

## **RESOLUTION NO. 25-2095**

### **A RESOLUTION OF THE MAYOR AND THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AUTHORIZING THE TOWN ATTORNEY, PURSUANT TO FLORIDA STATUTES CHAPTER 162 TO INITIATE FORECLOSURE ACTION AGAINST CODE VIOLATION LIENS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Florida Statutes Chapter 162, provides the Town of Miami Lakes (the “Town”) with authority to impose fines for code violations, place liens on real property for non-payment, and with regards to non-homestead properties, the Town may initiate a foreclosure action in order to provide compliance; and

**WHEREAS**, in the past few years, the Town has issued one hundred and twenty-four (124) letters to owners of non-homestead properties demanding compliance and payment; and

**WHEREAS**, the result has been positive for the most part, with fifty-four (54) properties coming into compliance; and

**WHEREAS**, seventy (70) properties remain in non-compliance, a true and correct list of the properties that are in non-compliance is attached hereto as exhibit “A.”; and

**WHEREAS**, in order to bring these properties into compliance, it is advisable that the Town Attorney be provided with authority to initiate foreclosure proceedings; and

**WHEREAS**, the Mayor and Town Council, find that bringing these properties into compliance is in the best interest of the Town.

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

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Authorization.** Pursuant to Florida Statutes Chapter 162, the Mayor and Town Council find that it is in the Town's best interest to provide authority and instruct the Town Attorney to commence foreclosure proceedings against the non-homestead property owners described in Exhibit "A."

**Section 3. Implementation.** The Town Manager and the Town Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and the provisions of this Resolution.


**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.

\*\*\*\*\* This Section has been left intentionally blank \*\*\*\*\*


Passed and adopted this 15th day of April 2025.

The foregoing resolution was offered by Councilmember Fernandez who moved its adoption. The motion was seconded by Councilmember Herzberg and upon being put to a vote, the vote was as follows:

Mayor Joshua Dieguez	Yes
Vice Mayor Bryan Morera	Yes
Councilmember Juan Carlos Fernandez	Yes
Councilmember Angelo Cuadra Garcia	Yes
Councilmember Ray Garcia	Yes
Councilmember Steven Herzberg	Yes
Councilmember Alex Sanchez	Yes

  
Joshua Dieguez  
MAYOR

Attest:

  
Gina M. Inganzo  
TOWN CLERK

Approved as to form and legal sufficiency:

  
Lorenzo Cobiella  
Gastesi, Lopez, Mestre & Cobiella PLLC  
DEPUTY TOWN ATTORNEY

# EXHIBIT A