

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2016-**

A RESOLUTION URGING DEVELOPERS OF MULTI-FAMILY RESIDENTIAL AND MIXED USE DEVELOPMENT TO PROVIDE TEACHER INCENTIVE HOUSING FOR PUBLIC SCHOOL TEACHERS WHO TEACH IN SCHOOLS WITHIN THE CITY OF CORAL GABLES (CITY); DIRECTING THE CITY MANAGER AND CITY PLANNING AND ZONING DIRECTOR TO RETAIN A CONSULTANT TO STUDY THE IMPACT THAT MULTI-FAMILY DISTRICTS AND MIXED USE DISTRICT HOUSING DEVELOPMENTS HAVE ON THE DEMAND FOR PUBLIC SCHOOL TEACHERS TO TEACH WITHIN THE CITY, PROVIDING THE BASIS FOR AN ORDINANCE THAT REQUIRES MULTI-FAMILY AND MIXED USE DEVELOPMENTS TO SET ASIDE TEACHER INCENTIVE HOUSING FOR PUBLIC SCHOOL TEACHERS WHO TEACH WITHIN THE CITY, OR REQUIRE A MONETARY EQUIVALENT FOR THE PROVISION OF SUCH HOUSING, OR IN THE APPROPRIATE CIRCUMSTANCE, A VARIANCE FROM SUCH PROVISION

**WHEREAS**, the quality of life within the City of Coral Gables (City) is dependent, in part, upon high quality public schools within the City's boundaries; and

**WHEREAS**, providing high quality public schools only improves property values within the City; and

**WHEREAS**, high quality public schools can only be achieved with excellent dedicated teachers; and

**WHEREAS**, school teachers have historically been an underpaid profession forcing teachers to seek school administrative positions or to leave the profession; and

**WHEREAS**, the cost of City housing may not be within a public school teacher's budget; and

**WHEREAS**, providing incentives for public school teachers to live and work within the City will aid in the retention of public school teachers to teach within the City's schools; and

**WHEREAS**, developers of multi-family and mixed use developments within the City have the opportunity to provide teacher incentive housing for City public school teachers;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That the foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct, and are hereby made a specific part of this resolution upon the adoption hereof.

**SECTION 2.** That the Commission urges developers of multi-family residential and mixed use development to provide teacher incentive housing to public school teachers who teach within the City, and the Commission directs the Planning and Zoning Director to provide a copy of this resolution to all developers who seek development of multi-family and mixed use developments. It is provided, however, that this resolution does not waive the Commission’s inherent authority to require teacher incentive housing as a condition of approval for a development where competent, substantial evidence in the record of the proceeding demonstrates that such a condition is justified and roughly proportional to the impact of the development.

**SECTION 3.** That any developer who includes public school teacher incentive housing should proffer such commitment in the form of a covenant to the City.

**SECTION 4.** That the City Manager and City Planning and Zoning Director are directed to retain a consultant to study the impact that multi-family and mixed use housing developments have on the demand for public school teachers to teach within the City, providing the basis for an ordinance that requires multi-family and mixed use developments to set aside teacher incentive housing for public school teachers who teach within the City, or require a monetary equivalent for the provision of such housing, or in the appropriate circumstance a variance from such provision.

**SECTION 5.** That this resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_

(Moved:        / Seconded:        )  
(Yeas:        / Nays:        )  
(Vote:        )  
( Agenda Item:        )

APPROVED:

JAMES C. CARSON  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

CRAIG E. LEEN  
CITY ATTORNEY