

RESOLUTION NO. R2005-07-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, EXPRESSING SUPPORT FOR THE CREATION OF THE VILLA PORTOFINO WEST COMMUNITY DEVELOPMENT DISTRICT BY THE MIAMI-DADE COUNTY COMMISSION, FOR THE LANDS DESCRIBED IN EXHIBIT "A," AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Prime Homebuilders, Inc. and Lowell Homes, Inc. ("Petitioners") plan to petition Miami-Dade County to consider the adoption of an ordinance to establish the Villa Portofino West Community Development District ("CDD"), pursuant to Chapter 190, Florida Statutes; Article VIII, Section 6(1) of the Florida Constitution; and the Dade County Home Rule Charter, for the lands described in Exhibit "A," and

WHEREAS, Miami-Dade County has indicated that it will not approve a CDD without the support of the City when all of the lands of the CDD are located within the City boundaries; and

WHEREAS, the City Council finds that the proposed CDD will constitute a timely, efficient, effective, responsive and economic method of delivering community development services in the area, without overburdening the City's taxpayers; and

WHEREAS, as proposed by the Petitioner, the City will be providing water and wastewater services to the CDD and all lands within its boundaries contingent upon the Petitioner constructing and conveying at no cost to the city all of the water and sewer infrastructure necessary to serve all development within the boundaries of the CDD, and;

~~WHEREAS, on December 20, 2004 the City Council previously approved Resolution No. (R2004-12-185) granting support for the creation of the CDD; and~~

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WHEREAS, the proposed CDD was initially comprised of the Villa Portofino West residential development, the Portofino Plaza commercial development and the Granada Estates development; and

WHEREAS, the proposed boundaries of the CDD have been modified and revised to exclude the property containing the Granada Estates development; and


WHEREAS, the City Council finds that the creation of the CDD is not inconsistent with the City's Comprehensive Plan.

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

Section 1. City Support. The City Council hereby expresses its support for the creation of the Villa Portofino West Community Development District, contingent on the City providing the water and wastewater services for the CDD and all the lands within its boundaries; and upon the Petitioner constructing and conveying at no cost to the City all of the water and sewer infrastructure necessary to serve all development within the boundaries of the CDD.

Section 2. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH day of July 2005.


ROGEO WARREN
Mayor

ATTEST:

Sheila Paul
SHEILA PAUL, CMC
City Clerk

CERTIFIED COPY
Sheila Paul
CITY CLERK
CITY OF HOMESTEAD
DATE: 7/28/05

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

James L. Hodge
WEISS SEROTA HELFMAN PASTORIZA COLE & BONISKE, P.A.
City Attorney

Motion to adopt by Councilman Porter seconded by Councilman Hodge.

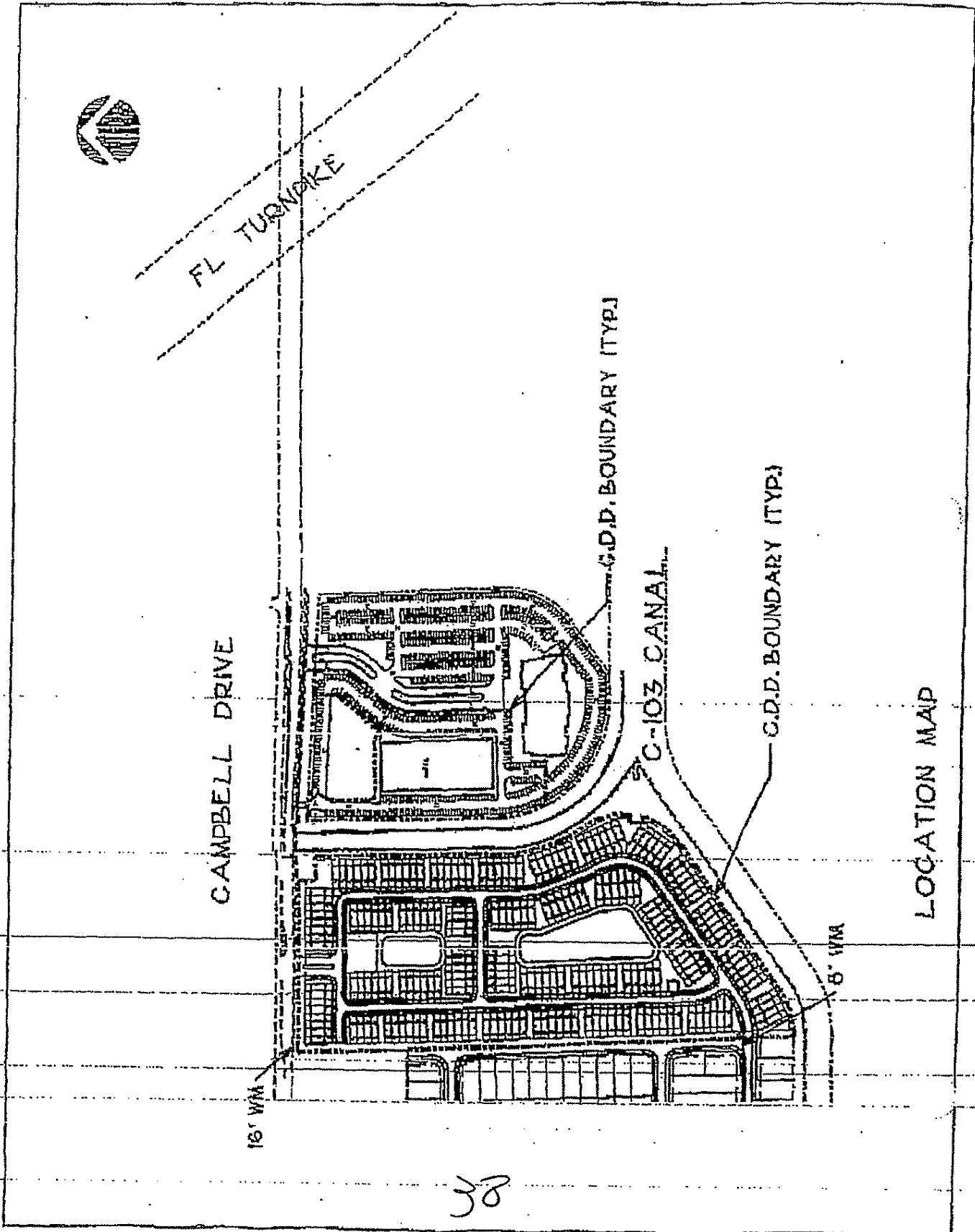
FINAL VOTE AT ADOPTION

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

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EXHIBIT "A"

**Exhibit 1
Location Map**



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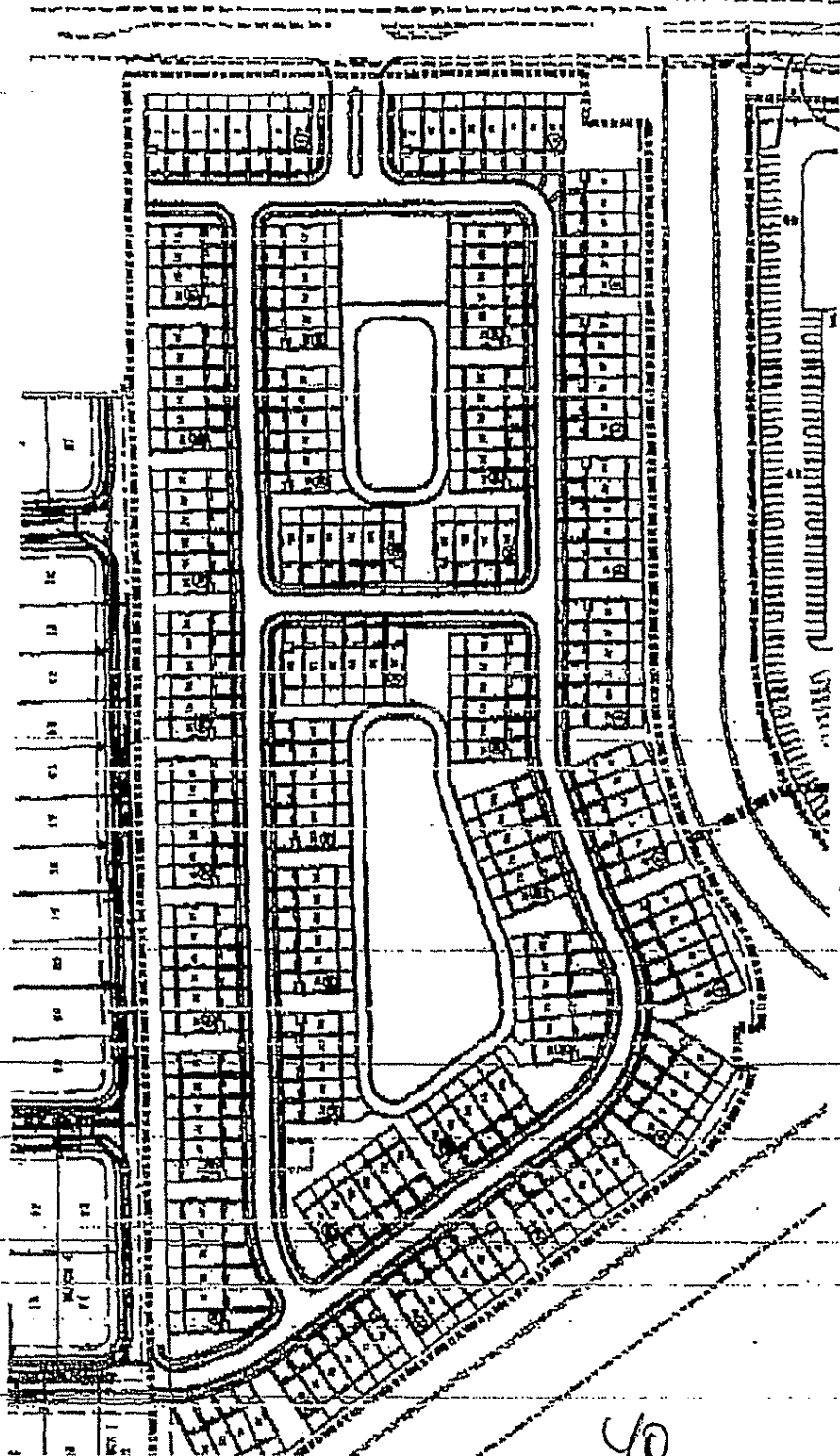
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Exhibit 2
Sketch and Description

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PORTOFINO VILLAS WEST



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PORTOFINO VILLAS WEST

DESCRIPTION

That portion of the unnumbered parcel on the plat of COGO PLUM VILLAGE, as recorded in Plat Book 36, Page 4, of the Public Records of Miami-Dade County, Florida, lying West of Canal C-103-1 right of way and North of Canal C-103-S right of way, LESS the North 6.00 feet for road, Section 17, Township 57 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:
 Commence at the Northeast corner of Section 17, Township 57 South, Range 39 East; thence S89°12'00"W 774.88 feet along the centerline of the Southwest 312 Street (Campbell Drive) to a point; thence S1°18'45"E for 35.00 feet to the Point of Beginning; thence continue S1°18'45"E for 646.27 feet to the point of curvature of a circular curve to the left, said curve having a radius of 445.00 feet and a central angle of 33°33'54"; thence run Southeasterly along said curve for an arc distance of 260.69 feet to the point of reverse curve of a circular curve to the right, said curve having a radius of 200.00 feet and a central angle of 39°09'34"; thence run Southeasterly and Southerly along said curve for an arc distance of 136.69 feet to a point; thence S89°21'10"W for 25.00 feet; thence S0°38'50"E for 40.00 feet; thence N89°21'10"E for 17.40 feet to a point on a circular curve to the right, said curve having a radius of 200.00 feet and a central angle of 36°04'29"; thence run Southwestarily along said curve for an arc distance of 132.90 feet to a point; thence S54°02'21"W for 516.87 feet to a point on a circular curve to the right, having a radius of 235.00 feet and a central angle of 35°24'54"; thence run Southwestarily along said curve for an arc distance of 145.26 feet; thence run S89°27'15"W for 3.11 feet; thence North 02°05'38"W for 1508.05 feet; thence N89°12'00"E for 564.88 feet to the Point of Beginning.

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