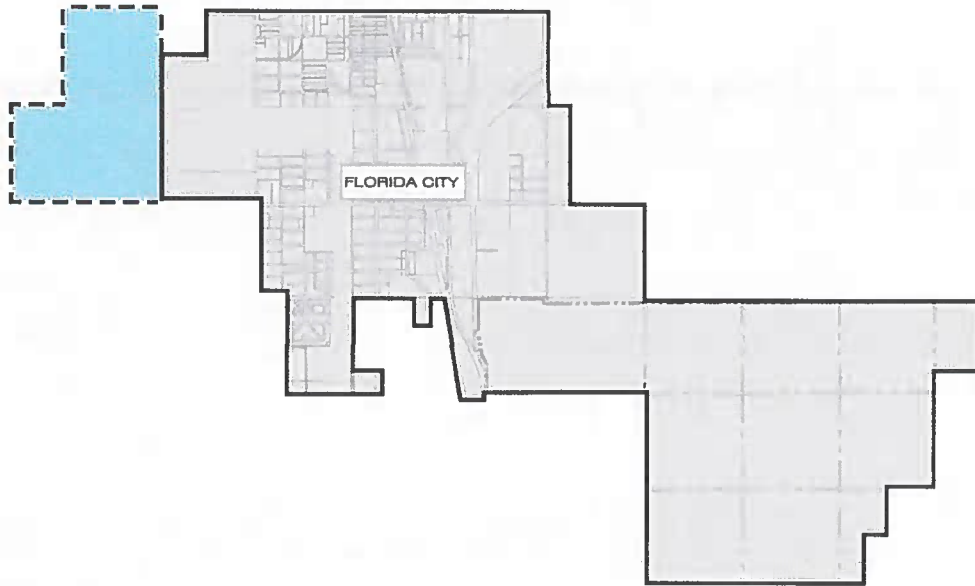




Application for the Annexation of Area "J"



Submittal to: Miami-Dade County

Prepared by: **ILER** PLANNING

August 24, 2021

Application for the Annexation of Area “J”

City of Florida City

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Exhibits

A: Florida City Commission Resolution No. 21-43

B: Legal Description of Annexation Area “J”

C: Local Public Hearing Notice Newspaper Publication

D: Affidavit Certifying Mailing of Public Hearing Notice to Affected Property Owners

E: Certificate of County Supervisor of Registration

F: Residential Development Certificate

Application for the Annexation of Area “J”

City of Florida City

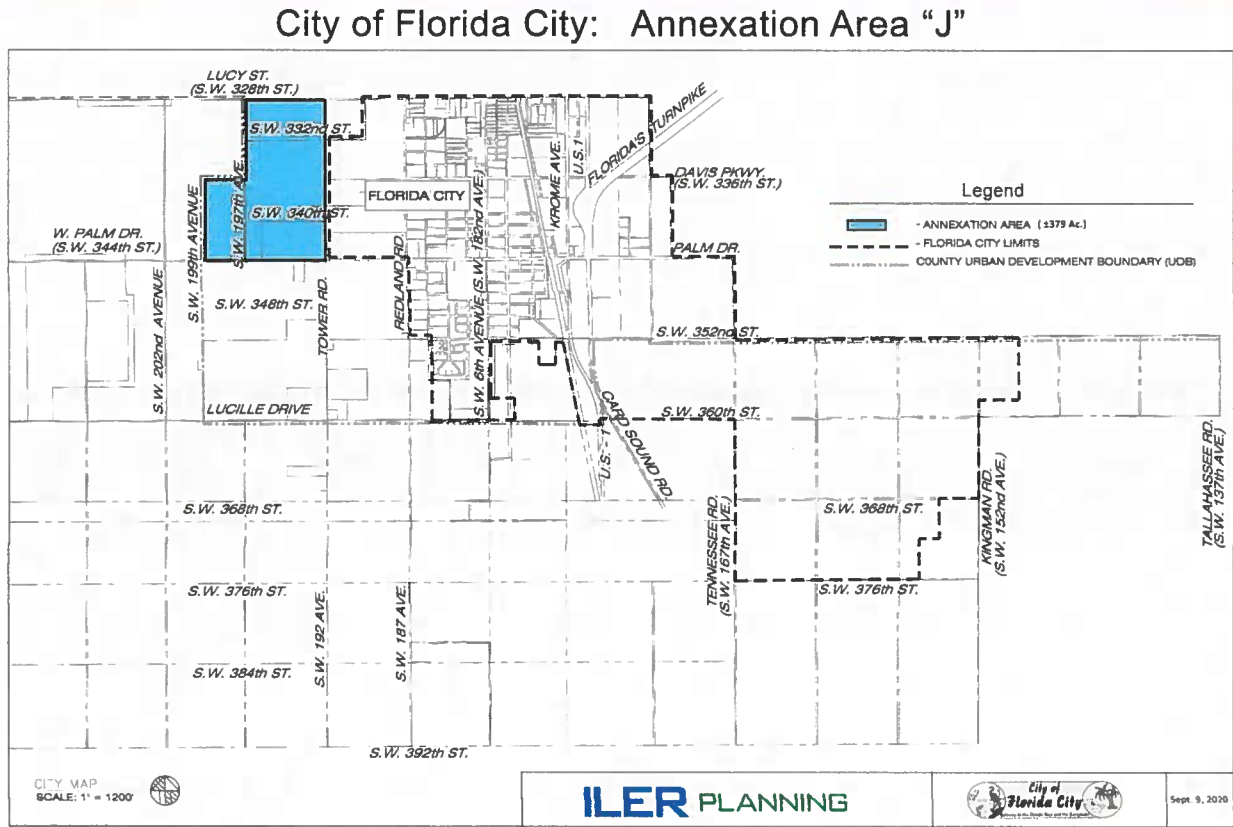
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Figure 1: Annexation Area "J"



I. Area Description

Area "J" is comprised of 96 parcels. The primary land use is agriculture, covering 288 acres or 71% of the Area. Single homes on large lots are the next largest existing land use, comprising 50 acres or 12% of Area "J". These homes are primarily concentrated in the northern part of the Area. The remainder of Area "J" is essentially undeveloped. Total assessed value of all property in the Area is \$13.2 million and total taxable value is \$11.3 million. An aerial photograph of Area "J" is provided below in Figure 2.

The Area is adjacent to the Florida City boundary along its east boundary which is SW 192nd Avenue. Land use around Area "J" consists primarily of vacant and agricultural land in unincorporated areas to the south, west and north. To the east in Florida City, the land is generally vacant except for an apartment complex located on SW 192nd Avenue, north of SW 340th Street. Several single family home and townhomes projects are under construction east of SW 192nd Avenue. The "Robert is Here" vegetable and fruit stand is located just outside the Area at the southwest corner of SW 344th Street and SW 192nd Avenue.

Figure 2: Annexation Area "J" - Aerial Photograph



II. Land Use and Zoning

Future Land Use

Area "J" has two (2) future land use designations pursuant to the Miami-Dade County Future Land Use Map as provided below.

- * Estate Density Residential (EDR) permitting 1 - 2.5 dwelling units per acre.
- * Low Density Residential (LDR) permitting 2.5 - 6 dwelling units per acre.

The LDR area is approximately 60 acres in size and located northwest of the intersection of SW 344th Street and SW 192nd Avenue, with frontage on SW 192nd Avenue. It has a special designation on the Land Use Map which allows development one density level higher than the standard LDR density, so it can be developed with residential use of between 6 and 13 units per acre.

The EDR designation covers the remainder of Area "J" and is approximately 320 acres in size. A portion of this area, estimated to be 80 acres in size, also has the special designation which allows it to develop one density level higher than the standard EDR density, so this 80-acre area can develop at between 2.5 to 6 dwelling units per acre under the County future land use system. This special area is located south of (theoretical) SW 336th Street and west of (theoretical) SW 197th Avenue.

In addition, the two (2) areas with the special residential density designations mentioned above (total 140 acres) are subject to a Declaration of Restrictions recorded in 2007 which limits the maximum number of units to 940 over the entire 140 acres. The Declaration also requires that SW 344th Street between SW 182nd Avenue and SW 192nd Avenue be constructed as a 4-lane, divided roadway by the time the 255th certificate of occupancy is issued for development.

If annexation is approved, the City plans to adopt future land use regulations consistent with the current MDC Future Land Use Map.

Zoning

The zoning pattern in Area "J" is a combination of residential single family zoning comprising approximately 260 acres and agricultural zoning covering an estimated 120 acres.

III. Grounds for the Proposed Boundary Change

There are a number of valid grounds supporting the annexation of Area “J” into the boundaries of the City of Florida City as discussed below.

Faster and More Cost-Effective Governmental Services

Given the close proximity of Florida City’s existing governmental facilities to the subject Area, the City can provide enhanced public services more cost-effectively and in less time than Miami-Dade County. The primary services involved would be police, parks and recreation, general government, planning and zoning, potable water, stormwater management and local road maintenance.

Area “J” is currently served by the Miami-Dade Police Department from its South District Station located at 10800 SW 211th Street, approximately 15 miles from the Area. The City’s Police Headquarters at 404 West Palm Drive is one (1) mile from Area “J”. Via a mutual aid agreement with Miami-Dade County Police, City officers respond to calls in the Area when County officers are not readily-available. Due to the proximity of facilities, Florida City Police can provide much faster emergency and routine response to Area “J”.

There are no County parks near Florida City. The City’s Loren Roberts Park, 9 acres in size, is located one (1) mile east of Area “J”. The City also has a 7.5-acre park planned on SW 336th Street between SW 187th Avenue and SW 192nd Avenue, less than ½ mile from the Area. Thus, the City can provide nearby recreational facilities and services to the Area.

Planning, zoning and building services are very important to residents and other property owners. Currently Area “J” property owners must travel either to the South Miami-Dade Government Center in Cutler Ridge, 15 miles away, or downtown to the main County Governmental Center, 30 miles distant. The property owners and residents in Area “J” will benefit greatly from highly accessible City planning, zoning and building services that are only one (1) mile away in City Hall at 404 West Palm Drive.

Local general government services will be much closer and accessible with annexation. City Hall is only one (1) mile away from Area “J”. County general government services are located at the South Miami-Dade Government Center in Cutler Ridge, 15 miles away, or downtown to the main County Administrative Center, 30 miles from Area “J”.

The City owns and operates a water plant with a capacity of 4 MGD (million gallons per day) that serves the city, and maintains the local water distribution system. With annexation, the City would like to request that it be approved to provide potable water service in Area “J”. The City’s water plant has adequate long-term capacity to serve the eventual development of the Area.

The City maintains the local drainage and road systems within its boundaries and its Public Works Department has documented experience in maintaining these systems. If annexation occurs, these services would be transferred to Florida City on a selected basis.

No Significant Fiscal Impact on Miami-Dade County

The total taxable value of Area “J” is \$11,294,218. The current UMSA rate is 1.9283 mills, thus the Area is currently generating \$21,778 to the County General Fund annually. This annexation will have a negligible impact on the County’s budget.

Meets Code Guidelines for PAB Review

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

1. It does not divide a historically-recognized community.
2. Area “J” is compatible with the existing planned land uses and zoning of the City.
3. The Area is not part of any federal/state enterprise zones, or targeted area by public agencies.
4. Public safety responses times will be significantly improved with annexation.
5. Annexation will not introduce any barriers to municipal traffic circulation.
6. Area “J” will be served by the same public service franchises as the remainder of the City, to the degree possible.
7. City is prepared to address any extraordinary emergency evacuation needs of Area “J”.
8. The Area is connected to City offices and commercial centers by public transportation.
9. Area “J” will remain in the same school district as current City residents to the degree possible.

Complies with County Commission Review Guidelines

The City’s annexation application is also consistent with the eleven (11) guidelines for review by the Board of County Commissioners contained in Section 20-7(A) of County Code as discussed below.

(1) Cohesive and Inclusive Boundaries. (a) The annexation does not divide a U. S. Census Designated Place; (b) no ethnic minority and/or lower income residents have petitioned the City to be included that are not already in Area “J”; (c) The Area is contiguous to the City of Florida City on one (1) side; (d) natural and/or built barriers, such as existing roadways and section lines, were used to the extent feasible in planning the proposed boundary.

(2) Property Tax Cost. The current adopted millage rate for the City of Florida City is 7.2946 mills. The current County Urban Municipal Service Area (UMSA) tax rate for unincorporated property owners is 1.9283 mills. If the Area “J” is annexed into Florida City, the property owners would begin paying the City’s millage rate of 7.2946 mills and the County’s UMSA rate (1.9283 mills) would be removed, leaving a difference of 5.3663 mills in additional property

tax. Developed single family parcels in the Area typically range in taxable value between \$100,000 to \$300,000. Using an average value of \$200,000, the homeowner in that case would pay an additional \$1,073 annually in local property tax or \$89/month. The agricultural parcels in the Area differ in taxable value greatly from \$22,000 up to \$350,000, however many are below \$100,000. Using \$100,000 as an average, this owner would pay an additional \$537 in local property taxes or \$45/month.

(3) Urban Development Boundary. The Area "J" annexation area is within the County's established Urban Development Boundary (UDB). The west boundary of the Area is congruent with the UDB.

(4) Impact on UMSA. This annexation will have a negligible impact on the UMSA revenue base; reducing it by an estimated \$21,778 annually. The annexation will not adversely impact the County's ability to efficiently and effectively provide service to remaining unincorporated areas, and in fact should increase overall efficiency by allowing the County to refocus resources to better serve other unincorporated areas closer to its district service centers.

(5) Taxable Value. The 2021 taxable property value of Area "J" is \$11,294,218.

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

(7) Special or Unique Circumstances. Area "J" has no unique or special circumstances.

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

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

(10) Impact of Annexation on Businesses. This is a residential area thus there will be no impact on businesses resulting from this annexation.

(11) Community Redevelopment Agency. The Florida City Community Redevelopment Agency boundary does not include this Area.

IV. Service Provision

The City's service provision plan is outlined below.

Police Protection

Area "J" is currently served by the Miami-Dade Police Department from its South District Station located at 10800 SW 211th Street, approximately 15 miles from the Area. The City's Police Headquarters at 404 West Palm Drive is one (1) mile from Area "J". Via a mutual aid agreement with Miami-Dade County Police, City officers are available to respond to calls in the Area. Due to the proximity of facilities, Florida City Police can provide much faster response to Area "J".

Fire Protection

Currently, Area "J" is part of the County Fire Service District and that will not change with annexation. Fire and emergency medical services are now provided by the Miami-Dade County Fire Department from Fire Station No. 65 at 1350 SE 24th Street in Homestead.. The County is planning a new station on West Palm Drive, just west of Redland Road which is ½ mile from Area "J".

Water Supply and Distribution

The City owns and operates a water plant with a capacity of 4 MGD (million gallons per day) that serves the City, as well as, maintains the local water distribution system. While Area "J" is currently in the County's Water Service District. With annexation, the City would like to request that Area "J" be transferred to the City for water service. The City's water plant has adequate capacity to serve the eventual development of the Area.

Collection and Treatment of Wastewater

Wastewater treatment will be provided by the Miami-Dade County Water and Sewer Authority Department. The City maintains the local wastewater collection system and will extend that system into the Area as future development occurs.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection and disposal services will be provided by Miami-Dade County via service agreement with a local hauler.

Electric Service and Street Lighting

Electric service and the street lighting system in Florida City is installed and maintained by Florida Power and Light (FPL). It is expected that FPL will provide these services to Area "J". It is anticipated that the standards for future street lighting in Area "J" would be fully consistent with the Florida Building Code and State Energy Code.

Street Construction and Maintenance

Street construction and maintenance of municipal roads will be the responsibility of City of Florida City. The Interlocal Agreement between the County and City for the annexation will detail which roads and associated rights-of-way in and around Area "J" will be transferred to the City, and all other roads that will remain under Miami-Dade County ownership.

Park and Recreation Facilities and Services

Park and recreation facilities and services will be provided by the City's Parks and Recreation Department after annexation.

Building Permitting and Inspection

The City maintains a full-service Building Division within the Community Development Department which processes building permits, conducts building inspections, and issues citations for Building Code violations. All applicable federal, state, regional and county stormwater management and environmental permits are required to be obtained prior to the issuance of any City building permit.

Zoning Administration

The City of Florida City provides full zoning services to its residents now via its Community Development Department and with annexation the same services would be available to Area "J" residents and property owners.

Local Planning Services

Comprehensive planning services in the City are also provided by the Community Development Department. Florida City would provide these services to Area "J" property owners with annexation.

Stormwater Management

The Florida City Public Works Department maintains the local drainage system throughout the City currently and will provide the same service level to Area "J" with annexation. The Interlocal Agreement between the County and City for the annexation will detail which canals and other drainage facilities will be transferred to Florida City and all other stormwater facilities that will remain under Miami-Dade County jurisdiction.

General Government

The City of Florida City is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected Mayor and four (4) City Commissioners. The City provides the full spectrum of general government services and would extend those services to Area "J" residents and owners with annexation.

V. Timetable for Supplying Services

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

Table 1: Timetable for Supplying Services to Area “J”

Service	Timetable
Police Protection	Immediately
Fire Protection	(County)
Water Supply and Distribution	Immediately*
Collection and Treatment of Wastewater	(City/County)
Garbage and Refuse Collection and Disposal	(County)
Electric Service and Street Lighting	(FPL)
Street Construction and Maintenance	Immediately
Park and Recreation Facilities and Services	Immediately
Building Inspection	Immediately
Zoning Administration	Immediately
Local Planning Services	Immediately
Stormwater Management	Immediately
General Government	Immediately

* The City is requesting that the water service area for Area “J” be transferred to the City.

VI. Financing of Services

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

Police Protection

The Florida City Police Department is funded through the City's General Fund. If Area "J" is annexed into the City, increased property tax collections from the area will help pay for police and public safety services needed.

Fire and Emergency Medical Services

Fire and emergency medical services will continue to be provided by the County's Fire Department.

Water Supply and Distribution

The City is requesting that Area "J" be transferred into the City's water service area. If this occurs, costs will be funded through the City's established water system connection and usage charges.

Collection and Treatment of Wastewater

Wastewater collection and treatment services will continue to be provided by the Miami-Dade County Water and Sewer Authority Department.

Garbage and Refuse Collection and Disposal

Garbage and refuse collection and disposal will continue to be provided by Miami-Dade County.

Street Lighting

Electric service and street lighting will continue to be provided by Florida Power and Light (FPL) through user fees.

Street Construction and Maintenance

Local street construction and maintenance will be funded through the City's General Fund and impact fees. Also, private developers are required in some instances to construct/resurface roads in order to meet the City's level-of-service standards

Parks and Recreation Facilities and Services

Parks and recreation facilities and services will be funded by the City’s General Fund and impact fees.

Building Inspection

Building permitting and inspections are paid for by permit fees collected from private developers, owners, and residents as project applications are submitted.

Zoning Administration

Zoning administration services will be funded by fees collected from private developers, owners and residents with the submittal of zoning applications, as well as the City’s General Fund.

Local Planning Services

Local planning services will be funded from the City’s General Fund and from fees collected from private developers and property owners seeking Comprehensive Plan amendments.

Stormwater Management

Stormwater management and maintenance will be funded through the City’s General Fund and impact fees. Also, private developers are required in some instances to make drainage improvements in the public right-of-way in order to meet the City’s stormwater level-of-service standards.

General Government

General government services will be funded from the City’s General Fund.

VII. Tax Load

The current adopted millage rate for the City of Florida City is 7.2946 mills. The current County Urban Municipal Service Area (UMSA) tax rate for unincorporated property owners is 1.9283 mills. If Area "J" is annexed into Florida City, the property owners would begin paying the City's millage rate of 7.2946 mills and the County's UMSA rate (1.9283 mills) would be removed from tax bills, leaving a difference of 5.3663 mills in additional local property tax. The total taxable value of all parcels in Area "J" is \$11,294,218 according to the County Property Appraiser's Office. Under the UMSA rate this generates \$21,778 in annual taxes to the County. If annexed, the Area would generate \$82,385 in property taxes to Florida City.

Developed single family parcels in the Area typically range in taxable value between \$100,000 to \$300,000. Using an average value of \$200,000, the homeowner in that case would pay an additional \$1,073 annually in local property tax or \$89/month. The agricultural parcels in the Area differ in taxable value greatly from \$22,000 up to \$350,000, however many are below \$100,000. Using \$100,000 as an average, the owner would pay an additional \$537 in local property taxes or \$45/month.

VIII. Conclusion

Florida City is in the best position to serve the unincorporated Area "J". The City is a full-service municipal government serving its residents for 90+ years. The points below summarize the reasons why this annexation proposal is good for Florida City and Miami-Dade County.

- Florida City is in the unique position to provide significantly more cost-effective, accessible and enhanced governmental services to Area "J" owners and eventual residents.
- Police response times will be substantially reduced, thus increasing public safety.
- City Hall is within one (1) mile of Area "J"; much closer and accessible to residents than the County's downtown Administrative Center (30 miles away) and South Dade Service Center (15 miles away).
- The fiscal impact on the County's budget will be extremely negligible.
- Miami-Dade County current and future service costs associated with Area "J" will be eliminated.
- The Florida City annexation application is fully consistent, and in compliance, with all applicable PAB and BOCC annexation review guidelines contained in County Code Sections 20-6 and 20-7.

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

Exhibit A

FLORIDA CITY COMMISSION RESOLUTION NO. 21-43

RESOLUTION NO. 21-43

A RESOLUTION OF THE CITY COMMISSION OF THE FLORIDA CITY, FLORIDA, APPROVING THE TRANSMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY FOR THE ANNEXATION OF AREA "J" INTO THE JURISDICTION OF FLORIDA CITY PURSUANT TO CHAPTER 20 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Florida City desires to annex Area "J" (the "Area") into the City's jurisdictional boundary; and

WHEREAS, the Area is approximately 379 acres in size and generally located northwest of the intersection of SW 192nd Avenue and SW 344th Street; and

WHEREAS, Annexation Area "J" is legally-described in Exhibit A and a map of the Area is contained in Exhibit B; and

WHEREAS, the City is preparing an annexation application for the Area to submit to Miami-Dade County for review and approval, pursuant to County Code Chapter 20; and

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

WHEREAS, the City Commission finds that the proposed annexation is consistent with the goals, objectives and policies of the Florida City Comprehensive Development Master Plan, and will be in the best long-term interest of Florida City.

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

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

Section 2. The Mayor is given full authority to submit the Area "J" annexation application to the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 20 of the Miami-Dade County Code..

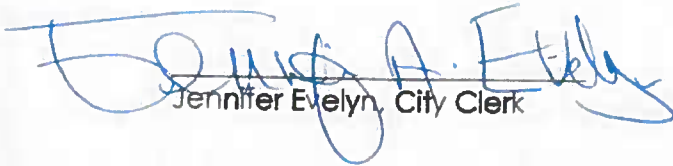
Section 3. This Resolution shall become effective immediately upon its adoption.

RESOLUTION NO: 21-43

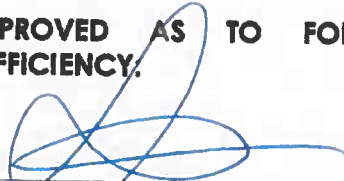
PASSED AND ADOPTED by the Mayor and City Commission of the City of Florida City, Florida this 10th day of August, 2021.


Otis T. Wallace, Mayor

ATTEST:


Jennifer Evelyn, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY.


Regine Monestime, City Attorney

Offered by: Mayor

Motion to adopt by Comm. Gold seconded by Vice Mayor Butler

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	Y	STATE OF FLORIDA COUNTY OF DADE
Vice Mayor Sharon Butler	Y	STATE OF FLORIDA COUNTY OF DADE
Commissioner R.S. Shiver	Y	STATE OF FLORIDA COUNTY OF DADE
Commissioner Eugene D. Berry	ABSENT	STATE OF FLORIDA COUNTY OF DADE
Commissioner James Gold	Y	STATE OF FLORIDA COUNTY OF DADE

Witness text: Of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office. WITNESS, my hand and the seal of said City this 10th day of August AD 20

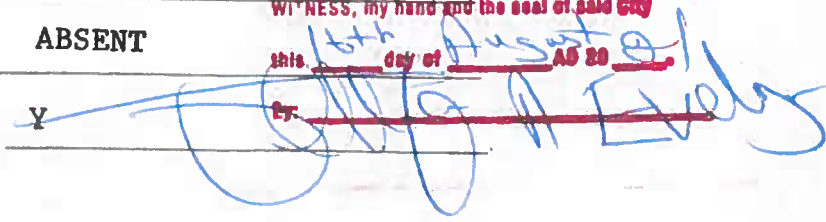


EXHIBIT A

ANNEXATION AREA "J"

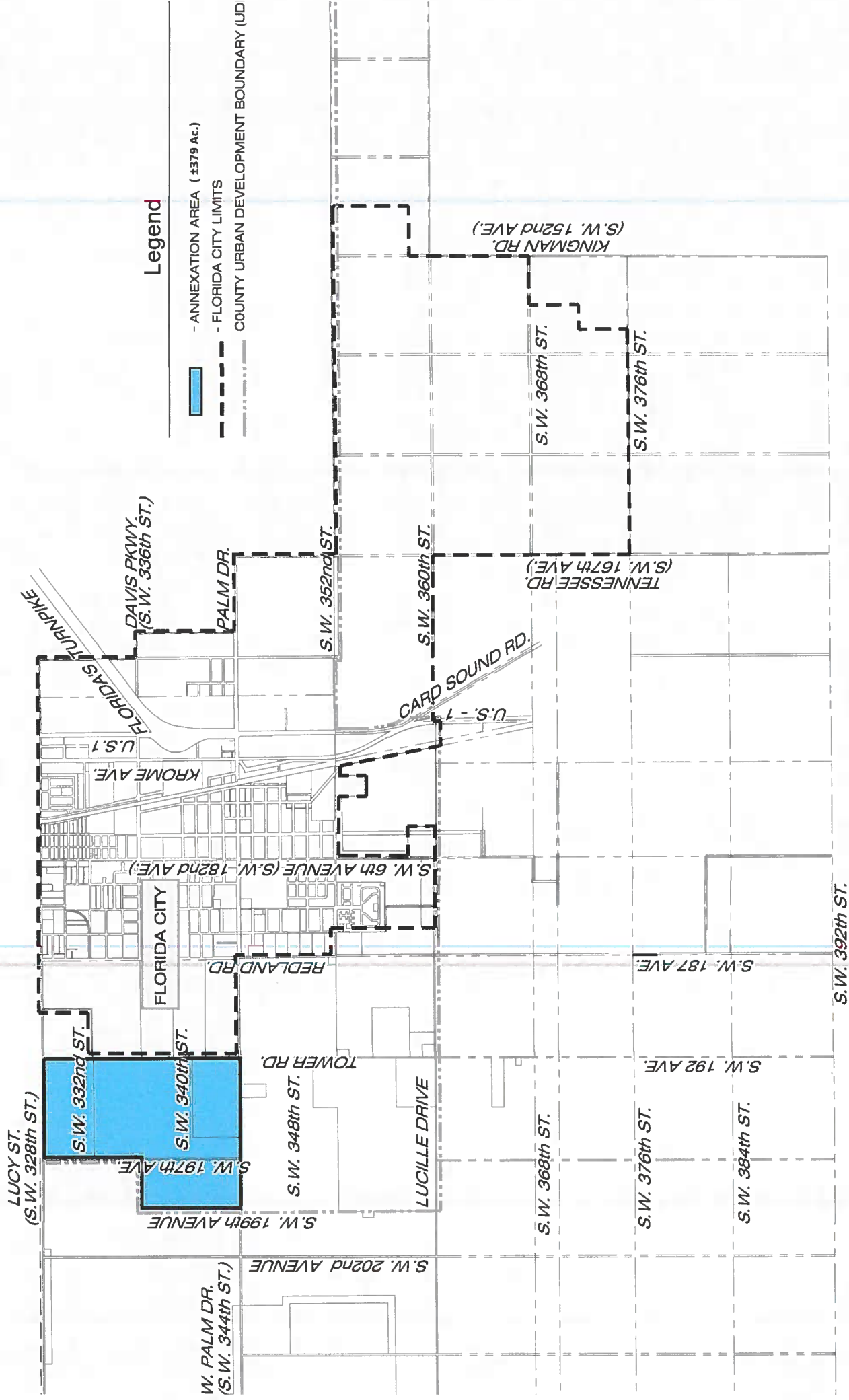
LEGAL DESCRIPTION

Begin at the intersection of the centerlines of SW 328th Street and SW 192nd Avenue; then proceed south along the centerline of SW 192nd Avenue to the intersection with the centerline of SW 344th Street; then proceed west along the centerline of SW 344th Street to the intersection with (theoretical) SW 199th Avenue; then proceed north along (theoretical) SW 199th Avenue to the intersection with (theoretical) SW 336th Street; then proceed east along (theoretical) SW 336th Street to the intersection with (theoretical) SW 197th Avenue; then proceed north along (theoretical) SW 197th Avenue to the intersection with the centerline of SW 328th Street; then proceed east along the centerline of SW 328th Street to the intersection with the centerline of SW 192th Avenue, the point-of-beginning.

EXHIBIT B

ANNEXATION AREA "J" MAP

City of Florida City: Annexation Area "J"



Legend

- ANNEXATION AREA (±379 AC.)
- FLORIDA CITY LIMITS
- COUNTY URBAN DEVELOPMENT BOUNDARY (UD)



Y. MAP
SCALE: 1" = 1200'

ILER PLANNING



Exhibit B

LEGAL DESCRIPTION FOR ANNEXATION AREA "J"

Begin at the intersection of the centerlines of SW 328th Street and SW 192nd Avenue; then proceed south along the centerline of SW 192nd Avenue to the intersection with the centerline of SW 344th Street; then proceed west along the centerline of SW 344th Street to the intersection with (theoretical) SW 199th Avenue; then proceed north along (theoretical) SW 199th Avenue to the intersection with (theoretical) SW 336th Street; then proceed east along (theoretical) SW 336th Street to the intersection with (theoretical) SW 197th Avenue; then proceed north along (theoretical) SW 197th Avenue to the intersection with the centerline of SW 328th Street; then proceed east along the centerline of SW 328th Street to the intersection with the centerline of SW 192th Avenue, the point-of-beginning.

Exhibit C

LOCAL PUBLIC HEARING NOTICE NEWSPAPER PUBLICATION

REDLAND from 1A illegal truck parking. Members of RGFA have now developed a petition to propose specific changes to increase fines for illegal burning. They are seeking support for the petition to finalize it in order to begin the process of submitting to Miami-Dade County.

As per Michael Wanck, President of RHFA, "The current ordinance allows for a maximum fine of \$500 though violators are usually subject to a \$270 fine. This fine is significantly less than the costs of legally disposing large quantities of waste creating a financial incentive to illegally burn. This disparity has led to frequent and large illegal bums of waste which is a nuisance and harmful to the environment. The proposed modification of section 14-2 will significantly reduce the incidence of illegal burning as outlined below:

- Burning vegetative matter with a permit greater than 100 square feet = \$5 for each additional square foot of burn surface area.
- Burning vegetative matter without a

permit less than or equal to 100 square feet = \$500. Fines increase at a rate of \$5 for each additional square foot of burn surface area.

- Burning non-vegetative matter (or a mix) less than or equal to 64 square feet = \$1000. Fines increase at a rate of \$10 for each additional square foot of burn surface area.
 - Material that is burned must originate from the property. If material is brought into the property, the total fine increases by 50%.
 - Fines increase by 25% for night burning.
 - Tire burning increases the total fine by \$100 per tire.
 - For repeat offenders within 24 months, the fine doubles for the 2nd occurrence and triples for the 3rd or more occurrences.
 - Reignition of a fire will be treated as a separate incident and subject to additional fines.
- The process at this point is to print out the petition, sign it, fill in the information requested, scan or take a photo with cell phone and email to michaelpwanck@gmail.com

PORTER from 1A and economic development in Dade County. We are the largest landowner, us and Florida City, and we have the most ability to do good things or bad things. We can do good things or we can do bad things. I'm an inclusive kind of a person. I listen to every kind of a person. I lead by building consensus. That is the choice I think we have."

Porter concluded by saying that it will be about support and thanked all who had come out to show that support. He continued, "This is our effort to see if people want us. If people want us we're going to serve. Cindy and I are offering ourselves up."



WP from 1A Left to right: Christopher Gonzalez, Desires Morales and WP Produce founder Willy Pardo are all smiles at the new packing house.

"Our growth over the past few years, combined with our vision for the future and confidence in the potential of Tropical Avocados and other tropicals, dictated the need for this new facility. We've also been following the decline of Florida avocados for years, so we also wanted to reinvest in Florida now to support the industry and growers, who have been combating laurel wilt disease and the pressure of real estate development infringing on productive groves."

The new packing house is operating with a workforce of ten which will expand to approximately twenty with seasonal peaks bringing in approximately fifteen more.

Gonzalez is optimistic about the future. "We believe the market potential for Tropical Avocados and other tropical items extends well beyond Florida and the East Coast, and we are investing heavily in introducing our Desby

brand Tropical Avocados to retailer grocers, food-service buyers, and consumers throughout the United States, Canada and Europe. Our retail distribution with Public (where you can find our Desby brand locally), Walmart, Safeway, Bristol Farms, Winn Dixie, Food Lion, and other national retail chains, demonstrates the potential of tropicals. Our expansion is already benefiting South Florida growers and our local region, and we look forward to even stronger economic gains for the region as our company's growth continues with the next generation of leadership, and through continued partnership and cooperation with South Florida growers."

For more information, go to <https://www.wpproduce.com/> and you can look through "Chef Willy's" recipes on their blog. Tel: (305) 326-8333 and follow them on Instagram at @desbyproduce.

COUNCIL from 1A LNG power. Council was skeptical. After a 2.3 mile construction project to connect to the distribution line, the facility would pay about \$400,000 a year in City taxes.

A small portion of the selected site is in the secondary crash zone for the Air Reserve Base. HARB did not object to the application. The LNG storage tanks would be surrounded by a fifteen foot high inner wall enclosed by dense landscaping and an exterior eight foot perimeter wall.

Council's initial hesitation on the application was due to a lack of job creation, the principle goal of the Park of Commerce plans. Council's final approval included the site plan and tentative re-plan for the project.

Eight Charter Review Committee recommendations were added to November's ballot with Council's unanimous approval. As discussed at the COW meeting, ballot questions include a four year mayoral term starting in 2023, filling Council vacancies, adding the "Resign to Run" rules to the Homestead's election ordinance, and adding a twelve consecutive year rule to term limits for municipal offices.

The Biscayne Everglades Greenway trail was subject of a \$1.843 million Sun Trail grant from the state. Staff awarded a 3.2 mile construction contract for the stretch along the canal

to Florida Engineering and Development Corp. from \$1,419,800 of grant monies. Staff got Council's permission to hold the \$424,410 grant balance as contingency for unforeseen conditions during the permitting phase.

A Council comment noted this project was in the works since the early 2000s and that it was nice to finally see it moving forward.

During Council reports, the Mayor's resolution supporting the Cuban people in their struggle for freedom and for basic needs by maintaining economic sanctions against the Cuban dictatorship because of its violence was unanimously approved.

Council also approved a staff-drafted letter of opposition to FBOT's preferred alternative for a constructed Florida City by-pass prior to the July 30 written deadline. The letter was addressed to Florida's Governor. Council approved a \$76,549 landscaping beautification project for English Avenue as the preferred approach to City Hall from Campbell Drive. The contract includes a \$12,000 annual maintenance budget.

Councilmember Sean Fletcher recommended adding a rescue unit to Homestead's Fire Station 66 at 3100 SE 8th Street. The resolution to the County Fire & Rescue Department was unanimously approved by Council.



NOTICE OF PUBLIC MEETING CITY OF FLORIDA CITY

All residents, property owners and other interested parties are hereby notified of a City Commission meeting on Tuesday, August 10, 2021, at 7:30 PM where a resolution supporting the proposed annexation of the unincorporated area known as "Area J" into the jurisdiction of the City of Florida City will be considered. The meeting will be held in the City Commission Chambers at City Hall, 404 West Palm Drive, Florida City, Florida. All meeting attendees are invited to express their opinion on this matter.

Annexation Area "J" is approximately 379 acres in size and generally bounded on the north by SW 328th Street, on the east by SW 192nd Avenue, on the south by SW 344th Street and on the west by (theoretical) SW 197th and 199th Avenues. The legal description for Area "J" is provided below.

Legal Description: Begin at the intersection of the centerlines of SW 328th Street and SW 192nd Avenue; then proceed south along the centerline of SW 192nd Avenue to the intersection with the centerline of SW 344th Street; then proceed west along the centerline of SW 344th Street to the intersection with (theoretical) SW 199th Avenue; then proceed north along (theoretical) SW 199th Avenue to the intersection with (theoretical) SW 336th Street; then proceed east along (theoretical) SW 336th Street to the intersection with (theoretical) SW 197th Avenue; then proceed north along (theoretical) SW 197th Avenue to the intersection with the centerline of SW 328th Street; then proceed east along the centerline of SW 328th Street to the intersection with the centerline of SW 192th Avenue, the point-of-beginning.

Anyone desiring to appeal any decision of the City Commission must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be issued (F.S. 286.0105). Information regarding these requests is available at the Florida City Community Development Department (305) 242-8178. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Office of the City Clerk, 404 West Palm Drive, Florida City, Florida, at (305) 247-8221, no later than two business days prior to such proceeding.

Jennifer Evelyn
City Clerk
July 30, 2021



CITY OF HOMESTEAD

2021 ELECTIONS QUALIFYING PERIOD

THE QUALIFICATION PERIOD FOR CANDIDATES TO FILE TO RUN FOR THE OFFICE OF COUNCIL MEMBER OR MAYOR IN THE 2021 MUNICIPAL ELECTIONS SHALL COMMENCE AUGUST 30, 2021 THROUGH SEPTEMBER 03, 2021 FROM 8:30 AM TO 4:30 PM DAILY.

EL PERIODO DE CALIFICACION PARA CANDIDATOS INTERESADOS EN LA OPORTUNIDAD DE SERVIR COMO MIEMBROS DEL CONSEJO O ALCALDE EN LAS ELECCIONES MUNICIPALES DEL AÑO 2021 COMENZARÁ EL 30 DE AGOSTO, 2021 Y TERMINARÁ EL 3 DE SEPTIEMBRE, 2021 DE 8:30 AM A 4:30 PM DIARIAMENTE.

A PERYÖD KALIFIKASYON POU KANDIDA YO POU RANPLI POU BIWO A POU MANM KONSËY, NI MAJISTRA NAN ELEKSYON 2019 MINISIPAL YO PWAL KÖMANSE 30 AOÜT 2021 Å 3 SEPTANM 2021 DE 8:30 AM POU 4:30PM CHAK JOU.

Elizabeth Sewell, MPA, MMC
City Clerk
July 30, 2021

IT PAYS TO SWITCH.

Drivers who switched to Allstate saved an average of \$356 a year. Call me today.

Scott Gorham
305-245-8488
125 NE 8 Street
Homestead
scottgorham@allstate.com

Allstate
You're in good hands.

¡Sí, Hablo Español!

Savings based on national customer reported data for new policies written in 2016. Actual savings vary. Discounts subject to terms, conditions and availability. Allstate Fire & Casualty Ins. Co., Allstate Vehicle & Property Ins. Co., Allstate Property & Casualty Ins. Co. & affiliates: 2775 Sanders Rd., Northbrook, IL, 60062. © 2020 Allstate Insurance Co.

Exhibit D

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



Community Development Department

August 27, 2021

Re: Annexation Area J

Certification of Mail Out

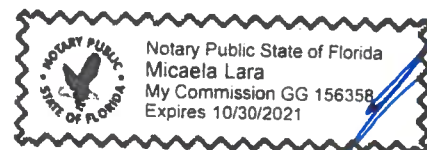
Legal Description: Begin at the intersection of the centerlines of SW 328th Street and SW 192nd Avenue; then proceed south along the centerline of SW 192nd Avenue to the intersection with the centerline of SW 344th Street; then proceed west along the centerline of SW 344th Street to the intersection with (theoretical) SW 199th Avenue; then proceed north along (theoretical) SW 199th Avenue to the intersection with (theoretical) SW 336th Street; then proceed east along (theoretical) SW 336th Street to the intersection with (theoretical) SW 197th Avenue; then proceed north along (theoretical) SW 197th Avenue to the intersection with the centerline of SW 328th Street; then proceed east along the centerline of SW 328th Street to the intersection with the centerline of SW 192th Avenue, the point-of-beginning.

To Whom It May Concern:

Please allow this to serve as certification that the public notice to the property owners of the above referenced legal description within a 600' circumference of said legal description were mailed out on July 30, 2021. If you should have any questions, please contact me at 305-242-8178.

Sincerely,

Cindy Lyle
Community Development Director





The Zoning
Specialists Group, Inc.

July 16, 2021

**Cindy Lyle, Assistant Director
Community Development Department
City of Florida City
404 West Palm Drive
Florida City, FL 33034**

RE: Property Owners List within 600 feet of:

PROJECT: CITY OF FLORIDA CITY ANNEXATION "J" (WEST)

FOR: CITY OF FLORIDA CITY

ORDER: 210708

Total number of property owners without repetition: 106

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 lying within 600 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

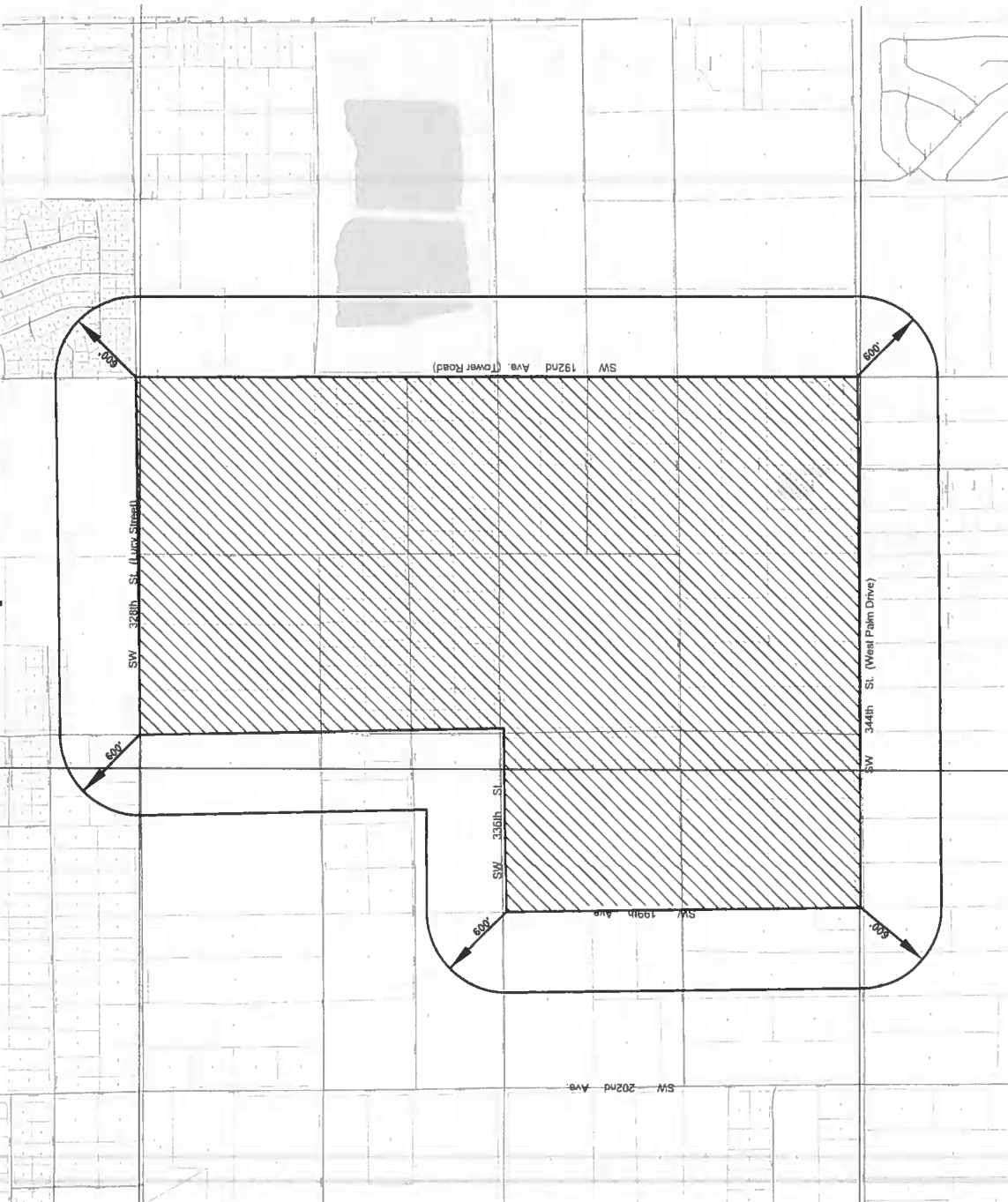
**Omara R. Lopez,
For the Firm**

600-foot radius map of Annexation Area "J"

ORDER NUMBER: 210708
DATE: July 16, 2021



SCALE: 1"= 800'



The Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305)828-1210
www.thezoningspecialistsgroup.com

Exhibit E

CERTIFICATE OF COUNTY SUPERVISOR OF REGISTRATION



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

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the proposed City of Florida City Annexation Area "J", as shown in the attached map, has 83 voters as of August 2, 2021.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 5th DAY OF
AUGUST, 2021

A handwritten signature in blue ink, appearing to read "Christina White", written over a horizontal line.

Christina White
Supervisor of Elections

MIAMI-DADE
COUNTY

City of Florida City: Annexation Area "J"

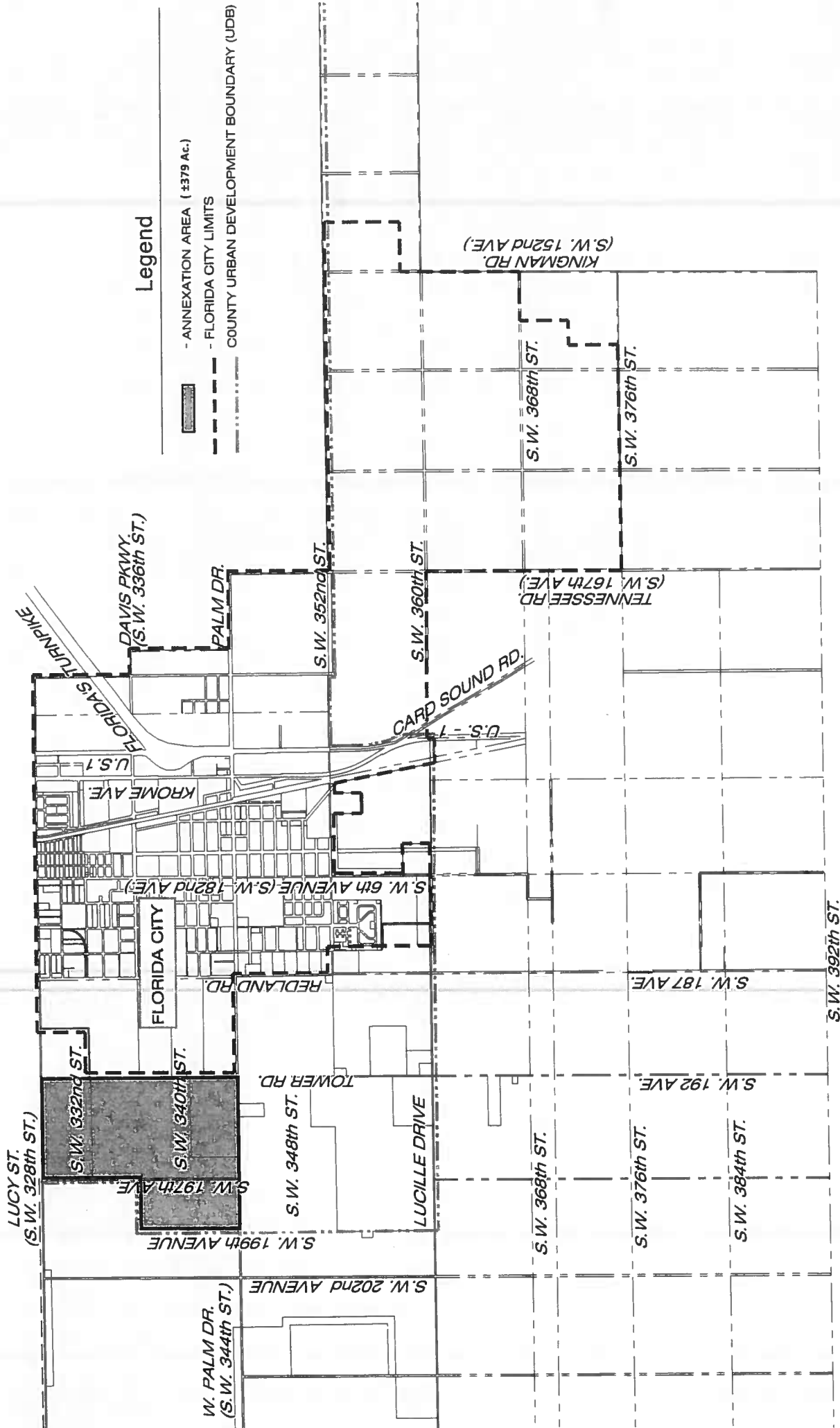


Exhibit F

RESIDENTIAL DEVELOPMENT CERTIFICATE



miamidade.gov

Department of Regulatory and Economic Resources
Planning Division, Planning Research and Economic Analysis Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2845 Fax: 305-375-2560
www.miamidade.gov/planning

August 9, 2020

Henry Iler, AICP
President/Principal
Iler Planning Inc.
1688 Meridian Avenue
Suite 720
Miami Beach, Fla. 33139

Subject: Certification of the City of Florida City Proposed Annexation Area "J"

Dear Mr. Iler:

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

- The proposed annexation area described below is less than 50 percent developed residential. According to the August 2021 land use records as shown in the attached table and map, there are 49.7 acres of land in residential use (12.2 percent) within the proposed annexation area. The land area of the proposed annexation is approximately 406.9 acres.
- The proposed annexation area shown is the attached map.

If I can be of further assistance or if additional information is needed, please do not hesitate to contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

Sincerely,

Jerry Bell, AICP
Assistant Director for Planning

JB/MA/ma
Attachments