

RESOLUTION NO. 17 - 1490

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, ADOPTING AND TRANSMITTING TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, PURSUANT TO MIAMI-DADE COUNTY ORDINANCE NO. 16-138, THE TOWN'S FINAL LEGISLATIVE FINDINGS OF THE MATTER REGARDING THE PRACTICALITY OF PROVIDING WORKFORCE HOUSING WITHIN THE TOWN'S TERRITORIAL JURISDICTION, AND TRANSMITTING TO THE COUNTY THE TOWN'S INTENT TO OPT OUT OF THE WORKFORCE HOUSING DEVELOPMENT PROGRAM DUE TO THE LACK OF AVAILABILITY AND THE HIGH VALUE OF VACANT LAND AND REDEVELOPMENT SITES; PROVIDING FOR AN INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 20, 2016, the Miami-Dade County ("County") Board of County Commissioners ("Board") adopted Ordinance No. 16-138, which amended the regulations for the County's Workforce Housing Development Program, and imposes certain requirements on municipalities with regards to workforce housing; and

WHEREAS, Miami-Dade County Ordinance No. 16-138 requires that "each municipality, and the County in the unincorporated areas, shall, at a minimum, in the exercise of their respective zoning authority, address the need for workforce housing, if any, within their respective territorial jurisdictions; in addition, each municipality may, in accordance with Section 6.02 of the [County] Charter, provide for higher standards to preserve its individual character and standards"; and

WHEREAS, pursuant to Section 33-193.7(A)(2) of Miami-Dade County Code of Ordinances, a non-exempt municipality (such as the Town of Miami Lakes) may comply with the Miami-Dade County Ordinance No. 16-138 by adopting:

1. Resolution making legislative findings demonstrating that the need for workforce housing within its territorial jurisdiction is being adequately addressed, or that

workforce housing would be impractical to provide due to issues such as, but not limited to, the lack of availability of or the high value of vacant land or redevelopment sites;

2. its own voluntary or mandatory workforce housing development program reliant on its own legislative findings; or
3. an Ordinance that adopts the standards set forth in the County's Workforce Housing Development Program regulations; and

WHEREAS, on June 6, 2017, the Town Council adopted Resolution No. 17-1459, and transmitted same to Miami-Dade County on June 27, 2017, in accordance with Section 33-193.7(A)(2) of Miami-Dade County Code of Ordinances the following findings:

1. Town is near build out of its existing vacant land;
2. The median value of homes in the Miami Lakes area is approximately 30% higher than Miami-Dade County;
3. The median value of homes in the Miami Lakes area, compared to its neighboring municipalities range 35% - 60% higher;
4. Despite the desperate difference in values, Miami Lakes is approximately 60% smaller than its neighboring municipalities, frustrating its ability to provide adequate workforce housing solutions.

WHEREAS, pursuant to Section 33-193.7(A)(2) of Miami-Dade County Code of Ordinances, the Town has until December 31, 2017 to adopt an Ordinance or Resolution necessary to address its need for workforce housing; and

WHEREAS, upon further study of the matter and in addition to the findings adopted pursuant to Resolution No. 17-1459, the Town hereby further adopts the following legislative

findings confirming that it is impractical to provide workforce housing within the City's territorial jurisdiction due to the following:

1. the lack of availability of vacant land or redevelopment sites; and
2. the high value of vacant land or redevelopment sites.

WHEREAS, the Town Council finds it in the best interest of the Town to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The foregoing Recitals are true and correct and incorporated herein by this reference.

Section 2. **Authorization of Town Clerk.** The Town Clerk is directed and authorized to transmit a copy of this resolution to Miami-Dade County.

Section 3. **Authorization of Town Officials.** The Town Manager and/or his assigns or designee and the Town Attorney are authorized to take all measures to carry out this Resolution.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon adoption.

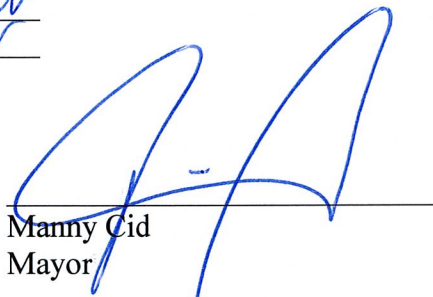
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PASSED AND ADOPTED this 7th day of November, 2017.

Motion to adopt by: Councilmember Daubert, second by: Councilmember Rodriguez.

FINAL VOTE AT ADOPTION

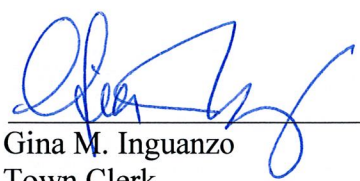
Mayor Manny Cid	<u>yes</u>
Vice Mayor Frank Mingo	<u>yes</u>
Councilmember Luis Collazo	<u>yes</u>
Councilmember Tim Daubert	<u>yes</u>
Councilmember Ceasar Mestre	<u>yes</u>
Councilmember Nelson Rodriguez	<u>yes</u>
Councilmember Marilyn Ruano	<u>yes</u>




Manny Cid
Mayor

Attest:

Approve as to Form and Legal Sufficiency:

Attest: 

Gina M. Inguanzo
Town Clerk



Raul Gastesi, Jr.
Gastesi & Associates, P.A.
Town Attorney