

**MINUTES**  
**Regular Council Meeting**  
**June 6, 2017**  
**6:30 p.m.**  
**Government Center**  
**6601 Main Street**  
**Miami Lakes, Florida 33014**

**1. CALL TO ORDER:**

Councilmember Mestre called the meeting to order at 6:34 p.m.

**2. ROLL CALL:**

The Town Clerk, Gina Inguanzo, called the roll with the following Councilmembers present: Luis Collazo, Tim Daubert, Cesar Mestre, Frank Mingo and Nelson Rodriguez. Vice Mayor Lama skyped into the meeting at 7:02 p.m. and Mayor Cid arrived at 7:30 p.m.

**3. MOMENT OF SILENCE:**

Invocation was led by Pastor Al Pino from Palm Vista Church.

**4. PLEDGE OF ALLEGIANCE:**

Councilmember Mingo led the Pledge of Allegiance.

**5. SPECIAL PRESENTATIONS:**

There were no special presentations for the month of June.

**6. PUBLIC COMMENTS:**

Mirtha Mendez came before the Town Council to speak against the amount of information added into the agenda for the council meeting of June.

Juan Valiente came before the Town Council asking to speak during the Quasi-Judicial item on the Lucida project.

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

Councilmember Rodriguez moved up item 13B to be discussed after Consent Agenda. Councilmember Mingo pulled item 10B to be discussed before the Consent Agenda. On behalf of the Mayor, Alex Rey, deferred item 13A to the July council meeting. Councilmember Mestre moved up items, to be discussed in order; 14B, 15A, and 12E to after item 13B. Councilmember Collazo motioned to approve the New Order of Business, Councilmember Rodriguez seconded the motion and all were in favor.

**8. APPOINTMENTS:**

Sandra Lozano was appointed to the Cultural Affairs Committee, nominated by Councilmember Daubert.

Michael Turino was appointed to the Youth Activities Task Force, nominated by Vice Mayor Lama.

**9. COMMITTEE REPORTS:**

There were no committee reports for the month of June.

**10. CONSENT CALENDAR:**

Councilmember Daubert moved to approve all items on the Consent Calendar. Councilmember Mingo seconded the motion and all were in favor.

**A. Approval of Minutes:**

- June 6, 2017 Regular Council Meeting

Approved on Consent.

**B. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, SUPPORTING THE ADOPTION OF A LINE ITEM BUDGET BY THE STATE OF FLORIDA TO FUND THE STUDY OF ROCK MINING BLASTS PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.(Rey, Mingo)**

Councilmember Mingo moved to withdraw item 10B, a resolution that stated the support of the adoption of a line item budget to fund the study of rock mining blasts; Councilmember Collazo seconded the motion and all were in favor. Councilmember Mingo and Councilmember Rodriguez discussed that item 10B had been already approved by Governor Scott and so is the reason for withdrawing item 10B.

- C. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, TO APPROVE THE AN INTERLOCAL AGREEMENT BETWEEN THE TOWN OF MIAMI LAKES AND MIAMI-DADE COUNTY, RELATED TO PERMIT NO FL 000003-00, AUTHORIZING THE TOWN MANAGER AND TOWN ATTORNEY TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE TOWN MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.(Rey)

Approved on Consent.

- D. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, SUPPORTING THE IMPLEMENTATION OF ACTIVE DESIGN MIAMI: DESIGN AND POLICY STRATEGIES FOR HEALTHIER COMMUNITIES AS DEVELOPED BY THE MIAMI CENTER FOR ARCHITECTURE AND DESIGN (MCAD); SUPPORTING STAFF'S EFFORTS TO INCORPORATE STRATEGIES INTO PLANNING FUNCTIONS WERE FEASIBLE; AND PROVIDING FOR AN EFFECTIVE DATE. (Rey)

Approved on Consent.

- E. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, TO APPROVE AWARD OF CONTRACT FOR RFP 2017-44, DEBRIS MANAGEMENT SERVICES TO ASHBRIIT, INC.; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE CONTRACT; AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE CONTRACT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.(Rey)

Approved on Consent.

- F. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, TO APPROVE AWARD OF CONTRACT FOR RFP 2017 - 45, DISASTER DEBRIS MONITORING SERVICES TO WITT O'BRIEN LLC.; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE CONTRACT; AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE CONTRACT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. (Rey)

Approved on Consent.

- G. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AWARDED CONTRACT FOR REQUEST FOR PROPOSAL (RFP) 2017-22 FOR CONSTRUCTION SERVICES FOR THE LAKE SARAH ROADWAY AND DRAINAGE IMPROVEMENTS PHASE I, II AND III, TO ACOSTA TRACTORS INC. IN AN AMOUNT NOT TO EXCEED \$2,000,000; AUTHORIZING THE TOWN MANAGER TO IMPLEMENT THE TERMS AND CONDITIONS OF THE CONTRACT; AUTHORIZING THE TOWN MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE TOWN MANAGER TO EXECUTE CONTRACT; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.(Rey)

Approved on Consent.

- H. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AUTHORIZING THE TOWN MANAGER TO ISSUE A WORK ORDER TO A.D.A. ENGINEERING UNDER CONTRACT 2015 – 72; AUTHORIZING THE TOWN MANAGER TO EXPEND CONTINGENT FUNDS; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE WORK ORDER; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE. (Rey)

Approved on Consent.

#### **11. ORDINANCES- SECOND READING (PUBLIC HEARING):**

- A. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN; REDESIGNATING A 9.445 +/--ACRE PROPERTY LOCATED ON THE WEST SIDE OF COMMERCE WAY AND N.W. 146TH STREET, AS MORE PARTICULARLY DESCRIBED AT EXHIBIT "A", FROM THE INDUSTRIAL AND OFFICE CATEGORY, TO THE MEDIUM-HIGH DENSITY RESIDENTIAL CATEGORY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (Rey)

The Town Attorney, Raul Gastesi, read the title of the ordinance into the record.  
The Town Clerk swore in anyone wishing to speak.

Darby Del Salle, Director of Planning, presented item 11A and answered questions posed by the Town Council.

Councilmembers submitted their disclosures into the record.

Robert Elias, on behalf of the applicant, presented the item and answered questions posed by the Town Council.

Luis Martinez, on behalf of the Graham Companies, presented a PowerPoint presentation on The Residences at Governors Square and answered questions posed by the Town Council.

Mayor Cid opened the public hearing.

The Town Clerk, Gina Inguanzo, read written public comments, pertaining to items 11A, 11B, and 12B, 12C and 12D, into the record.

There being no one wishing to speak, Mayor Cid closed the public hearing.

Councilmember Mestre moved to approve item 11A. Councilmember Mingo seconded the motion. The Town Clerk called roll and the motion passed unanimously.

- B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE OFFICIAL ZONING MAP TO REZONE A 9.445 +/-ACRE PROPERTY LOCATED ON THE WEST SIDE OF COMMERCE WAY AND N.W. 146TH STREET, AS MORE PARTICULARLY DESCRIBED AT ATTACHMENT "A", FROM THE IU-C, INDUSTRIAL DISTRICT, CONDITIONAL, TO THE RM-36, MEDIUM DENSITY RESIDENTIAL DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (Rey)

This item was read along with items 11A, 11B, 12B, 12C, and 12D.

Councilmember Mestre moved to approve item 11B. Vice Mayor Lama seconded the motion. Town Clerk called roll and the motion passed unanimously.

## **12. RESOLUTIONS:**

- A. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SUBSECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; PERTAINING TO VARIANCE FROM SECTION 13-565(h) REDUCING THE REQUIRED AMOUNT OF OPEN SPACE, AND VARIANCES FROM SECTION 13-565(c) REDUCING REQUIRED SETBACKS AND BUILDING SPACING; PERTAINING TO A REQUEST IN ACCORDANCE WITH SECTION 13-304(h) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR SITE PLAN APPROVAL; ALL BEING SUBMITTED FOR THE PROPERTY LOCATED AT 15800 NW 77TH COURT, AS PROVIDED AT EXHIBIT "A", MIAMI LAKES, FLORIDA, FOLIO NO. 32-2015-044-0010, AS DESCRIBED AT EXHIBIT "B"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE. (Rey)

The Town Attorney, Raul Gastesi, read the title of the resolution into the record.

Councilmembers submitted their disclosures into the record and to the Town Clerk.

The Town Clerk swore anyone wishing to speak.

Darby Del Salle, Director of Planning, presented item 12A and answered questions posed by the Town Council.

Roberto Alonso, on behalf of the applicant, presented item 12A and answered questions posed by the Town Council.

Mayor Cid opened the public hearing.

Juan Valiente came before the Town Council to speak on traffic concerns that may be brought upon the Town caused by the upcoming Lucida project.

Marques Gutierrez came before the Town Council to also speak on traffic concerns that may be caused by the upcoming project. He stated that the project does not feel consistent to the current development at the Town of Miami Lakes.

Claudia Luces came before the Town Council to speak about her concern regarding the construction crew and their proximity to children. She suggested that all construction crew members be screened prior to working onsite.

The Town Clerk, Gina Inguanzo, read into the record all written public comments that were submitted to the Clerk's office via email.

Luis Formosa, architect for the Lucida project, answered the concern of resident Claudia Luces regarding the construction crews background. Mr. Formosa stated that typically, the project manager and superintendent of the project will be onsite; all crew members will be screened as well.

There being no one else wishing to speak, Mayor Cid closed the public hearing.

The Town Attorney, Raul Gastesi, read the variances into the record.

Councilmember Daubert moved to approve the variances presented on item 12A. Councilmember Mestre seconded the motion. The Town Clerk called the roll and item 12A passed, 6-1, with Mayor Cid in opposition.

Councilmember Daubert made a motion to amend the date of the site plan to July 1<sup>st</sup> 2019. The motion was seconded by Councilmember Mestre. The Town Clerk called roll and the motion passed, 4-3, with Mayor Cid, Councilmembers Collazo and Rodriguez in opposition.

Councilmember Daubert made a motion to approve the site plan and Vice Mayor Lama seconded the motion. The Town Clerk called the roll and the motion passed, 6-1, with Mayor Cid in opposition.

Councilmember Mestre made a motion to approve the Resolution and it was seconded by Councilmember Daubert. The Clerk called the roll and the motion passed 6-1, with Mayor Cid voting in opposition.

- B. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PERTAINING TO A REQUEST IN ACCORDANCE WITH SECTION 13-304(h) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A SITE PLAN APPROVAL AS PROVIDED AT EXHIBIT "A"; FOR THE PROPERTY LOCATED ON THE WEST SIDE OF COMMERCE WAY AND N.W. 146TH STREET, AS MORE PARTICULARLY DESCRIBED AT EXHIBIT "B", BEARING FOLIO NOS. 32-2022-008-0013, 32-2022-001-0220, AND 32-2022-001-0230; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR VIOLATION OF CONDITIONS, PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.(Rey)

This item was discussed along with items 11A, 11B, 12C, and 12D.

Councilmember Rodriguez moved to approve item 12B for a site plan approval and Councilmember Mingo seconded the motion. The Town Clerk called the roll and all were in favor.

- C. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A REQUEST IN ACCORDANCE WITH SUBSECTION 13-308(F)(3) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A FINAL PLAT ENTITLED "GOVERNORS SQUARE SENIOR COMMUNITY", AS ATTACHED AT EXHIBIT "A", SUBMITTED FOR THE PROPERTY LOCATED ON THE WEST SIDE OF COMMERCE WAY AND N.W. 146TH STREET, AS MORE PARTICULARLY DESCRIBED AT EXHIBIT "B", BEARING FOLIO NOS. 32-2022-008-0013, 32-2022-001-0220, AND 32-2022-001-0230, MIAMI LAKES, FLORIDA, IN THE IUC ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR APPROVAL;

PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR APPEAL; PROVIDING FOR AN EFFECTIVE DATE. (Rey)

Town Attorney, Raul Gastesi, read the title of the resolution into the record.

Luis Martinez, on behalf of the applicant, presented the item on Governors Square Senior Community center and answered questions posed by the Town Council.

Councilmember Collazo moved to approve item 12C and Councilmember Mingo seconded the motion. The Town Clerk called the roll and the motion passed unanimously.

- D. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SUBSECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES (TOWN) LAND DEVELOPMENT CODE (LDC); PERTAINING TO A VARIANCE FROM SECTION 13-1801(f)(7) OF THE TOWN'S LDC, REDUCING THE REQUIRED AMOUNT OF PARKING SPACES FROM 109 TO 97; PURSUANT TO 13-303 OF THE TOWN'S LDC, TO ESTABLISH AN ASSISTED LIVING FACILITY (ALF) AND SKILLED NURSING FACILITY (SNF), AND PURSUANT TO SECTION 13-304(h) OF THE TOWN'S LDC FOR A SITE PLAN APPROVAL, ALL OF WHICH ARE PROVIDED AT EXHIBIT "A", SITE PLAN; FOR THE PROPERTY LOCATED ON THE WEST SIDE OF COMMERCE WAY AND N.W. 146TH STREET, AS MORE PARTICULARLY DESCRIBED AT EXHIBIT "B", BEARING FOLIO NOS. 32-2022-008-0013, 32-2022-001-0220, AND 32-2022-001-0230; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR VIOLATION OF CONDITIONS, PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE. (Rey).

Todd Anthony, architect of the Assisted Living Facility, presented the item and answered questions posed by the Town Council.

Councilmember Collazo moved to approve the variance on item 11D and Councilmember Mestre seconded the motion.

Councilmember Daubert motioned to reopen the public hearing. Councilmember Collazo seconded the motion and all were in favor.

Luis Martinez, on behalf of the applicant, answered a question posed by Council pertaining to the size of impact the current projects will pose on the Town of Miami Lakes and traffic concerns.

There being no one else wishing to speak, Mayor Cid closed the public hearing.

The Town Clerk, Gina Inguanzo, called the roll and all were in favor.

- E. 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 CITY'S LEGISLATIVE FINDINGS REGARDING THE



PRACTICALITY OF PROVIDING WORKFORCE HOUSING WITHIN THE CITY'S TERRITORIAL JURISDICTION, AND TRANSMITTING TO THE COUNTY THE CITY'S INTENT TO DEVELOP ITS OWN VOLUNTARY WORKFORCE HOUSING DEVELOPMENT PROGRAM RELIANT ON THE CITY'S LEGISLATIVE FINDINGS; PROVIDING FOR AN INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE (Rey/Gastesi).

The Town Attorney, Raul Gastesi, read the title of the resolution into the record.

The Town Manager, Alex Rey, explained the resolution to the Town Council stating that Miami-Dade County passed an Ordinance that not only establishes county wide workforce housing program but also provides an option for municipalities to exempt themselves by developing an individual workforce housing program that better suits the town and is equal to what the county puts in place. The Town Manager advised developing the Town's own workforce housing program to obtain more control over it. After some discussion and questions posed by the Town Council. Councilmember Rodriguez made a motion to approve the resolution. Councilmember Mingo seconded the motion and the motion passed, 5-2, with Councilmember Daubert in opposition and Mayor Cid being absent.

### **13. NEW BUSINESS:**

#### **A. RV/Boat Storage Facility (Cid)**

This item was deferred to the July 25<sup>th</sup> Regular Council Meeting.

#### **B. Miami Dade County SMART Transit Plan (Rodriguez)**

On behalf of the Miami Transportation Planning Organization, Mr. Wilson Fernandez, presented a video and PowerPoint presentation to the Council on the SMART Transit Plan. Councilmember Rodriguez made a motion to support the SMART Transit Plan at the TPO and Councilmember Daubert seconded the motion. After some discussion, Councilmember Rodriguez amended the motion to state that a line be or connection in Miami Lakes as the Transit Plan moves along. Councilmember Mingo seconded the motion and the motion passed, 6-1, with Mayor Cid being absent.

Vice Mayor Lama joined the meeting at 7:02 p.m.

### **14. MANAGERS REPORT:**

#### **A. Facebook Live Series**

The Town Manager, Alex Rey, discussed the successful outcome of incorporating Facebook Live into the events occurring at the Town and so, has created a strategy to the series. The strategy envisioned is to upgrade the equipment used for Facebook Live and for the purchase of the new equipment to be less than \$2,000. This funding would come from the IT budget, for Facebook Live to take place one every two weeks and for staff to work with the Mayor on keeping him informed about new businesses and new

programs and for the Town Council to be aware of when these events are taking place, so that the Town Council can use it as a tool to communicate better with the community.

**B. Urban County Qualification for Participation in the Community Development Block Grant (CDBG) Program for Fiscal Year (FY) 2018-2020.**

The Town Manager, Alex Rey, informed the council of a letter the Town received from the County relating to a Federal Program on housing and urban development. The letter asked the Town of Miami Lakes whether it consider submitting the Town's population and geographical area to the grant program. The Town Manager then explained that through this program, the Town is eligible to request some recipient grants through Miami Dade County; he also stated to note that the Town would be competing against much more severely depressed areas in the County. The letter requested that a determination whether the Town intends to participate be submitted by June 12<sup>th</sup>, if the Council approves, July 16<sup>th</sup> would require a formal agreement with the County. Councilmember Mingo suggested combining with other municipalities to receive grants. Councilmember Daubert made a motion to approve item 14B. Councilmember Rodriguez seconded the motion and all were in favor, with Mayor Cid being absent during roll call.

Councilmember Mestre called for a recess at 7:20 pm.

Mayor Cid called the meeting to order at 7:28 pm. The Town Clerk called the roll and all the councilmember were present. Vice Mayor Lama was present via skype.

**15. ATTORNEY'S REPORT:**

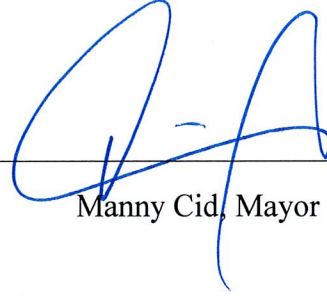
**A. Pending Litigation**

The Town Attorney, Raul Gastesi, stated that the third District Court of Appeal ruled against the former and now the Town of Miami Lakes is back in litigation. He stated that the former Mayor's deposition is set for July 13<sup>th</sup> to answer all questions concerning the Town. Mr. Gastesi also said that he will be calling for an Executive Session before the next regular council meeting on July 25<sup>th</sup> to discuss both cases.

**16. ADJOURNMENT:**

There being no further business to come before the Council, the meeting adjourned at 10:00 p.m.

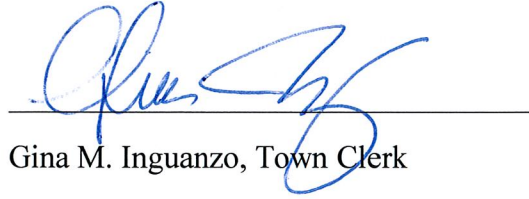
Approved on this 25<sup>th</sup> day of July 2017.



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Manny Cid, Mayor

Attest:



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Gina M. Inguanzo, Town Clerk