

MINUTES
Special Call Meeting Minutes
September 11, 2025
6:00 p.m.
Government Center
6601 Main Street
Miami Lakes, Florida 33014

1. CALL TO ORDER:

Mayor Dieguez called the meeting to order at 6:00 pm.

2. ROLL CALL:

The Town Clerk, Gina M. Inguanzo called the roll at 6:00 pm with the following Councilmembers being present: Councilmember Cuadra Garcia, Councilmember Garcia, Councilmember Herzberg, Councilmember Sanchez, Vice Mayor Morera and Mayor Dieguez. Councilmember Fernandez joined the meeting at 6:06 pm.

3. MOMENT OF SILENCE:

Mayor Dieguez led the prayer.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Councilmember Sanchez.

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

None.

6. PUBLIC COMMENTS: (YouTube 12:08)

(Phonetic spelling of each speaker's name will be used throughout the minutes unless correct spelling is known.)

The Town Clerk, Gina M. Inguanzo, read the instructions of proper decorum that are to be respected and followed during public meetings.

Ms. Bonnie Cintron came before the Town Council to participate in Public Comments. She stated that she is opposed to the proposed FPL Franchise Fee increase.

Ms. Esperanza Hope Reynolds came before the Town Council to participate in Public Comments. She stated that she is opposed to the proposed FPL Franchise Fee increase. She explained that elderly residents living on a fixed income cannot afford the proposed increase.

Mr. Abel Fernandez came before the Town Council to participate in Public Comments. He stated that he is opposed to the proposed FPL Franchise Fee increase. He explained that working families and elderly residents living on a fixed income cannot afford the proposed increase.

Ms. Miriam Campos came before the Town Council to participate in Public Comments. She stated that she is opposed to the proposed tax increases.

Mr. Albert Aguiar came before the Town Council to participate in Public Comments. He stated that he is opposed to the proposed FPL Franchise Fee increase.

There being no further public comments, public comments were closed.

7. MANAGER'S REPORT

a. Business Tax Revenue Fees Report (Angel)

The Building Department Director, Mr. Danny Angel presented the report and explained that this report is a continuation of Councilmember Garcia's request from the August 2025 Regular Council Meeting for a Business Tax Revenue analysis. He explained that the report includes the business tax fees collected over the past 15 years. He stated that since 2022, the annual average rate increased from \$86,000 to \$134,000 in 2025. He then answered questions posed by the Town Council.

Councilmember Sanchez suggested that instead of bringing on a new position, the Town could enforce the landlord's themselves to do an annual review of their tenants. Director Angel stated that this would require code enforcement action and that by the will of the Town Council, they could amend the ordinance to implement this change. Councilmember Garcia stated that since the business tax fees have doubled over the past 10 years, it would be possible to cut the tax by 50%. Director Angel stated that prior to making any amendments, the Town Council should review the business tax receipts resolution adopted in 2001.

Mayor Dieguez stated that many residents have voiced that there is a need for an additional code enforcement officer. He asked Town Manager Pidermann to further explain the proposed additional code officer's position. Town Manager Pidermann stated that the expectation of the position is that the business tax fees could almost or fully pay the code enforcement officer's salary. He stated that this would not be immediate and that he would need to request an allocation up front. He further explained that the expectation is that after a certain period, the business tax fees will either offset the cost of the position or pay for the position.

Mayor Dieguez then motioned to direct the Town Manager to begin a review to make sure that the fees the Town is charging are adequate and to see how the Town can equalize

the fees further. Councilmember Fernandez seconded the motion. After further discussion, the motion passed unanimously 7-0.

Councilmember Garcia asked if the million-dollar fund could be utilized to fund the Technology Fee for the Business Tax Receipts. Director Angel stated that Florida Statute 553, section 79 and 80 states what can and cannot be funded and he deferred this question to the legal department, to the Town Attorneys.

Deputy Town Attorney Lorenzo Cobiella answered questions posed by the Town Council. He stated that the building fund must stay within the Building Department. He further explained that the expenses must focus on the Building Code and that Town Code is a separate fund. Town Attorney Raul Gastesi stated that the Florida Statute is very explicit and states that the expenses must be for the Building Department.

Councilmember Sanchez stated that the report includes a list of all the businesses located in zip codes 33014, 33016, and 33018. He explained that he would like to know how many businesses are on the entire list. Building Department Director Angel stated that there are about 5,000 businesses that share these three zip codes. Councilmember Sanchez then asked how many of these businesses are not located in Miami Lakes and he stated that he could have the updated list ready by October-November.

Director Angel answered additional questions posed by the Town Council.

8. ORDINANCES – FIRST READING

a. Ordinance Suspending the FPL Surplus Ordinance for Fiscal Year 2025-2026 (Fernandez)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, SUSPENDING FOR ONE YEAR ORDINANCE NO. 19-247 RELATING TO RESTRICTIONS ON THE USE OF FPL FRANCHISE FEE REVENUES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Town Manager Pidermann explained that if the ordinances pass, the Town Council will have the opportunity to make any adjustments two weeks from today in the second reading. He stated that his recommendation to the Town Council is to adopt the FPL Franchise Fee at the proposed 6% and in the next meeting, to adopt the proposed millage rate at 2.2459, so when it comes back for second reading, the proper adjustments and amendments can be made.

Councilmember Fernandez motioned to generate 1.125 million if the Town Council adopts the 3% and the portion of the surplus be used in the General Fund. Vice Mayor Morera seconded the motion.

Vice Mayor Morera stated that given the condition of the budget, it makes sense to free up the excess funds for general fund use. He stated that he is in agreement with item 8a.

Mayor Dieguez explained that a while ago, he had proposed a limit in terms of the amount of money generated from franchise fees that can go into the General Fund. He further explained that any amount over the 1.275 would go straight to fund new infrastructure projects. He explained that due to the current budget situation, this proposal would temporarily suspend this ordinance to make sure that the money generated from the current 3% fee goes into the General Fund.

The Town Clerk called the roll and the motion, Ordinance in first reading item 8A passed, 5-2; Councilmember Garcia and Councilmember Cuadra Garcia voted in opposition.

b. Ordinance revising the rate of the FPL Franchise Agreement from 3% to 6% (Fernandez)

AN ORDINANCE GRANTING TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC FRANCHISE, IMPOSING PROVISIONS AND CONDITIONS RELATING THERETO, PROVIDING FOR MONTHLY PAYMENTS TO THE TOWN OF MIAMI LAKES, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE.

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

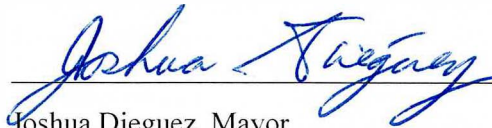
Councilmember Fernandez explained that the revenue from what the Town expects to collect will be short. He further explained that this ordinance is to collect the shortage.

Vice Mayor Morera motioned to table the matter indefinitely. Councilmember Garcia seconded the motion. The Town Clerk called the roll and the motion to table Ordinance in first reading item 8B passed, 4-3; Councilmember Herzberg, Councilmember Fernandez and Mayor Dieguez voted in opposition.

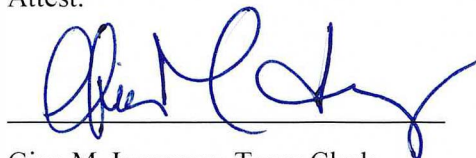
9. ADJOURNMENT:

There being no further business to come before the Town Council, the meeting was adjourned at 6:39 pm.

Approved this 21st of October 2025.


Joshua Dieguez, Mayor

Attest:


Gina M. Inganzo, Town Clerk