

**MINUTES**  
**Special Call Meeting**  
**July 25, 2022**  
**6:30 p.m.**  
**Government Center**  
**6601 Main Street**  
**Miami Lakes, Florida 33014**

**1. PROCLAMATIONS, RECOGNITIONS AND AWARDS:**

None.

**2. CALL TO ORDER:**

The Town Clerk, Gina M. Inguanzo, called the roll at 6:38 pm with the following Councilmembers being present: Carlos O. Alvarez, Luis E. Collazo, Josh Dieguez, Tony Fernandez, Vice Mayor Jeffrey Rodriguez. Mayor Manny Cid and Councilmember Marilyn Ruano were present via Zoom.

**3. MOMENT OF SILENCE:**

Deputy Town Attorney Lorenzo Cobiella led the prayer.

**4. PLEDGE OF ALLEGIANCE:**

The Pledge of the Allegiance was led by Councilmember Carlos O. Alvarez.

**5. ORDER OF BUSINESS (DEFERRALS/ADDITIONS/DELETIONS):**

Vice Mayor Rodriguez motioned to move Item 12A up to after Public Comments and Councilmember Alvarez seconded the motion. All were in favor and the motion passed 7-0. Vice Mayor Rodriguez then made a motion to adopt the new Order of Business and Councilmember Fernandez seconded the motion. All were in favor and the motion passed 7-0.

**6. PUBLIC COMMENTS:**

None

**7. APPOINTMENTS:**

Ms. Alexandra Socorro to the Special Needs Advisory Board by Councilmember Luis E. Collazo.

Mr. Nelson Medina to the Neighborhood Service District - Royal Oaks by Councilmember Luis E. Collazo.

Mr. Aiden Sanchez to the Youth Activities Task Force by Mayor Cid.

Vice Mayor Rodriguez made a motion to waive Section 11 of the Committee Rules regarding the two-meeting requirement for Mr. Aiden Sanchez and Councilmember Ruano seconded the motion. All were in favor and the motion passed unanimously.

**8. COMMITTEE REPORTS**

None

**9. SPECIAL PRESENTATIONS:**

None

**10. CONSENT CALENDAR:**

Councilmember Fernandez moved to approve the Consent Calendar. The motion was seconded by Councilmember Alvarez. The motion passed 7-0.

A. Approval of Minutes

- July 7, 2022 Sunshine Meeting on Working Budget for General Fund
- July 15, 2022 Sunshine Meeting on Short-Term Rental Ordinance

This item was approved on the Consent Calendar.

**11. ORDINANCE- FIRST READING:**

- A. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING CHAPTER 13, THE LAND DEVELOPMENT CODE, ARTICLE IX, TITLED "SIGNS"; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Raul Gastesi read the title of the ordinance into the record.

Councilmember Dieguez presented the item and stated that this ordinance will make it in compliance with constitutional standards. Deputy Town Attorney Cobiella responded to questions posed by Mayor Cid. He explained that this item was workshopped by the Planning & Zoning Board and that this ordinance is a product of what they discussed. He also explained

that if this ordinance passes in 1<sup>st</sup> reading, it is considered a zoning in progress. Councilmember Dieguez moved the item and it was seconded by Councilmember Fernandez.

The Town Clerk called the roll and the motion passed 6-1; Councilmember Collazo voted in opposition.

**12. PUBLIC HEARINGS- ORDINANCE IN SECOND READING:**

- A. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; PURSUANT TO THE REQUIREMENTS OF THE GENERAL LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA AND THE TOWN OF MIAMI LAKES CHARTER, FOR THE HOLDING OF A BOND REFERENDUM ELECTION IN CONJUNCTION WITH THE REGULAR MUNICIPAL ELECTION OF THE TOWN OF MIAMI LAKES, FLORIDA, ON NOVEMBER 8, 2022, TO CONSIDER THE QUESTION OF WHETHER THE TOWN SHALL BE AUTHORIZED TO ISSUE GENERAL OBLIGATION BONDS OF THE TOWN IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$25,000,000, PAYABLE FROM UNLIMITED AD VALOREM TAXATION, BEARING INTEREST AT RATES DETERMINED AT THE TIME OF SALE THEREOF, NOT EXCEEDING THE MAXIMUM LEGAL INTEREST RATE AT SUCH TIME, TO IMPROVE COMMUNITY HEALTH AND PUBLIC GREEN SPACE BY RENOVATING RECREATIONAL FACILITIES AT MIAMI LAKES OPTIMIST PARK, AS DESCRIBED HEREIN, AND TO PAY COSTS OF ISSUANCE OF SUCH BONDS; PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Raul Gastesi read the title of the ordinance into the record.

Councilmember Fernandez made a motion to move item 12A and Vice Mayor Rodriguez seconded the motion for discussion.

Vice Mayor Rodriguez started the discussion by stating that he challenged Town Staff to attempt to lower the bond price more and that he asked Town Staff to cut down the \$25 million bond price. He then explained that Town Staff was able to reduce the price from \$25 million to \$19.5 million, that Town Staff was able to reprice at their contractor pricing, all the fencing for the fields, that they were able to eliminate items that were included but had already been priced out or completed such as the tennis courts, tennis court lighting and tennis court resurfacing. Vice Mayor Rodriguez also stated that the concession stands would be changed from 2 stories high to 1 story high, thus reducing the price of the bond.

Vice Mayor Rodriguez then motioned to revise the ballot language, to amend the ballot language to read “not to exceed \$19.5 million, instead of 25 million”. Vice Mayor Rodriguez also added as part of the motion, the following statement: “that the prior ordinance of June 14, 2022, is hereby rescinded and replaced with the revised ordinance”. Councilmember Fernandez seconded the amendment, and the Town Council began discussion.

After discussion, the Town Clerk called the roll on the amendment to the motion and it passed 7-0. The Town Clerk then called the roll on the main motion, as amended, and it passed 5-2; Councilmember Ruano and Councilmember Collazo voted in opposition.

- B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING CHAPTER 16, CREATING ARTICLE IV TO BE ENTITLED, “REGISTRATION OF FORECLOSURE MORTGAGES AND VACANT PROPERTY”; PROVIDING FOR PURPOSE, INTENT AND APPLICABILITY OF THE ORDINANCE REQUIRING THE REGISTRATION AND MAINTENANCE OF CERTAIN REAL PROPERTY BY MORTGAGEES AND VACANT PROPERTY BY OWNERS; PROVIDING FOR PENALTIES AND ENFORCEMENT, AS WELL AS THE REGULATION, LIMITATION AND REDUCTION OF REGISTRABLE REAL PROPERTY WITHIN THE TOWN; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

Town Attorney Raul Gastesi read the title of the ordinance into the record.

Councilmember Dieguez presented the item. He explained that this item is primarily about stopping bad operators from acting with impunity within the town. He explained that this ordinance creates a registry where a bank foreclosing on a delinquent mortgage must register the property with the Town for a minimal fee and then accept the obligation of maintaining the property. This ordinance will make sure that the Town keeps the town aesthetically pleasing, even during a recession.

Councilmember Dieguez made a motion to adopt the ordinance and Councilmember Alvarez seconded the motion. The motion passed 7-0.

- C. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING CHAPTER 13, ARTICLE VI OF THE TOWN OF MIAMI LAKES CODE OF ORDINANCE, CREATING DIVISION 3, TITLED “SHORT TERM RENTALS”; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Raul Gastesi read the title of the ordinance into the record.

Councilmember Fernandez presented the item. He explained that the ordinance was initially tabled in second reading and has since been improved with the use of public input and a workshop. Councilmember Fernandez then stated that the ordinance was further improved at the July 15<sup>th</sup> Sunshine Meeting. Councilmember Fernandez then made a motion to adopt the ordinance. Councilmember Dieguez seconded the motion. The motion passed 7-0.

- D. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING CHAPTER 17, OFFENSES AND MISCELLANEOUS PROVISIONS OF THE TOWN OF MIAMI LAKES CODE OF ORDINANCE AND CREATING SECTION 17-2 TITLED “MALICIOUS DEFACEMENT AND MARKING OF REAL

PROPERTY”; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Raul Gastesi read the title of the ordinance into the record.

Councilmember Fernandez presented the item. He explained that this item has been modified to ensure that it is in proper form. Councilmember Fernandez then made a motion to adopt the ordinance and Vice Mayor Rodriguez seconded the motion.

The Town Clerk called the roll and the motion passed 7-0.

### **13. RESOLUTIONS:**

None.

### **14. NEW BUSINESS ITEMS**

#### **A. Town Manager Selection Process Deferral (Fernandez)**

Councilmember Fernandez presented the item and he explained that the Town Manager’s employment contract expires in February 2023 and that it had been previously decided that the selection process for the Town Manager would be re-opened in the August Regular Council Meeting. Councilmember Fernandez explained that it is his desire to defer the upcoming selection process discussion scheduled to take place in August 2022, so that the newly elected councilmembers will be able to take part in choosing the Town Manager. Councilmember Fernandez then made a motion to defer the Town Manager Selection Process until after the November 8<sup>th</sup> elections and Councilmember Collazo seconded the motion.

Councilmember Collazo then made an amendment to the original motion, to extend the Town Manager’s contract for three months and Councilmember Dieguez seconded the motion. After further discussion, the Town Council agreed to extend the term of the Employment Agreement of the Town Manager from February 1, 2023 to July 1, 2023. It was discussed that the terms of the contract would remain the same and that it would be a simple addendum.

The Town Clerk called the roll on the amendment, and it passed 6-1; Mayor Cid voted in opposition.

The Town Clerk called the roll on the main motion, as amended, and it passed 6-1; Mayor Cid voted in opposition.

**15. MAYOR AND COUNCILMEMBER REPORTS:**

None

**16. MANAGER'S REPORTS**

None

**17. ATTORNEY'S REPORTS:**

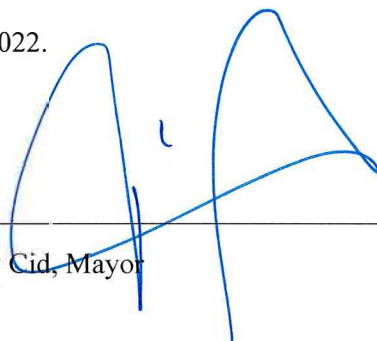
Deputy Attorney Lorenzo Cobiella presented the Attorneys Report. He spoke about Angel's Reach project. He reminded the Town Council about this project that came before the Town Council over a year ago, wanting to convert an office building into a school for kids with disabilities. Deputy Town Attorney Cobiella explained that the applicant has not met a lot of the conditions in the development order and the Town hasn't yet received any plans. He explained that Angel's Reach is now starting to do what they need to do as they now have Mr. Homero Cruz working on the plans.

Deputy Town Attorney Cobiella stated his concern is that all the parameters are met to ensure the safety of the children with special needs, that this September, their deadline would be over to meet their conditional use requirements and as far as the Town is concerned, nothing has been done yet to meet the requirements. He explained that if they would like an extension, Angel's Reach would come before the Town Council at the September meeting and request one in writing with certain conditions. Deputy Attorney Cobiella wanted the Town Council to be informed and ahead of the issue so that it does not become a problem for anyone involved or catch anyone by surprise.

**18. ADJOURNMENT:**

There being no further business to come before the Town Council, the meeting adjourned at 7:56pm.

Approved this 13th day of September 2022.

  
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Manny Cid, Mayor

Attest:

  
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Gina M. Inguanzo, Town Clerk