



6601 Main Street • Miami Lakes, Florida 33014  
Office: (305) 364-6100 • Fax: (305) 558-8511  
Website: [www.miamilakes-fl.gov](http://www.miamilakes-fl.gov)

June 27, 2017

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Jack Osterholt  
Deputy Mayor  
Regulatory and Economic Resources  
Miami-Dade County  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, Florida 33128

Re: Workforce Housing.

Dear Mr. Osterholt:

Pursuant to Section 33-193.7(A)(2) of the Miami-Dade County Code of Ordinances, please find enclosed Town of Miami Lakes Resolution No. 17-1459 adopting legislative findings regarding the practicality of providing workforce housing within Town's territorial jurisdiction. The Town intends to develop its own voluntary workforce housing development program reliant upon those findings. It is the Town's intent to ensure such legislation is adopted prior to December 31, 2017, as provided by Miami-Dade County code.

If you have any questions regarding the matter, please contact Darby Delsalle, Planning Director at 305-364-6100 extension 1102.

Sincerely

Alex Rey  
Town Manager

Encl.

**RESOLUTION NO. 17 - 1459**

**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 LEGISLATIVE FINDINGS REGARDING THE PRACTICALITY OF PROVIDING WORKFORCE HOUSING WITHIN THE TOWN'S TERRITORIAL JURISDICTION, AND TRANSMITTING TO THE COUNTY THE TOWN'S INTENT TO DEVELOP ITS OWN VOLUNTARY WORKFORCE HOUSING DEVELOPMENT PROGRAM RELIANT ON THE TOWN'S LEGISLATIVE FINDINGS; 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 voluntary Workforce Housing Development Program, and imposes certain requirements on municipalities with regards to workforce housing; and

**WHEREAS**, 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 County Code Section 33-193.7(A)(2), a non-exempt municipality (such as the Town of Miami Lakes) may comply with the County Ordinance 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;
3. an Ordinance that adopts the standards set forth in the County's Workforce Housing Development Program regulations; and

**WHEREAS**, the Town has until June 30, 2017, to adopt a Resolution making findings as to the need for or practicality of providing workforce housing within its territorial jurisdiction, and indicating whether or not it intends to adopt a voluntary or mandatory workforce housing program, or already has such a program; and

**WHEREAS**, the Town has until December 31, 2017 to adopt any Ordinance or Resolution necessary to address its need for workforce housing; and

**WHEREAS**, the Town hereby adopts the following legislative findings regarding the practicality of providing workforce housing within the City's territorial jurisdiction:

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; and

**WHEREAS**, notwithstanding the legislative findings above, the Town intends to adopt, and is in the process of developing, a voluntary workforce housing program; and

**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 and prepare necessary legislation.

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

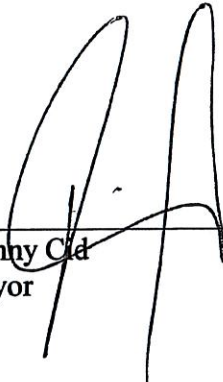
**INTENTIONALLY LEFT BLANK**

**PASSED AND ADOPTED** this 6<sup>th</sup> day of June, 2017.

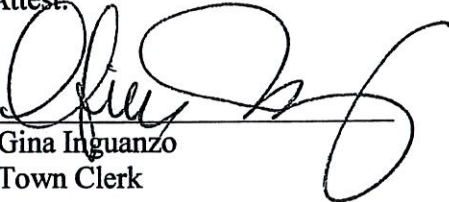
Motion to adopt by: Councilmember Rodriguez; second by: Councilmember Mingo.

**FINAL VOTE AT ADOPTION**

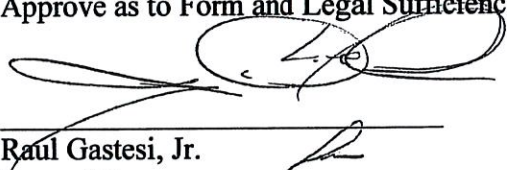
|                                |               |
|--------------------------------|---------------|
| Mayor Manny Cid                | <u>ABSENT</u> |
| Vice Mayor Tony Lama           | <u>YES</u>    |
| Councilmember Luis Collazo     | <u>YES</u>    |
| Councilmember Tim Daubert      | <u>NO</u>     |
| Councilmember Ceasar Mestre    | <u>YES</u>    |
| Councilmember Frank Mingo      | <u>YES</u>    |
| Councilmember Nelson Rodriguez | <u>YES</u>    |

  
\_\_\_\_\_  
Manny Cid  
Mayor

Attest:

  
\_\_\_\_\_  
Gina Inguanzo  
Town Clerk

Approve as to Form and Legal Sufficiency:

  
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Raul Gastesi, Jr.  
Town Attorney