

RESOLUTION NO.17-_____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, REQUESTING ONE HUNDRED PERCENT (100%) OF ALL TRAFFIC IMPACT FEES COLLECTED BY MIAMI-DADE COUNTY FROM ANY PROJECTS TO BE BUILT INSIDE THE BOUNDARIES OF I-75 TO THE EAST, THE FLORIDA TURNPIKE TO THE NORTH AND WEST, AND NW 170 STREET TO THE SOUTH, TO BE SOLELY ALLOCATED FOR INFRASTRUCTURE PROJECTS WITHIN INCORPORATED AND UNINCORPORATED AREAS MOST ADJACENT TO THOSE PROJECTS, AND LOCATED WITHIN BENEFIT IMPROVEMENT DISTRICT THREE IN NORTHWEST MIAMI-DADE COUNTY; FURTHER REQUESTING SPECIFIED PROJECTS AS IDENTIFIED IN ATTACHMENT “A”, AND AS ADOPTED IN THE TOWN OF MIAMI LAKES COMPREHENSIVE DEVELOPMENT MASTER PLAN BE INCLUDED IN THE MIAMI-DADE COUNTY METROPOLITAN PLANNING ORGANIZATION’S TRANSPORTATION IMPROVEMENT PLAN SO AS TO BE ELIGIBLE FOR FUNDING PROVIDED THEREBY; REQUESTING A SHARE OF FUTURE TAX REVENUE PAID TO MIAMI-DADE COUNTY AS A RESULT OF ANY PROJECTS TO BE BUILT INSIDE THE BOUNDARIES OF I-75 TO THE EAST, THE FLORIDA TURNPIKE TO THE NORTH AND WEST, AND NW 170 STREET TO THE SOUTH, BE SHARED WITH THE TOWN OF MIAMI LAKES TO FUND MOBILITY PROJECTS AIMED AT ALLEVIATING TRAFFIC AS FURTHER DESCRIBED AT ATTACHMENT “B”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami-Dade County Board of County Commissioners is currently considering certain zoning petitions for projects to be built inside the boundaries of I-75 to the east, Florida Turnpike to the north and west and NW 170 Street to the south (“Proposed Projects”) which if approved, would result in a regionally significant development located in the northwest portion of the Miami-Dade County, and adjacent to the Town of Miami Lakes; and

WHEREAS, the zoning petitions are for new residential and commercial developments anticipated to be built upon ±537.48 Gross acres and include such facilities as 1,501,000 square feet of entertainment venues, which will include theme parks and an indoor ski slope, a water park, over 4,250,000 square feet of retail space 3,647,200 square feet of office space, and 3,899,738 square feet of warehouse space, new hotels and 2000 residential units; and

WHEREAS, given the scale of the developments, and their likely regional draw, it is anticipated the projects will generate a significant traffic impact to those communities that surround them, including the Town of Miami Lakes and its neighboring unincorporated neighborhoods; and

WHEREAS, pursuant to Miami-Dade County Code of Ordinances Chapter 33E, entitled “Road Impact Fee”, the projects will be required to pay traffic impact fees as part of any development approval they receive; and

WHEREAS, pursuant to Miami-Dade County Code of Ordinances, the allocation of traffic concurrency fees shall only be spent within specified Improvement Districts from where such fees are collected (*see Miami-Dade County Code of Ordinances Section 33E-11*); and

WHEREAS, the Proposed Projects as well as the Town of Miami Lakes are located within Improvement District 3 as identified in Miami-Dade County Code of Ordinances Section 33E11.1; and

WHEREAS, Miami-Dade County Code of Ordinance Section 33E-12 specifies that the expenditure of those collected traffic impact fees are to be used on projects identified by the Miami-Dade County Metropolitan Planning Organization’s (MPO), Transportation Improvement Plan (TIP); and

WHEREAS, in order for a local jurisdiction to have qualified projects on the MPO TIP, they must first be adopted within in its Comprehensive Development Master Plan; and

WHEREAS, on July 26, 2016, the Town Council of the Town of Miami Lakes amended its Comprehensive Master Development Plan to include several capital improvement projects for transportation and mobility concurrency, and now requests those projects identified in Attachment “A” be included and adopted by the MPO TIP; and

WHEREAS, the Town Council of the Town of Miami Lakes, hereby requests any future tax revenue paid by those developments to Miami-Dade County be shared with the Town of Miami-Lakes so as to be able to fund mobility projects, as described at Attachment “B”, which seek to alleviate traffic congestion within 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 true and correct and incorporated herein by this reference.

Section 2. Retention of Traffic Impact Fees.

The Town Council of the Town of Miami Lakes hereby requests that one hundred percent (100%) of the traffic impact fees collected from any projects to be built inside the boundaries of I-75 to the east, Florida Turnpike to the north and west and NW 170 Street to the south be allocated only to those incorporated and unincorporated areas most adjacent thereto to ameliorate any traffic impacts that may result therefrom.

Section 3. Inclusion of Town Adopted Transportation Improvement Projects into the MPO TIP.

The Council of the Town of Miami Lakes hereby requests that projects identified in Attachment “A”, be included into the MPO TIP, in order to receive funding.

Section 4. Tax Revenue Share.

The Council of the Town of Miami Lakes hereby requests that any future tax revenue paid by those developments, as referenced herein, to Miami-Dade County be shared with the Town of Miami-Lakes so as to be able to fund mobility projects aimed at alleviating traffic congestion within the Town.

Section 5. Effective Date. This Resolution shall take effect upon its passage and adoption by the Town Council.

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Passed and adopted this ____ day of January, 2017.

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

FINAL VOTE AT ADOPTION

Mayor Manny Cid	_____
Vice Mayor Tony Lama	_____
Councilmember Luis Collazo	_____
Councilmember Tim Daubert	_____
Councilmember Ceasar Mestre	_____
Councilmember Frank Mingo	_____
Councilmember Nelson Rodriguez	_____

Manny Cid
Mayor

Attest:

Approve as to Form and Legal Sufficiency

Attest:

Gina Inguanzo
Town Clerk

Raul Gastesi, Jr.
Town Attorney

Exhibit A

List of Adopted Projects