

RESOLUTION NO. R2006-04-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, EXPRESSING SUPPORT FOR THE CREATION OF THE VILLA PORTOFINO EAST 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. ("Petitioner") plan to petition Miami-Dade County to consider the adoption of an ordinance to establish the Villa Portofino East Community Development District ("CDD"), pursuant to Chapter 190, Florida Statutes; Article VIII, Section 8(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, the City Council finds that the creation of the CDD is not inconsistent with the City's Comprehensive Plan.

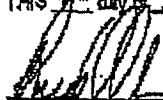
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NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD:

Section 1. City Support. The City Council hereby expresses its support for the creation of the Villa Portofino East 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 Patroner 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.

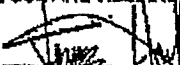
PASSED AND ADOPTED THIS 17<sup>th</sup> day of April, 2006.

  
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ROS COE WARREN  
Mayor

ATTEST:

  
\_\_\_\_\_  
SHEILA PAUL SHEDD, CMO  
City Clerk

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

  
\_\_\_\_\_  
WEISS SEROTA HELFMAN PASTORIZA COLE AND BONISKE, P.A.  
City Attorney

VILLA PORTOFINO EAST CDD

Motion to adopt by Councilwoman Waldman seconded by Councilman Hodge

**FINAL VOTE AT ADOPTION**

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

VILLA PORTOFINO EAST CDD

**EXHIBIT "A"****LEGAL DESCRIPTION  
PORTOFINO VILLAS EAST TOWNHOMES**

A PARCEL OF LAND BEING A PORTION OF THE SW ¼ OF THE SE ¼ AND A PORTION OF THE SW ¼ OF THE NE ¼ OF THE SE ¼ OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 30 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF THE RIGHT OF WAY FOR THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE AS DEPICTED ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DRAWING NUMBER 12 OF 12 FOR SECTION NUMBER 87008-2302, LAST DATED 7-25-88. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF SAID SECTION 9; THENCE N 88 DEGREE 47 MINUTES 08 SECONDS E ALONG THE SOUTH LINE OF SAID SE ¼ FOR 125.88 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF SAID FLORIDA'S TURNPIKE; THENCE NORTH 00 DEGREE 28 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY PROLONGATION FOR 290.92 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 00 DEGREE 28 MINUTES 4 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 348.81 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF SAID FLORIDA TURNPIKE; THENCE NORTH 83 DEGREE 33 MINUTES 29 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR 2,177.32 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST ¼ OF THE NORTH ¼ OF THE SE ¼ OF SAID SECTION 9; THENCE SOUTH 02 DEGREE 22 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE OF THE WEST ¼ OF THE NORTH ¼ OF THE SE ¼ OF SAID SECTION 9 FOR 801.20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH ¼ OF THE SE ¼ OF SAID SECTION 9; THENCE S 88 DEGREE 40 MINUTES 28 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH ¼ OF THE SE ¼ OF SAID SECTION 9 FOR 883.87 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 9; THENCE SOUTH 02 DEGREE 12 MINUTES 17 MINUTES EAST ALONG SAID EAST LINE OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 9 FOR 216.96 FEET; THENCE SOUTH 35 DEGREE 36 MINUTES 28 SECONDS WEST PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD NO.221) FOR 482.27 FEET; THENCE SOUTH 02 DEGREE 02 MINUTES 03 SECONDS EAST FOR 885.93 FEET; THENCE SOUTH 88 DEGREE 50 MINUTES 28 SECONDS WEST FOR 778.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.678 AC. +

VILLA PORTOFINO EAST CDD

**EXHIBIT "A" (cont'd)****LEGAL DESCRIPTION  
PORTOFINO VILLAS EAST COMMERCIAL SITE:**

A PARCEL OF LAND BEING A PORTION OF THE SW ¼ OF THE SE ¼ SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF THE RIGHT OF WAY FOR THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE AS DEPICTED ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DRAWING NUMBER 12 OF 12, FOR SECTION NUMBER 6700S-2302, LAST DATED 7-25-85, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF SAID SECTION 8; THENCE NORTH 88 DEGREES 47 MINUTES 04 SECONDS EAST ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF SAID FLORIDA'S TURNPIKE; THENCE NORTH 80 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY PROLONGATION FOR 290.27 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 58 DEGREES 59 MINUTES 29 SECONDS EAST FOR 778.25 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 08 SECONDS WEST FOR 635.82 FEET; THENCE NORTH 25 DEGREES 35 MINUTES 29 SECONDS EAST FOR 492.08 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 8; THENCE SOUTH 02 DEGREES 12 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 8 FOR 1,077.87 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF CAMPBELL DRIVE (S.W. 312TH STREET); THENCE THE NEXT FIVE COURSES COINCIDE WITH THE NORTHERLY RIGHT OF WAY LINE OF CAMPBELL DRIVE (S.W. 312TH STREET) SOUTH 88 DEGREES 47 MINUTES 04 SECONDS WEST FOR 585.84 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 12 SECONDS WEST FOR 19.22 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST FOR 531.69 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST ¼ OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 8; THENCE CONTINUE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST FOR 386.76 FEET; THENCE NORTH 25 DEGREES 10 MINUTES 34 SECONDS WEST FOR 172.87 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF SAID FLORIDA'S TURNPIKE FOR 218.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.151 ACRES ±

VLLA PORTOFINO EAST CDD

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