

RESOLUTION NO. 2017-011

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, EXPRESSING ITS SUPPORT FOR THE EXPANSION OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, TO INCORPORATE AN ADDITIONAL 91.44 ACRES, MORE OR LESS, HAVING EXTERNAL BOUNDARIES AS DEPICTED AND LEGALLY DESCRIBED IN EXHIBIT "A", AGGREGATELY ENCOMPASSING 221.58 ACRES, MORE OR LESS, HAVING EXTERNAL BOUNDARIES AS DEPICTED AND LEGALLY DESCRIBED IN EXHIBIT "B"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, petitioner, Two Lakes Lennar, LLC, a Delaware limited liability company, seeks to expand the Two Lakes Community Development District within the geographic boundaries of the City of Hialeah and Miami-Dade County; and

WHEREAS, pursuant to City of Hialeah, Florida, Resolution No. 2016-37 (passed April 12, 2016), the City of Hialeah expressed its support for the establishment of the Two Lakes Community Development District, which shall be approved by the Board of Miami-Dade County Commissioners; and

WHEREAS, pursuant to Resolution No. 2016-37, the Two Lakes Community Development District encompasses 130.14 acres, more or less, located entirely within the boundaries of the City of Hialeah, Florida, Miami-Dade County; and

WHEREAS, petitioner seeks to expand the boundaries of the Two Lakes Community Development District, established by Resolution No. 2016-37, to incorporate an additional 91.44 acres, more or less, as depicted and legally described in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, the City of Hialeah, Florida finds it in the best interest of the community and its residents to support the expansion of the Two Lakes Community Development District as a reasonable alternative to the financing, construction, delivery, and long-term operation and management of basic infrastructure servicing the proposed residential development in the annex area; and

WHEREAS, the City of Hialeah finds that the expansion of the Two Lakes Community Development District allows for sustainable growth within the annex area, alleviating the burden on taxpayers for long-term financial planning of capital infrastructure to accommodate projected growth in the area.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The foregoing facts and recitations contained in the preamble to this resolution are hereby adopted as the Council's findings and statement of legislative intent and they are incorporated by reference as if fully set forth herein.

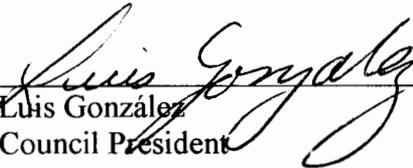
Section 2: The City of Hialeah, Florida hereby expresses its support for the expansion of the Two Lakes Community Development District ("District") comprising of 221.58 acres, more or less, having external boundaries as depicted and legally described on Exhibit "B", attached hereto and made a part hereof, for consideration by Miami-Dade County pursuant to the Uniform Community Development District Act of 1990, Chapter 190, Florida Statutes, subject to the following conditions:

1. Any material amendments or modifications to the Petition on file with the City shall be submitted for review and approval of the City within 30 days of such amendments or modifications.
2. Upon expansion of the District, the District shall provide the City all current names and addresses of the district professional manager, attorney, bond counsel, developer representative, and members and chair of the board of supervisors or directors of the District, including any future changes to the names and addresses provided.
3. Restrictions contained in the proposed plat.
4. Compliance with all land use, zoning, permitting, licensing, covenant community laws, rules and regulations adopted by the City of Hialeah.

Section 3: Effective Date.

This resolution shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

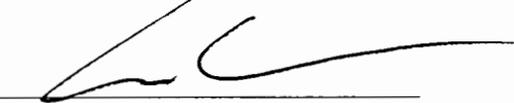
PASSED AND ADOPTED this 14 day of February, 2017.


Luis González
Council President

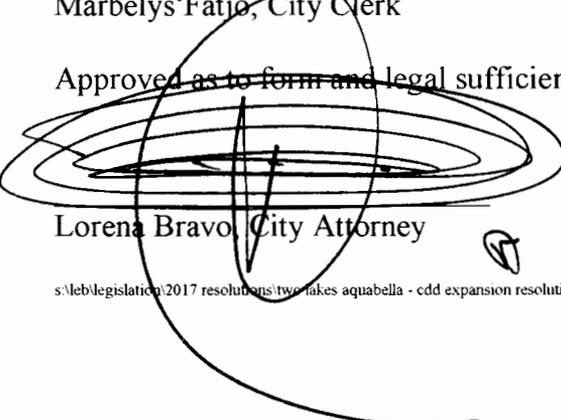
Attest:

Approved on this 22 day of February, 2017.


Marbelys Fatjo, City Clerk


Mayor Carlos Hernandez

Approved as to form and legal sufficiency:


Lorena Bravo, City Attorney

Resolution was adopted by a (6-0-1) vote with Councilmembers, Caragol, Cue-Fuente, Hernandez, Lozano, Gonzalez and Casáls-Muñoz voting "Yes". Councilmember Garcia-Martinez absent.