address: Folio No. 0420170010150	Bn Expansion LLC Suite 3200 2nd Floor Jacksonville, FL 32246
17 52 40 10Ac Sub Of PB 2-17 Tract 16 Property Address: Folio No. 0420170010160	Bn Expansion LLC Suite 3200 2nd Floor Jacksonville, FL 32246
17 52 40 10Ac Sub Of Pb2-17 Tract 17 Property Address: Folio No. 0420170010170	Bn Expansio LLC Suite 3200 2nd Floor Jacksonville, FL 32246
17 52 40 5Ac Sub Of PB 2-17 W1/2 Of Tr 18 Property Address: Folio No. 0420170010180	Fdg Beacon Countyline LLC Suite 3200 2nd Floor Jacksonville, FL 32246

17 52 40 5Ac Sub Of PB 2-17 E1/2 Of Tract 18
Property Address:
Folio No. 0420170010181

Bn Expansion LLC
Suite 3200 2nd Floor
Jacksonville, FL 32246

17 52 40 9.70Ac Sub Of PB 2-17 Tr 31 Less W40ft For R/W
Property Address:
Folio No. 0420170010310

Fdg Beacon Countyline LLC
Suite 3200 2nd Floor
Jacksonville, FL 32246

17 52 40 7.35 Ac Sub Of PB 2-17 Tr 32 Less W40ft & Less N80ft &
Less ExtArea Of Curve In NW Cor For R/W
Property Address:
Folio No. 0420170010320

Fdg Beacon Countyline LLC
Suite 3200 2nd Floor
Jacksonville, FL 32246

18 19 52 40 216.84 Ac Sub Of PB 2-68 Port Of Sec 18 Lyg Ely Of Homestead
Turnpike & Trs 1 Thru 4 & E1/2 Of Tr 13 & E1/2 Of Tr 14 Less W35ft &
Trs 15 & 16 All Lyg In Ne1/4 Of Sec 19
Property Address:
Folio No. 2720180010013

Vecellio & Grogan Inc
101 Sansburys Way
West Palm Beach, FL 33411-3670

4 52 40 14.987 Ac All That Port Of Sw1/4 Lyg S Of Sr 821 & W Of I-75
Property Address:
Folio No. 3020040000040

Rocoo Inc C/O L Michael Osman
1474 A West 84 St
Hialeah, FL 33014

4 52 40 177.17 Ac All W1/2 Of Sec Less N130ft For Canal R/W &
Less Sr 821 & Less Port Of Sw1/4 Lyg S Of Sr 821 & Less Sr I-75
Property Address:
Folio No. 3020040000045

South Fla Water Management
PO Box 24680
West Palm Beach, FL 33416-4680

5 52 40 438.18 Ac Sub PB 2-17 Tracts 2-4-7 Thru 12 & 14 Thru 18 & 20-
21-23-24-26 Thru 29 & 31 Thru 35 & 37 Thru 40 & 44 & 47 Thru 53 & 55-
57-58-60-61-63 & 64 Less N130ft Of Trs 16-17-32 For Snake Creek Canal R/W
Property Address:
Folio No. 3020050010020

Trs Of II Fund
3900 Commonwealth Blvd
Tallahassee, FL 32399-6575

5 52 40 6.68 Ac M/L Sub PB 2-17 Tract 56 Less Beg SE Cor Sec 5-52-40
W627.17Ft N 47 Deg E490.56Ft E250.19Ft S330ft To POB For R/W
Property Address:
Folio No. 3020050010310

Barry Brenton
14 NW 169th St
North Miami Beach, FL 33169-5515

7 52 40 16.69 Ac PB 2-17 Sub Of Tracts 53 & 54 Less Beg SE Cor Tr 54
W474.27Ft NEly Alg Curve Ad 728.88Ft S570.29Ft To POB
Property Address:
Folio No. 3020070010530

Bip Mining LLC % Donald S Rosenberg
1 SE 3rd Ave Ste 3050
Miami, FL 33131-1725

7 52 40 5.89 Ac Sub Of PB 2-17 Tr 55 Less Beg SE Cor W673.05Ft Nely378.86Ft
E474.24Ft S330ft To POB For R/W

Property Address:
Folio No. 3020070010550

Bip Mining LLC
C/O Donald S Rosenberg Esq
1 SE 3rd Ave Ste 3050
Miami, FL 33131-1725

7 52 40 4.30 Ac M/L Sub Of PB 2-17 Tract 56 Less Beg SE Cor Of Se1/4
N330Ft W673.05Ft Sly Ad 357.60Ft E828.67Ft To POB For R/W
Property Address:
Folio No. 3020070010560

Bip Mining LLC
1 SE 3rd Ave Ste 3050
Miami, FL 33131-1725

8 52 40 14.46 Ac M/L The W & S60ft Of Sec For Dade County Canal R/W
Property Address:
Folio No. 3020080000010

Miami Dade County Public Works
111 NW 1st St Ste 1610
Miami, FL 33128-1919

8 52 40 216.774 Ac M/L Sub Of PB 2-68 That Port Of Lots 1 & 9 Thru 18
& Lot 21 In Ne1/4 & Lots 1 Thru 24 In Nw1/4 & Lots 10 Thru 17 In Sw1/4
LesS W60ft Of Lots 13 Thru 20 In Nw1/4 & Lots 13 Thru 17 For Canal R/W
AllLyg NWly Of Homestead Ext Of Fla Turnpike R/W
Property Address:
Folio No. 3020080010010

Vecellio & Grogan Inc
101 Sansburys Way
West Palm Beach, FL 33411-3670

8 52 40 5 Ac Sub Of PB 2-68 Lot 4 In Ne1/4
Property Address:
Folio No. 3020080010040

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 5 In Ne1/4
Property Address:
Folio No. 3020080010050

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 6 In Ne1/4
Property Address:
Folio No. 3020080010060

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 7 In Ne1/4
Property Address:
Folio No. 3020080010070

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 8 In Ne1/4
Property Address:
Folio No. 3020080010080

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 10 Ac Sub Of PB 2-68 Lot 23 In Ne1/4
Property Address:
Folio No. 3020080010230

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 10 Ac Sub Of PB 2-68 Lot 24 In Ne1/4
Property Address:
Folio No. 3020080010240

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 37.259 Ac M/L Sub Of PB 2-68 That Port Of Lots 1 Thru 3 & Lots 9
Thru 11 & 18 Thru 22 In NE1/4 & Lot 8 In Nw1/4 All Lyg SEly Of Homestead
Ext Of Fla Turnpike R/W
Property Address:
Folio No. 3020080010300

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

<p>8 52 40 34.957 Ac Sub Of PB 2-68 That Port Of Lots 1-2 & Lots 9 Thru 12 & Lots 17 Thru 19 & 21 In Sw1/4 Less W60ft Of Lots 19 & S60ft Of Lot 21 For Canal R/W All Lyg SEly Of Homestead Ext Of Fla Turnpike R/W Property Address: Folio No. 3020080010490</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 5 Ac Sub Of PB 2-68 Lot 3 In Sw1/4 Property Address: Folio No. 3020080010510</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 5 Ac Sub Of PB 2-68 Lot 4 In Sw1/4 Property Address: Folio No. 3020080010520</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 5 Ac Sub Of PB 2-68 Lot 5 In Sw1/4 Property Address: Folio No. 3020080010530</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 5 Ac Sub Of PB 2-68 Lot 6 In Sw1/4 Property Address: Folio No. 3020080010540</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 5 Ac Sub Of PB 2-68 Lot 7 In Sw1/4 Property Address: Folio No. 3020080010550</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 4.09 Ac M/L Sub Of PB 2-68 Lot 8 In Sw1/4 Less S60ft For Dade Co Canal R/W Property Address: Folio No. 3020080010560</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 3.72 Ac M/L Sub Of PB 2-68 Lot 20 In Sw1/4 Less W & S60ft For DaDe Canal R/W Property Address: Folio No. 3020080010680</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 9.55 Ac M/L Sub Of PB 2-68 Lot 22 In Sw1/4 Less S60ft For Dade CO Canal R/W Property Address: Folio No. 3020080010700</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 9.55 Ac M/L Sub Of PB 2-68 Lot 23 In Sw1/4 Less S60ft For Dade CO Canal R/W Property Address: Folio No. 3020080010710</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>
<p>8 52 40 9.55 Ac M/L Sub Of PB 2-68 PB 2-68 Lot 24 In Sw1/4 Less S60ft FoR Dade Co Canal R/W Property Address: Folio No. 3020080010720</p>	<p>The Graham Companies 6843 Main St Hialeah, FL 33014-2048</p>

8 52 40 5 Ac Sub Of PB 2-68 Lot 1 In Se1/4

Property Address:
Folio No. 3020080010730

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 2 In Se1/4

Property Address:
Folio No. 3020080010740

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 3 In Se1/4

Property Address:
Folio No. 3020080010750

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 4 In Se1/4

Property Address:
Folio No. 3020080010760

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 5 In Se1/4

Property Address:
Folio No. 3020080010770

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 6 In Se1/4

Property Address:
Folio No. 3020080010780

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 7 In Se1/4

Property Address:
Folio No. 3020080010790

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 4.09 Ac M/L Sub Of PB 2-68 Lot 8 In Se1/4 Less S60ft
For Dade CoCanal R/W

Property Address:
Folio No. 3020080010800

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 10 Ac Sub Of PB 2-68 Lot 9 In Se1/4

Property Address:
Folio No. 3020080010810

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 10 Ac Sub Of PB 2-68 Lot 10 In Se1/4

Property Address:
Folio No. 3020080010820

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 10 Ac Sub Of PB 2-68 Lot 11 In Se1/4
Property Address:
Folio No. 3020080010830

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 10 Ac Sub Of PB 2-68 Lot 12 In Se1/4
Property Address:
Folio No. 3020080010840

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 13 In Se1/4
Property Address:
Folio No. 3020080010850

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 14 In Se1/4
Property Address:
Folio No. 3020080010860

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 15 In Se1/4
Property Address:
Folio No. 3020080010870

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 16 In Se1/4
Property Address:
Folio No. 3020080010880

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 17 In Se1/4 4
Property Address:
Folio No. 3020080010890

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 18 In Se1/4
Property Address:
Folio No. 3020080010900

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 5 Ac Sub Of PB 2-68 Lot 19 In Se1/4
Property Address:
Folio No. 3020080010910

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 4.09 Ac M/L Sub Of PB 2-68 Lot 20 In Se1/4 Less S60ft
For Dade COunty Canal R/W
Property Address:
Folio No. 3020080010920

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 9.55 Ac M/L Sub Of PB 2-68 Lot 21 In Se1/4 Less S60ft
For Dade CO Canal R/W
Property Address:
Folio No. 3020080010930

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 9.55 Ac M/L Sub Of PB 2-68 Lot 22 In Se1/4 Less S60ft
For Dade CO Canal R/W
Property Address:
Folio No. 3020080010940

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 9.55 Ac M/L Sub Of PB 2-68 Lot 23 In Se1/4 Less S60ft
For Dade CO Canal R/W

Property Address:
Folio No. 3020080010950

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

8 52 40 9.55 Ac M/L Sub Of PB 2-68 Lot 24 In Se1/4 Less S60ft For
Dade CO Canal R/W

Property Address:
Folio No. 3020080010960

Cynthia G Gordon
The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

9 52 40 87 Ac M/L Sub PB 2-17 Tracts 17 Thru 19 & 21 Thru 23 & 28-
30-31-33 & 44 Less E470ft M/L For R/W

Property Address:
Folio No. 3020090010170

Tiitf/State Of Fl
3900 Commonwealth Blvd
Tallahassee, FL 32399-6575

9 52 40 6.445 Ac Sub PB 2-17 Tract 20 Less E470.16Ft For R/W

Property Address:
Folio No. 3020090010200

Betty L Dunn Trs
PO Box 22577
Hialeah, FL 33002-2577

9 52 40 6.216 Ac Sub PB 2-17 Tr 24 Less W30ft & Less E470ft M/L For R/W

Property Address:
Folio No. 3020090010240

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

9 52 40 2.5 Ac Sub PB 2-17 E1/2 Of E1/2 Of Tr 25

Property Address:
Folio No. 3020090010241

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

9 52 40 1.25 Ac Sub PB 2-17 E1/2 Of W1/2 Of E1/2 Of Tr 25

Property Address:
Folio No. 3020090010242

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

9 52 40 1.25 Ac Sub PB 2-17 W1/4 Of E1/2 Tr 25

Property Address:
Folio No. 3020090010250

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

9 52 40 1.25 Ac Sub PB 2-17 W1/2 Of E1/2 Of W1/2 Tr 25

Property Address:
Folio No. 3020090010251

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

9 52 40 1.25 Ac Sub PB 2-17 E1/2 Of E1/2 Of W1/2 Of Tr 25

Property Address:
Folio No. 3020090010252

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

9 52 40 1.25 Ac Sub PB 2-17 S1/2 Of W1/2 Of W1/2 Of Tr 25

Property Address:
Folio No. 3020090010253

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

9 52 40 1.25 Ac Sub PB 2-17 N1/2 Of W1/2 Of W1/2 Of Tr 25 Property Address: Folio No. 3020090010254	The Graham Companies 6843 Main St Hialeah, FL 33014-2048
9 52 40 5 Ac Sub PB 2-17 E1/2 Of Tr 26 Property Address: Folio No. 3020090010260	The Graham Companies 6843 Main St Hialeah, FL 33014-2048
9 52 40 5 Ac Sub PB 2-17 W1/2 Of Tr 26 Property Address: Folio No. 3020090010265	The Graham Companies 6843 Main St Hialeah, FL 33014-2048
9 52 40 10 Ac Sub PB 2-17 Tract 27 Property Address: Folio No. 3020090010270	The Graham Companies 6843 Main St Hialeah, FL 33014-2048
9 52 40 10 Ac Sub PB 2-17 Tract 29 Property Address: Folio No. 3020090010290	Tract 29 LLC 1474 A West 84 Street Hialeah, FL 33014
9 52 40 9.57 Ac Sub PB 2-17 Tract 32 Less Beg NW Cor E 206.25Ft SWly 268.70Ft N To POB For R/W Property Address: Folio No. 3020090010320	Tract 32 LLC 200 Holiday Dr Hallandale, FL 33009-6516
9 52 40 6.44 Ac Sub PB 2-17 Tract 34 Less E470.59Ft For R/W Property Address: Folio No. 3020090010340	Amb I 75 LLC 60 State St Ste 1200 Boston, MA 02109-1884
9 52 40 6.44 Ac Sub PB 2-17 Tract 35 Less E470.67Ft For R/W Property Address: Folio No. 3020090010350	Amb I 75 LLC 60 State St Ste 1200 Boston, MA 02109-1884
9 52 40 6.441 Ac Sub PB 2-17 Tract 36 Less E470.67Ft For R/W Property Address: Folio No. 3020090010360	Amb I 75 LLC 60 State St Ste 1200 Boston, MA 02109-1884
9 52 40 6.44 Ac Sub PB 2-17 Tract 37 Less E470.82Ft For R/W Property Address: Folio No. 3020090010370	Amb I 75 LLC 60 State St Ste 1200 Boston, MA 02109-1884
9 52 40 6.433 Ac Sub PB 2-17 Tract 38 Less E470.82Ft Property Address: Folio No. 3020090010380	Amb I 75 LLC 60 State St Ste 1200 Boston, MA 02109-1884
9 52 40 6.433 Ac Sub PB 2-17 Tr 39 Less E470.97Ft Property Address: Folio No. 3020090010390	Amb I 75 LLC 60 State St Ste 1200 Boston, MA 02109-1884

9 52 40 3.698 Ac Port Of Tr 40 Beg NW Cor Of Tr E819.09Ft S189.56Ft
W819.09Ft N189.70Ft To POB
Property Address:
Folio No. 3020090010400

Amb I 75 LLC
60 State St Ste 1200
Boston, MA 02109-1884

9 52 40 8.88 Ac M/L E1/2 Of Trs 41 & 42 Less E348.49 Ft Of S140ft Of
Tr41 For R/W

Property Address:
Folio No. 3020090010412

Irving Friedman Tr
% Universal Aircraft Parts Inc
125 W 22nd St
Hialeah, FL 33010-2207

9 52 40 10 Ac Sub PB 2-17 W1/2 Of Trs 41 & 42
Property Address:
Folio No. 3020090010420

Genesis Partners Devep Entrps LLC
PO Box 820237
South Floridas, FL 33082-0237

9 52 40 1.25 Ac Sub PB 2-17 E165ft Of Tract 43
Property Address:
Folio No. 3020090010430

Sevilla Group Inc
16333 NW 84th Pl
Hialeah, FL 33016-6642

9 52 40 3.75 Ac Sub PB 2-17 W3/4 Of E1/2 Of Tract 43
Property Address:
Folio No. 3020090010431

Sevilla Group Inc
16333 NW 84th Pl
Hialeah, FL 33016-6642

9 52 40 2.50 Ac Sub PB 2-17 W1/2 Of W1/2 Of Tract 43

Property Address:
Folio No. 3020090010432

Genesis Partnes Development
Enterprises LLC
PO Box 820237
Pembroke Pines, FL 33082-0237

9 52 40 1.25 Ac Sub PB 2-17 W1/2 Of E1/2 Of W1/2 Of Tract 43

Property Address:
Folio No. 3020090010433

Genesis Partner Development
Enterprises LLC
PO Box 820237
Pembroke Pines, FL 33082-0237

9 52 40 1.25 Ac Sub Pp 2-17 E1/4 Of W1/2 Of Tract 43
Property Address:
Folio No. 3020090010435

Genesis Partners Dev Enterprises
PO Box 820237
Pembroke Pines, FL 33082-0237

9 52 40 10 Ac Sub PB 2-17 Tract 45
Property Address:
Folio No. 3020090010450

Amb I 75 LLC
60 State St Ste 1200
Boston, MA 02109-1884

9 52 40 10 Ac Sub PB 2-17 Tract 46
Property Address:
Folio No. 3020090010460

Amb I 75 LLC
60 State St Ste 1200
Boston, MA 02109-1884

9 52 40 4.160Ac Sub PB 2-17 W549.12Ft Of Tr 47
Property Address:
Folio No. 3020090010470

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

09 52 40 5.840 Ac Sub PB 2-17 Tract 47 Less W549.12Ft
Property Address:
Folio No. 3020090010475

Amb I 75 LLC
60 State St Ste 1200
Boston, MA 02109-1884

9 52 40 8.70 Ac M/L Sub PB 2-17 Tract 48 Less N35ft & W35ft
Property Address:
Folio No. 3020090010480

The Graham Companies
6843 Main St
Hialeah, FL 33014-2048

Royal Landings PB 154-54 T-19741 Lot 1 Blk 1
Property Address: 17400 91 PI NW
Folio No. 3020090030010

Francisco D Gonzalez & W Maria I
17400 NW 91st PI
Hialeah, FL 33018-6635

Royal Landings PB 154-54 T-19741 Lot 2 Blk 1
Property Address: 17360 91 PI NW
Folio No. 3020090030020

Cosme M Lopez & W IVett C
17360 NW 91st PI
Hialeah, FL 33018-6636

Royal Landings PB 154-54 T-19741 Lot 3 Blk 1
Property Address: 17340 91 PI NW
Folio No. 3020090030030

Yudermis Izquierdo & Julio A Hidalgo
17340 NW 91st PI
Hialeah, FL 33018-6636

Royal Landings PB 154-54 T-19741 Lot 4 Blk 1
Property Address: 17320 91 PI NW
Folio No. 3020090030040

Aleida Roque Jtrs David Roque Jtrs
17320 NW 91st PI
Hialeah, FL 33018-6636

Royal Landings PB 154-54 T-19741 Lot 5 Blk 1
Property Address: 17300 91 PI NW
Folio No. 3020090030050

Fidel Hernandez & W Zenaida M
17300 NW 91st PI
Hialeah, FL 33018-6636

Royal Landings PB 154-54 T-19741 Lot 6 Blk 1
Property Address: 17260 91 PI NW
Folio No. 3020090030060

Mayte Del Marmol
17260 NW 91st PI
Hialeah, FL 33018-6637

Royal Landings PB 154-54 T-19741 Lot 7 Blk 1
Property Address: 17240 91 PI NW
Folio No. 3020090030070

Patricia F Gonzalez
17240 NW 91st PI
Hialeah, FL 33018-6637

Royal Landings PB 154-54 T-19741 Lot 8 Blk 1
Property Address: 17220 91 PI NW
Folio No. 3020090030080

Michael Fernandez & W IVon
17220 NW 91st PI
Hialeah, FL 33018-6637

Royal Landings PB 154-54 T-19741 Lot 9 Blk 1
Property Address: 17200 91 PI NW
Folio No. 3020090030090

Jorge A Espinosa Larissa Espinosa
17200 NW 91st PI
Hialeah, FL 33018-6637

Royal Landings PB 154-54 T-19741 Lot 10 Blk 1
Property Address: 17180 91 PI NW
Folio No. 3020090030100

Mario L Olivera & W Ofelia L
& Madelyn Alfonso
17180 NW 91st PI
Hialeah, FL 33018-6638

Royal Landings PB 154-54 T-19741 Lot 11 Blk 1
Property Address: 17160 91 Pl NW
Folio No. 3020090030110

Jorge A Villar & W Ela I Suris
17160 NW 91st Pl
Hialeah, FL 33018-6638

Royal Landings PB 154-54 T-19741 Lot 12 Blk 1
Property Address: 17140 91 Pl NW
Folio No. 3020090030120

Octavio R Esperon
17140 NW 91st Pl
Hialeah, FL 33018-6638

Royal Landings PB 154-54 T-19741 Lot 13 Blk 1
Property Address: 17120 91 Pl NW
Folio No. 3020090030130

Alfredo Iglesias & W Carmen
17120 NW 91st Pl
Hialeah, FL 33018-6638

Royal Landings PB 154-54 T-19741 Lot 14 Blk 1
Property Address: 17100 91 Pl NW
Folio No. 3020090030140

Odalys Hernandez Chao
PO Box 126941
Hialeah, FL 33012-1615

Royal Landings PB 154-54 T-19741 Lot 15 Blk 1
Property Address: 9160 171 St NW
Folio No. 3020090030150

Julio Denis & W Neida
9160 NW 171st St
Hialeah, FL 33018-6639

Royal Landings PB 154-54 T-19741 Lot 16 Blk 1
Property Address: 9140 171 St NW
Folio No. 3020090030160

Carlos Fundora & W Patricia C V
9140 NW 171st St
Hialeah, FL 33018-6639

West Lakes Estates Sub PB 158-4 T-20416 Lot 1 Blk 1
Property Address: 17416 91 Ct NW
Folio No. 3020090040010

Roberto Delgado
17416 NW 91st Ct
Hialeah, FL 33018-6699

West Lakes Estates Sub PB 158-4 T-20416 Lot 2 Blk 1
Property Address: 17436 91 Ct NW
Folio No. 3020090040020

Francisco Martin Emma Martin
17436 NW 91st Ct
Hialeah, FL 33018-6699

West Lakes Estates Sub PB 158-4 T-20416 Lot 3 Blk 1
Property Address: 17446 91 Ct NW
Folio No. 3020090040030

Luis Perdomo & W Michelle
17446 NW 91 Pl
Miami, FL 33018

West Lakes Estates Sub PB 158-4 T-20416 Lot 4 Blk 1
Property Address: 17456 91 Ct NW
Folio No. 3020090040040

Alexis D Quintana & W Dagmaris
17456 NW 91st Ct
Hialeah, FL 33018-6699

West Lakes Estates Sub PB 158-4 T-20416 Lot 5 Blk 1
Property Address: 17466 91 Ct NW
Folio No. 3020090040050

Heriberto J Fernandez
7354 W 30 Lane
Miami, FL 33018

West Lakes Estates Sub PB 158-4 T-20416 Lot 6 Blk 1
Property Address: 17476 91 Ct NW
Folio No. 3020090040060

Jorge B Garcia & Maria C
17476 NW 91st Ct
Hialeah, FL 33018-6699

West Lakes Estates Sub PB 158-4 T-20416 Lot 7 Blk 1
Property Address: 17516 91 Ct NW
Folio No. 3020090040070

Miguel A Illance & W Aymee
17516 NW 91st Ct
Hialeah, FL 33018-6801

West Lakes Estates Sub PB 158-4 T-20416 Lot 8 Blk 1
Property Address: 17546 91 Ct NW
Folio No. 3020090040080

Oscar Alvarez
17546 NW 91st Ct
Hialeah, FL 33018-6801

West Lakes Estates Sub PB 158-4 T-20416 Lot 9 Blk 1
Property Address: 17616 91 Ct NW
Folio No. 3020090040090

Jose M Plasensia & W Matlide
17616 NW 91st Ct
Hialeah, FL 33018-6802

West Lakes Estates Sub PB 158-4 T-20416 Lot 10 Blk 1
Property Address: 17646 91 Ct NW
Folio No. 3020090040100

Seenley Sedeno Raul A Alvarez
17646 NW 91st Ct
Hialeah, FL 33018-6802

West Lakes Estates Sub PB 158-4 T-20416 Lot 11 Blk 1
Property Address: 17676 91 Ct NW
Folio No. 3020090040110

Luis M Gonzalez Jr
17676 NW 91st Ct
Hialeah, FL 33018-6802

West Lakes Estates Sub PB 158-4 T-20416 Lot 12 Blk 1
Property Address: 17686 91 Ct NW
Folio No. 3020090040120

Ramon J Gonzalez & W Alicia
17686 NW 91st Ct
Hialeah, FL 33018-6802

West Lakes Estates Sub PB 158-4 T-20416 Lot 13 Blk 1
Property Address: 17696 91 Ct NW
Folio No. 3020090040130

Ismael Prado & W Udelia G
17696 NW 91st Ct
Hialeah, FL 33018-6802

Century Gardens PB 161-21 T-21404 Lot 31 Blk 15
Property Address: 18072 91 Ct NW
Folio No. 3020090082480

IVan Casamayor Mariluz Morales
18072 NW 91st Ct
Hialeah, FL 33018-6543

Century Gardens PB 161-21 T-21404 Lot 32 Blk 15
Property Address: 18062 91 Ct NW
Folio No. 3020090082490

Ribhi Hasan Ahmad
8890 NW 178th Ln
Hialeah, FL 33018-6546

Century Gardens PB 161-21 T-21404 Lot 33 Blk 15
Property Address: 18052 91 Ct NW
Folio No. 3020090082500

Narish Rampersasd & W Vashti
13137 SW 21 St
Miami, FL 33027

Century Gardens PB 161-21 T-21404 Lot 34 Blk 15
Property Address: 18042 91 Ct NW
Folio No. 3020090082510

Jairo Ortega
17500 NW 68th Ave Apt D2002
Hialeah, FL 33015-4042

Century Gardens PB 161-21 T-21404 Lot 35 Blk 15
Property Address: 18032 91 Ct NW
Folio No. 3020090082520

Ernesto Hernandez
18032 NW 91st Ct
Hialeah, FL 33018-6543

Century Gardens PB 161-21 T-21404 Lot 36 Blk 15
Property Address: 18022 91 Ct NW
Folio No. 3020090082530

Wilfredo Beltran
18022 NW 91st Ct
Hialeah, FL 33018-6543

Century Gardens PB 161-21 T-21404 Lot 37 Blk 15
Property Address: 18012 91 Ct NW
Folio No. 3020090082540

Guillermo A Rodriguez Ana V Rodriguez
18012 NW 91st Ct
Hialeah, FL 33018-6543

Century Gardens PB 161-21 T-21404 Lot 38 Blk 15
Property Address: Confidential, #***
Folio No. 3020090082550

Confidential

Century Gardens PB 161-21 T-21404 Lot 39 Blk 15
Property Address: 17972 91 Ct NW
Folio No. 3020090082560

Humberto C Casanova & W Teresa D
17972 NW 91st Ct
Hialeah, FL 33018-6542

Century Gardens PB 161-21 T-21404 Lot 40 Blk 15
Property Address: 17952 91 Ct NW
Folio No. 3020090082570

Jose Roque
17952 NW 91st Ct
Hialeah, FL 33018-6542

Century Gardens PB 161-21 T-21404 Lot 41 Blk 15
Property Address: 17932 91 Ct NW
Folio No. 3020090082580

Yamari Lesca
17932 NW 92 Ct
Hialeah, FL 33018

Century Gardens PB 161-21 T-21404 Lot 42 Blk 15
Property Address: 17912 91 Ct NW
Folio No. 3020090082590

Miriam Medina Jorge Marquez
Julissa Marquez
17912 NW 91st Ct
Hialeah, FL 33018-6542

Century Gardens PB 161-21 T-21404 Lot 43 Blk 15
Property Address: 17892 91 Ct NW
Folio No. 3020090082600

Soveida S Torres
17892 NW 91st Ct
Hialeah, FL 33018-6541

Century Gardens PB 161-21 T-21404 Lot 44 Blk 15
Property Address: 17872 91 Ct NW
Folio No. 3020090082610

Luis A Pastor & W IVis Call
The Greater Title Services Inc
17872 NW 91st Ct
Hialeah, FL 33018-6541

Century Gardens PB 161-21 T-21404 Tr A
Property Address: 9010 178 Ln NW
Folio No. 3020090083310

Northwestern Grant LLC
6340 Sunset Dr
Miami, FL 33143-4836

Danielle Homes PB 162-4 T-21753 Lot 1 Blk 1
Property Address: 17796 91 Ct NW
Folio No. 3020090090010

Isaac Castro Trs
17796 NW 92 PI
Miami Lakes, FL 33016

Danielle Homes PB 162-4 T-21753 Lot 2 Blk 1
Property Address: 17766 91 Ct NW
Folio No. 3020090090020

Mayra Gonzalez
17766 NW 91st Ct
Hialeah, FL 33018-6805

Danielle Homes PB 162-4 T-21753 Lot 3 Blk 1
Property Address: 17736 91 Ct NW
Folio No. 3020090090030

Ibis Soler & Antonio Morales (Jtrs)
17736 NW 91 PI
Miami, FL 33016-0000

Danielle Homes PB 162-4 T-21753 Lot 4 Blk 1
Property Address: 17706 91 Ct NW
Folio No. 3020090090040

Armando Gutierrez
17706 NW 91st Ct
Hialeah, FL 33018-6805

18 19 52 40 487.47 Ac Chambers Land Co PB 2-68 All That Port Of Sec 18
LYg Wly Of Homestead Turnpike Ext R/W & Trs 17 Thru 20 & 29 Thru 32
In N1/4 Of Sec 19 Lyg Wly Of State Rd 821 Of Fla Fruit Land Co PB 2-17
Property Address:
Folio No. 3020180010011

Vecellio & Grogan Inc
101 Sansburys Way
West Palm Beach, FL 33411-3670

Genesis Oak Gardens PB 155-56 T-19383 Lot 3 Blk 1
Property Address: 9141 166 Ter NW
Folio No. 3220160030030

Jorge Moral
9141 NW 166th Ter
Hialeah, FL 33018-6334

Genesis Oak Gardens PB 155-56 T-19383 Lot 35 Blk 1
Property Address: 16898 91 Ct NW
Folio No. 3220160030350

Alain Rodriguez Mena Sr &
W Mileidys Gonzalez
16898 NW 91st Ct
Hialeah, FL 33018-6327

Genesis Oak Gardens PB 155-56 T-19383 Lot 36 Blk 1
Property Address: 9137 169 St NW
Folio No. 3220160030360

Sergio Bares Andrea Eva Andrade
8850 NW 194th Ter
Hialeah, FL 33018-6217

Genesis Oak Gardens PB 155-56 T-19383 Lot 37 Blk 1
Property Address: 9127 169 St NW
Folio No. 3220160030370

Jacqueline Ballola Diaz & H Carlos
9127 NW 169th St
Hialeah, FL 33018-6347

Letters of Support



VIA HAND DELIVERY

July 15, 2013

Honorable Mayor Carlos Hernandez
City of Hialeah City Hall
501 Palm Avenue 4th Floor
Hialeah, Florida 33010

Re: Proposed Annexation / AMB I-75, LLC

Honorable Mayor Hernandez:

We would like to express our support of the City of Hialeah's intent to annex the area North of NW 170th Street and between the Florida Turnpike and Interstate 75. Our company owns over 70 acres in that area and we are one of the largest land owners in the area. We believe that the annexation of the area by the City of Hialeah will bring the infrastructure necessary to encourage development.

We would also ask in the interim that we be allowed to plan for the City of Hialeah Water and Sewer Department to provide water and sewer service to the AMB I-75 property until such time that the annexation is finalized or WASA has adequate facilities to make service available. It is our intent to install the said services along with the road along NW 97th Avenue.

Please let us know how we can assist the City in the annexation process. We also welcome sitting with you and your staff to discuss all the potential impacts of the annexation in detail.

Sincerely,

John R. Morgan, AIA

Vice President, Regional Development Manager – East Region

CC: Felix Lasarte
Stuart Wylie



GRAHAM COMPANIES

6843 Main Street • Miami Lakes, Florida 33014 • 305-821-1130 • www.miamilakes.com

Stuart S. Wyllie
President
Chief Executive Officer

July 18, 2013

Honorable Mayor Carlos Hernandez
City of Hialeah City Hall
501 Palm Avenue 4th Floor
Hialeah, Florida 33010

RE: Proposed Annexation

Honorable Mayor Hernandez

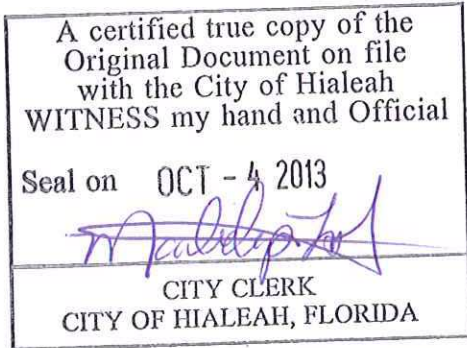
On behalf of The Graham Companies, I would like to express our support of the proposed annexation by the City of Hialeah of the property north of 170th street, east of the Florida Turnpike and west of I-75. As we have discussed, it seems logical to us that given the options, Hialeah is best suited to provide the services required for the ultimate development of this property. Our company is the largest land owner in the proposed annexation area.

If you have any questions or require any clarification please feel free to give me a call.

Sincerely

Stu Wyllie
President and CEO
The Graham Companies

ORDINANCE NO. 2013-71



ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, INITIATING AND REQUESTING A PROPOSED BOUNDARY CHANGE OF THE CITY OF HIALEAH, FLORIDA, IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN COMPOSITE EXHIBIT "1"; AUTHORIZING THE MAYOR AND THE ACTING CITY CLERK AND OTHER PROPER CITY OFFICERS AND OFFICIALS TO TAKE ANY AND ALL ACTIONS AS MAY BE NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGE TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AND AUTHORIZING THE ACTING CITY CLERK TO TRANSMIT COPIES OF THIS ORDINANCE TO THE CLERK OF THE COUNTY COMMISSION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board at its meeting of August 28, 2013 recommended approval of this proposed annexation; and

WHEREAS, pursuant to state law, municipalities within the boundaries of Miami-Dade County shall follow the annexation methods established by Miami-Dade County; and

WHEREAS, pursuant to section 6.04 of the Miami-Dade County Home Rule Charter and section 20-3 of the Code of Miami-Dade County, Florida, the City of Hialeah may initiate, by ordinance, a proposed boundary change where there are 250 or fewer registered electors within the proposed Annexation Area; and

WHEREAS, the City of Hialeah finds that the foregoing threshold requirements for a city-initiated proposed boundary change are satisfied; and

WHEREAS, the City of Hialeah conducted duly noticed and advertised public hearings coinciding with the first reading and second reading of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The recitations and facts contained in the preamble to this resolution are hereby adopted and incorporated by reference thereto as if fully set forth herein.

Section 2: The Mayor and the City Council of the City of Hialeah, hereby approves the changes, extension and enlargement of the municipal boundaries of the City of Hialeah, Florida, and the amendment of the Charter of the City of Hialeah, Florida, to effect such change, by the annexation to the City of Hialeah of property shown on an accompanying map and legally described in Composite Exhibit "1", attached hereto and made a part hereof.

Section 3: The City Council of the City of Hialeah, Florida, hereby requests that the Board of County Commissioners of Miami-Dade County, Florida, adopt an ordinance changing, extending, and enlarging the City's municipal boundaries as approved by the City of Hialeah and as described in the legal description set forth in Composite Exhibit "1".

Section 4: The Mayor and the Acting City Clerk and all such other City officials and officers are hereby authorized and directed to take all action and to execute such certificates, documents and agreements as may be deemed necessary or desirable in connection with the submission of the request for such boundary change to the Board of County Commissioners of Miami-Dade County, Florida, for approval.

Section 5: The Acting City Clerk is hereby authorized and directed to transmit three certified copies of the Ordinance, together with proof of compliance of notice procedures to the Clerk of the County Commission, accompanied by the attachments as required by Section 20-3 of the Code of Miami-Dade County, Florida.

Section 6: Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: Penalties.

Every person violating any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be assessed a civil penalty not to exceed \$500.00 within the discretion of the court or administrative tribunal having jurisdiction. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty described above, the City may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation of licenses or permits.

Section 8: Severability Clause.

If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

Section 9: Effective Date.

This ordinance shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is

withheld or if the City Council overrides the Mayor's veto.

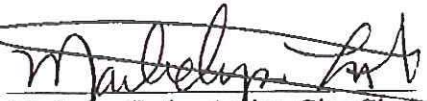
PASSED and ADOPTED this 24 day of September, 2013.



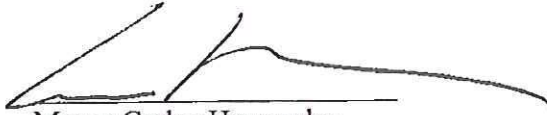
Isis Garcia Martinez
Council President

Attest:

Approved on this 24 day of September, 2013.



Marbelys Fatjo, Acting City Clerk



Mayor Carlos Hernandez

Approved as to form and legal sufficiency:



William M. Grodnick, City Attorney

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Ordinance was adopted by a unanimous vote with Councilmembers, Caragol, Casals-Muñoz, Cue-Fuente, Garcia-Martinez, Gonzalez, Hernandez and Lozano voting "Yes".

COMPOSITE EXHIBIT "1"

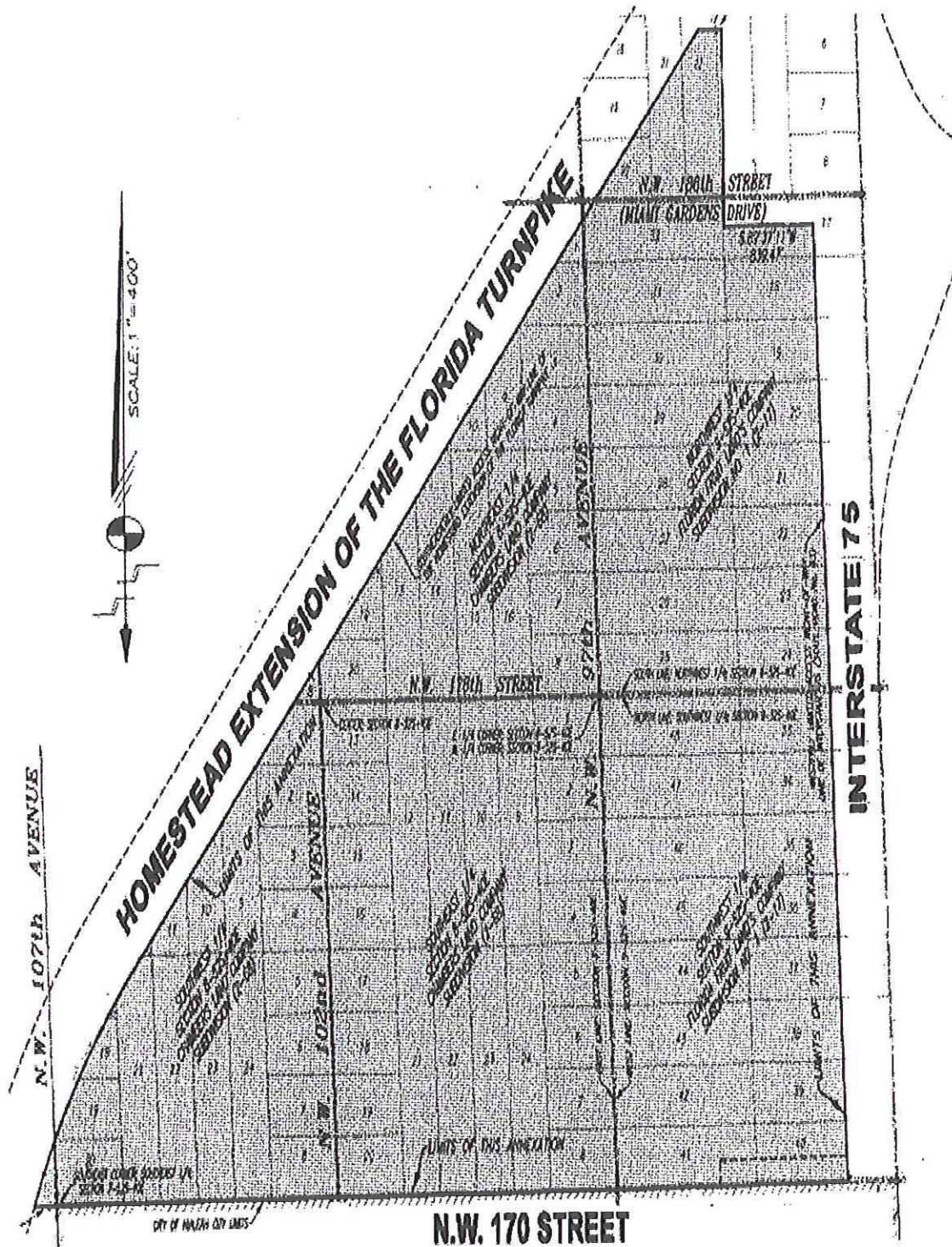
LEGAL DESCRIPTION

AND

MAP

A portion of "CHAMBERS LAND COMPANY SUBDIVISION" in the Southwest 1/4 of Section 4, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 27; together with a portion of "CHAMBERS LAND COMPANY SUBDIVISION", in Section 8, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 68; also together with: A portion of "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1" in Sections 7 and 9, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 17, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 9; thence Westerly, along the South line of the said Southwest 1/4 of said Section 9, for 471.03 feet to the Point of Beginning of the following more particularly described parcel; such point being the Point of Intersection of the said South line of the said Southwest 1/4 of said Section 9 with the Southerly prolongation of the Westerly Limited Access right-of-way line of Interstate 75 (State Road No.93) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87075-2402, Approved July 5, 1977, last revised December 1, 1978 (Sheets 1 through 10); thence North 02 degrees 37 minutes 10 seconds East, along the said Westerly Limited Access Right-of-Way line of said Interstate 75 and its Southerly prolongation for 5118.10 feet; thence South 89 degrees 37 minutes 11 seconds West for 839.47 feet; thence North 00 degree 22 minutes 49 seconds West for 1064.13 feet; thence South 89 degrees 37 minutes 11 seconds West for 218.07 feet to the Point of Intersection with the Southeasterly Limited Access Right-of-Way line of State Road No. 821 (Homestead Extension of the Florida Turnpike) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87005 Contract 2313, Approved September, 1970, last revised November 1, 1971, (Sheets 1 through 5); said last described three courses being coincident with the Limited access Right-of-Way line of said Interstate 75; thence South 47 degrees 27 minutes 37 seconds West through portions of said Sections 4, 9 and 8, respectively, for 7376.18 feet to a Point of Curvature; thence Southeasterly, along the arc of a circular curve to the left, having a radius of 4365.66 feet for an approximate arc distance of 1554 feet to the Point of Intersection with the South line of the said Southeast 1/4 of said Section 7; said last described two courses being along the said Southeasterly Limited Access Right-of-Way line of said State Road No. 821 and its Southwesterly prolongation; thence Easterly, along the said South line of the said Southeast 1/4 of said Section 7 to the Southwest corner of the Southwest 1/4 of said Section 8; thence Easterly, along the South line of the said Southwest 1/4 of said Section 8 to the Southwest corner of the Southeast 1/4 of said Section 8; thence Easterly, along the South line of the said Southeast 1/4 of said Section 8 to the Southwest corner of the Southwest 1/4 of said Section 9; thence Easterly, along the South line of the said Southwest 1/4 of said Section 9 to the Point of Beginning; all lying and being in Miami-Dade County, Florida.



North Boundary-Homestead Extension of the Florida Turnpike •West Boundary- Homestead Extension of the Florida Turnpike •South Boundary- NW 170 Street •East Boundary- Interstate 75 Expressway



NOTICE OF PUBLIC HEARING

SEPTEMBER 10, 2013

PROPOSED ANNEXATION

(Continued)

Commence at the Southeast corner of the Southwest 1/4 of said Section 9; thence Westerly, along the South line of the said Southwest 1/4 of said Section 9, for 471.03 feet to the Point of Beginning of the following more particularly described parcel; such point being the Point of Intersection of the said South line of the said Southwest 1/4 of said Section 9 with the Southerly prolongation of the Westerly Limited Access right-of-way line of Interstate 75 (State Road No.93) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87075-2402, Approved July 5, 1977, last revised December 1, 1978 (Sheets 1 through 10); thence North 02 degrees 37 minutes 10 seconds East, along the said Westerly Limited Access Right-of-Way line of said Interstate 75 and its Southerly prolongation for 5118.10 feet; thence South 89 degrees 37 minutes 11 seconds West for 839.47 feet; thence North 00 degree 22 minutes 49 seconds West for 1064.13 feet; thence South 89 degrees 37 minutes 11 seconds West for 218.07 feet to the Point of Intersection with the Southeasterly Limited Access Right-of-Way line of State Road No. 821 (Homestead Extension of the Florida Turnpike) as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87005 Contract 2313, Approved September, 1970, last revised November 1, 1971, (Sheets 1 through 5); said last described three courses being coincident with the Limited access Right-of-Way line of said Interstate 75; thence South 47 degrees 27 minutes 37 seconds West through portions of said Sections 4, 9 and 8, respectively, for 7376.18 feet to a Point of Curvature; thence Southeasterly, along the arc of a circular curve to the left, having a radius of 4365.66 feet for an approximate arc distance of 1554 feet to the Point of Intersection with the South line of the said Southeast 1/4 of said Section 7; said last described two courses being along the said Southeasterly Limited Access Right-of-Way line of said State Road No. 821 and its Southwesterly prolongation; thence Easterly, along the said South line of the said Southeast 1/4 of said Section 7 to the Southwest corner of the Southwest 1/4 of said Section 8; thence Easterly, along the South line of the said Southwest 1/4 of said Section 8 to the Southwest corner of the Southeast 1/4 of said Section 8; thence Easterly, along the South line of the said Southeast 1/4 of said Section 8 to the Southwest corner of the Southwest 1/4 of said Section 9; thence Easterly, along the South line of the said Southwest 1/4 of said Section 9 to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

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

Copy of the annexation ordinance and a legal description can be obtained from the Office of the City Clerk. Due to the process of numbering ordinances consecutively, the number of the annexation ordinance will be assigned upon adoption.

IF ANY PERSON DECIDES TO APPEAL IN ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK FOR ASSIUSTANCE, NO LATER THAN SEVEN (7) DAYS PRIOR TO THER PROCEEDING AT (305)883-5820; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD)OR (800) 955-8770 (VOICE).

Marbelys Fatjo
City Clerk



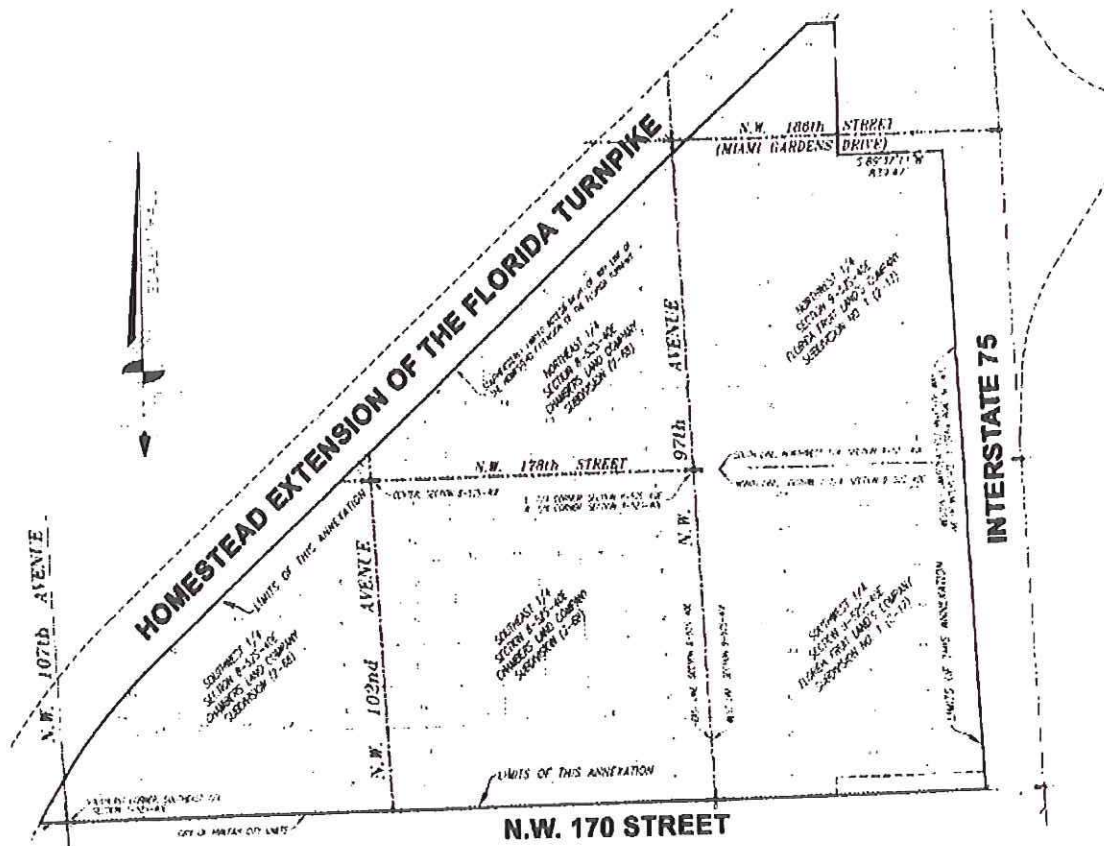
NOTICE OF PUBLIC HEARING

SEPTEMBER 10, 2013

PROPOSED ANNEXATION

Notice is hereby given that a Public Hearing of the City Council of the City of Hialeah, Florida will be held on Tuesday, September 10, 2013, at 7:00 p.m. in the Council Chamber located at City Hall, 501 Palm Avenue, 3rd Floor, Hialeah, Florida. At the hearing, the City Council will consider the proposed ordinance for first reading of the City of the Hialeah to annex certain lands legally described below and also designated as the "Proposed Annexation Area." The subject Proposed Annexation Area has the following boundaries and is shown on the map below:

- North Boundary-Homestead Extension of the Florida Turnpike
- West Boundary- Homestead Extension of the Florida Turnpike
- South Boundary- NW 170 Street
- East Boundary- Interstate 75 Expressway



A portion of "CHAMBERS LAND COMPANY SUBDIVISION" in the Southwest 1/4 of Section 4, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 27; together with a portion of "CHAMBERS LAND COMPANY SUBDIVISION", in Section 8, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 68; also together with: A portion of "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1" in Sections 7 and 9, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 17, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

PLANNER'S RECOMMENDATION FOR VARIANCE

MEETING: AUGUST 28, 2013

ITEM #9

APPLICANT: City of Hialeah

LOCATION: Sections 08, 09 and 04 lying west of I-75 and south of the Florida Turnpike Homestead Extension

SIZE: 0.92 square miles

EXISTING ZONING: Agricultural (MDC)

EXISTING LAND USE:

SURROUNDING LAND USE AND ZONING:

NORTH: Agriculture

EAST: Residential

SOUTH: Industrial and Office

WEST: Agriculture

LAND USE PLAN:

BUILDING VIOLATIONS: None

CODE VIOLATIONS: None

FIRE VIOLATIONS: None

FLOOD INFORMATION: FIRM zone: N/A. Base flood elevation: N/A; Finished floor elevation: N/A. Flood criteria must be met prior to building permit.

REQUEST:

The City of Hialeah proposed to annex the area within the following boundaries: NORTH: Florida Turnpike Homestead Extension (HEFT). EAST: I-75 Expressway. SOUTH: NW 170 Street. WEST: Florida Turnpike Homestead Extension (HEFT). Area is also described as portions of sections 08, 09, and 04 lying west of I-75 and south of the Florida Turnpike Homestead Extension (HEFT).

Planner's Recommendation

APPLICANT: City of Hialeah

MEETING: AUGUST 28, 2013

LOCATION: Sections 08, 09 and 04 lying west of
I-75 and south of the Florida Turnpike Homestead
Extension

ITEM#: 9

RECOMMENDATION: Approval

City of Hialeah



LOBBYIST REGISTRATION FORM

Lobbyist means a person employed, paid or retained by a principal, who seeks to influence a decision of the mayor, city council, city board or committee or attempts to obtain the good will of a city official or employee. A lobbyist is not a person who merely appears before the mayor, city council, city board or committee in an individual capacity for the purpose of representing himself or others without compensation to support or oppose any ordinance, resolution, decision or action of the mayor, city council, city board or committee. A lobbyist includes paid consultants retained by an applicant or third party, attorneys, surveyors, architects or other people representing an applicant or third party before the city council or board. See Hialeah Code § 26-66.

Principal means the person who has employed or retained a lobbyist. See Hialeah Code § 26-66.

Lobbyist Information

Lobbyist Name: Felix M. Lasarte

Mailing Address: 3250 NE 1st Avenue, #334

Miami, FL 33137

Business Telephone: 305-594-2877 Fax Number: 305-594-2878

E-mail: felix@lasartelaw.com

Principal Information

Name, address and telephone number of the principal: (i.e., person, business entity, governmental entity, religious organization, non-profit corporation, or association whose interest you represent or by whom you are employed.)

Name: John Morgan

Mailing Address: 8355 NW 12th Street

Doral, FL 33126

Telephone Number: 305-477-8700 Fax Number: _____

(OVER)

If the principal is a corporation, partnership or trust, please list:

- The name of the chief officer, partner, or beneficiary: _____
- All persons holding, directly or indirectly, a 5% or more ownership interest in such corporation, partnership or trust: _____

Specific Issue Employed to Lobby

Describe the specific issue on which you have been employed to lobby. Make sure to specify any city department, office, agency, board, committee, task force, employee or elected official that you intend to lobby.

Hialeah Annexation Issues

Prior Employment or Relationship

- Have you been employed by the City of Hialeah in the last two years? Yes No

If yes, state the position you held: _____

Note, no person shall appear in representation of any third party for compensation before the city council or other city board, commission or agency for a period of two years after the officer, official or employee has left city service or terminated city employment, unless employed by another governmental entity. See Hialeah Code § 26-33(b).

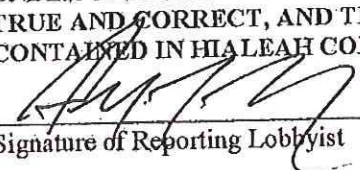
- Describe the extent of any direct or indirect business association, partnership, or financial relationship with the mayor, any member of the city council, city board, or committee before whom the lobbyist lobbies or intends to lobby. See Hialeah Code § 26-67(b). _____

Notice

Separate Lobbyist Registration Forms must be completed for each principal and/or issue for which the lobbyist will be representing any principal.

OATH

UNDER PENALTY OF PERJURY, I AFFIRM THAT ALL OF THE FOREGOING FACTS ARE TRUE AND CORRECT, AND THAT I HAVE READ OR AM FAMILIAR WITH THE PROVISIONS CONTAINED IN HIALEAH CODE § 26-66 AND 26-67.



Signature of Reporting Lobbyist

8-28-13

Date

OFFICE OF THE CITY CLERK
Attn: David Concepcion
CITY OF HIALEAH
501 PALM AVENUE, 3RD FLOOR
HIALEAH, FL 33010

City of Hialeah



LOBBYIST REGISTRATION FORM

Lobbyist means a person employed, paid or retained by a principal, who seeks to influence a decision of the mayor, city council, city board or committee or attempts to obtain the good will of a city official or employee. A lobbyist is not a person who merely appears before the mayor, city council, city board or committee in an individual capacity for the purpose of representing himself or others without compensation to support or oppose any ordinance, resolution, decision or action of the mayor, city council, city board or committee. A lobbyist includes paid consultants retained by an applicant or third party, attorneys, surveyors, architects or other people representing an applicant or third party before the city council or board. See Hialeah Code § 26-66.

Principal means the person who has employed or retained a lobbyist. See Hialeah Code § 26-66.

Lobbyist Information

Lobbyist Name: Jorge L. Navarro

Mailing Address: 3250 NE 1st Avenue, #334
Miami, FL 33137

Business Telephone: 305-594-2877 Fax Number: 305-594-2878

E-mail: jorge@lasartelaw.com

Principal Information

Name, address and telephone number of the principal: (i.e., person, business entity, governmental entity, religious organization, non-profit corporation, or association whose interest you represent or by whom you are employed.)

Name: John Morgan

Mailing Address: 8355 NW 12th Street
Doral, FL 33126

Telephone Number: 305-477-8700 Fax Number: _____

(OVER)

If the principal is a corporation, partnership or trust, please list:

- The name of the chief officer, partner, or beneficiary: _____
- All persons holding, directly or indirectly, a 5% or more ownership interest in such corporation, partnership or trust: _____

Specific Issue Employed to Lobby

Describe the specific issue on which you have been employed to lobby. Make sure to specify any city department, office, agency, board, committee, task force, employee or elected official that you intend to lobby.

Hiialeah Annexation Issues

Prior Employment or Relationship

- Have you been employed by the City of Hiialeah in the last two years? Yes No

If yes, state the position you held: _____

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- Describe the extent of any direct or indirect business association, partnership, or financial relationship with the mayor, any member of the city council, city board, or committee before whom the lobbyist lobbies or intends to lobby. See Hiialeah Code § 26-67(b). _____

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OATH

UNDER PENALTY OF PERJURY, I AFFIRM THAT ALL OF THE FOREGOING FACTS ARE TRUE AND CORRECT, AND THAT I HAVE READ OR AM FAMILIAR WITH THE PROVISIONS CONTAINED IN HIALEAH CODE § 26-66 AND 26-67.

[Signature]
Signature of Reporting Lobbyist

8-28-13
Date

OFFICE OF THE CITY CLERK
Attn: David Concepcion
CITY OF HIALEAH
501 PALM AVENUE, 3RD FLOOR
HIALEAH, FL 33010

