

MINUTES
Regular Council Meeting
October 21, 2025
6:30 p.m.
Government Center
6601 Main Street
Miami Lakes, Florida 33014

1. PROCLAMATIONS, RECOGNITIONS AND AWARDS:

Mayor Dieguez presented a certificate of recognition to Mr. Alain Sanchez for being the recipient of the Do the Right Thing Award. He explained that the Do the Right Thing Award honors students who do good deeds and give back to the community. Mr. Sanchez thanked his family for teaching him the difference between right and wrong.

2. CALL TO ORDER:

The Town Clerk, Gina M. Inganzo, called the roll at 6:30 pm. Councilmember Fernandez, Councilmember Garcia, Councilmember Herzberg, Councilmember Sanchez, Vice Mayor Morera and Mayor Dieguez were present. Councilmember Cuadra Garcia was absent.

3. MOMENT OF SILENCE:

The moment of silence was led by Councilmember Herzberg.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Councilmember Fernandez.

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

Vice Mayor Morera pulled items 12C, 12D, and 12E from the Consent Calendar. Councilmember Sanchez pulled items 12B, 12F, 12G, and 12H from the Consent Calendar.

Vice Mayor Morera motioned to approve the New Order of Business. Councilmember Fernandez seconded the motion. The motion passed unanimously.

6. PUBLIC COMMENTS: (Youtube 37:45)

(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 thanked Mayor Dieguez for his tree nursery proposal. She thanked Vice Mayor Morera for looking into the protocol for grant writing. She stated that she is not in support of the proposed bicycle lane on Fairway Drive, if it requires the removal of tree canopies. She urged the Town Council to look into a partnership with FPL to get the powerlines on the east side of the town underground.

Ms. Kimberly Trelles came before the Town Council to participate in Public Comments. She explained that she came to announce the launch of the Miami Lakes Local Lotto. She further explained that the Miami Lakes Local Lotto is a community initiative designed to celebrate small businesses. She stated that this event is backed by the Graham Companies and that the event will showcase the town's strong commitment to supporting local entrepreneurs and fostering community connections. She stated that this year, the local lotto cards are going to be free and can be picked up at any of the participating small businesses throughout the Town of Miami Lakes. She explained that anyone who plays is eligible to win various prizes.

Mr. Abel Fernandez participated in Public Comments via Zoom. He stated that he requested a Public Records request in reference to the Special Call Meetings that have been requested to discuss the Town Manager's Contract. He stated that the Town Manager has only had one performance evaluation in the six years of his employment. He also stated that he is in support of DEI within the Town.

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

7. APPOINTMENTS:

Mayor Dieguez announced the following appointments:

Mr. Alain Sanchez to the Youth Activities Task Force by Councilmember Angelo Cuadra Garcia.

Ms. Denise White to the Economic Development Committee by Councilmember Ray Garcia.

Mr. Jayden San Pedro to the Youth Activities Task Force by Councilmember Alejandro Sanchez.

Ms. Alexa Pla to the Youth Activities Task Force by Councilmember Alejandro Sanchez.

8. MANAGER'S REPORTS:

A. Monthly Police Reports (Major Gonzalez)

Major Gonzalez presented the Police Report and announced that he will be retiring and that the November Council Meeting will be his last meeting as the Major. The Town Council thanked Major Gonzalez for his years of service and dedication to the Town.

B. Town Banner on Law Enforcement Vehicles (Pidermann)

Town Manager, Edward Pidermann, presented the report and explained that Major Gonzalez and Lieutenant Ulloa presented to Town staff the information that the Miami-Dade Sheriff's Office is implementing green to their vehicle color scheme. He further explained that based on this change the Town has considered changing the color scheme on the Town Banner on Law Enforcement Vehicles. Town Manager Pidermann stated that he would like to get the preference of the Town Council on whether they would like to continue with the blue banner or implement the green and gold banner.

Vice Mayor Morera proposed a third design where they would implement the new color scheme to the current Town Banner. Councilmember Garcia stated that he agrees with any of the three proposed designs. Major Gonzalez further explained the proposed designs for the Town Banner.

Mayor Dieguez moved to approve the Vice Mayor's design for the Town Banner. Vice Mayor Morera seconded the motion. The motion passed 6-0. Councilmember Cuadra Garcia was absent.

C. Public Works Monthly Infrastructure Report (Santos)

The Public Works Director, Mr. Omar Santos, presented his report and answered questions posed by the Town Council.

D. Building Technology Fee Comparative Analysis Report (Garcia)

Building Department Director, Mr. Daniel Angel, presented the report and explained that the Town Council requested Building Technology Fee Comparative Analysis Report for all 35 jurisdictions within Miami-Dade County. He stated that out of the 35 jurisdictions, 16 currently impose a building technology fee. He explained that there are two cities that charge 15 percent, 4 cities charge 10 percent, six cities that charge between 6 percent and 8 percent and a couple of cities that charge about 2 percent. He further explained that there are 3 municipalities that charge a flat dollar rate instead of a percentage. Director Angel stated that the report also records what the Building Department has done with this fund over the past 5 years and the Building Departments current annual reoccurring expenses. He stated that the current annual reoccurring expenses needed to maintain the current operation is \$82,500. He explained that with this fund the Building Department has purchased new tablets for their Field Inspectors and a Laserfiche server to expand the department's records retention. He then answered questions posed by the Town Council.

Councilmember Garcia thanked Building Department Director Angel for his report. He then asked Director Angel why there is a large portion of the fund in savings. Director Angel explained that between 2016 and 2019, the Building Department got a huge windfall of permitting because of the Lennar project, therefore the expenditures were not catching up with the revenue. He further explained that he hopes Miami-Dade County proposes an interlocal agreement for Building Technology Fee Software. Councilmember Garcia asked if there is space to provide a reduction for any of the businesses within the Town. Director Angel explained that the fees can be reviewed and that the Florida Statute governing these fees does provide necessary guardrails where in the event that this technology fund exceeds more than the operating fund for over four years, then they are required to refund that money as some type of discount to the Town's building permittees.

Vice Mayor Morera stated that at the Chamber of Commerce Luncheon, Miami-Dade County Mayor Daniela Levine Cava, mentioned a specific item regarding the Building Departments and a service that the County is offering. Councilmember Garcia stated that the service is called the Drive 305 project. He further explained that the purpose of the project is to help all the municipalities with their building technology fee. Councilmember Herzberg stated that in order to participate in the program the Town must opt in.

Director Angel stated that one of the purchases made this year by the Building Department was the kiosk that is in the front of the lobby in Town Hall. He explained that if residents have any questions about county matters, they can speak directly to a county representative through the kiosk. Vice Mayor Morera stated that he will speak to the Town's County Liaison and come back with an update at the next Regular Council Meeting.

Councilmember Herzberg stated that he agrees that the Town should wait to see the full evaluation before any fee reductions are made. He stated that, if possible, he would like to give Town Residents a break on the fee and keep the commercial fee at 10 percent.

Vice Mayor Morera stated that he would not oppose a nominal reduction to either six or seven percent. He explained that if there is an opportunity to bring the fee down then he would support it. He stated that he agrees that the Town should wait to see the full evaluation before any fee reductions are made.

9. ATTORNEY'S REPORT

Deputy Town Attorney Lorenzo Cobiella presented the report and explained that they will bring forward a report at the next Council meeting regarding Blasting and renewing the Town's line of credit. He then answered questions posed by the Town Council.

10. COMMITTEE REPORTS:

A. Cultural Affairs Committee Report

Chairperson Felicia Salazar presented the report and stated that the committee has 3 open seats. She stated that the committee's next Main Street Live Concert will be taking place on January 26th. She then stated that their Black History Month Initiative has been scheduled

for February 21st, the Women of Distinction Luncheon will be on March 14th and the Paint a Picture with Mom event will be on May 9th. She then explained the committee's Cultural Center Collaboration Initiative, where the committee is working to establish a Cultural Center in Miami Lakes. She then provided an update on the preparation for the Town's 25th anniversary celebration. She then answered questions posed by the Town Council.

11. SPECIAL PRESENTATIONS:

None.

12. CONSENT CALENDAR:

Councilmember Fernandez moved to approve the Consent Calendar. The motion was seconded by Councilmember Sanchez. The motion passed 6-0.

A. Approval of Minutes

September 11, 2025	Special Call Meeting
September 11, 2025	1 st Budget Hearing
September 15, 2025	Attorney-Client Executive Session
September 16, 2025	Regular Council Meeting
September 23, 2025	Sunshine Meeting on BGEC Traffic Solutions
September 25, 2025	Special Call Meeting
September 25, 2025	2 nd Budget Hearing

The minutes were approved in the Consent Calendar.

B. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND, UPON MUTUAL AGREEMENT, EXECUTE CONTRACTS WITH MIAMI SOFTBALL LEAGUE CORP. FOR THE PROVISION OF ADULT ATHLETIC PROGRAM SERVICES PURSUANT TO ITN 2025-23; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AUTHORIZATION OF THE TOWN MANAGER; PROVIDING FOR AN EFFECTIVE DATE.

The item was pulled by Councilmember Sanchez for discussion, during the New Order of Business section of the agenda.

Councilmember Sanchez made a motion to approve the item, as long as there is terminology in the contract, where a percentage of the money collected from the players comes back to the Town. The motion was seconded by Mayor Dieguez.

Parks & Recreation Director, Mr. Bajdaun, answered questions posed by the Town Council. The motion passed 6-0.

Mayor Dieguez then recognized Councilmember Ian Vallecillo from the City of Sweetwater.

- C. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AUTHORIZING THE TOWN MANAGER TO EXECUTE CONTRACTS WITH ECOSTRATA SERVICES, INC. AND BELL TOWER CONSULTING GROUP, LLC, PURSUANT TO RFP 2025-16 FOR GRANT WRITING AND SUPPORT SERVICES; PROVIDING FOR AUTHORIZATION OF EXPENDITURES NOT TO EXCEED BUDGETED FUNDS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Morera pulled the item.

Grants and Governmental Affairs Manager, Ms. Olivia Shock, answered questions posed by the Town Council. She stated that it is a flat monthly fee for the Grants Consultant, regardless of how many grants they submit a month. The consultant recommended by the evaluation committee should be paid the monthly fee of \$4,125.

Vice Mayor Morera moved to adopt and approve Item 12C and the motion received a second from Councilmember Sanchez. Based on further information provided via discussion, Vice Mayor Morera made an amendment to his motion to adopt item 12C, however, instructing that it will not be a three-year period with two one-year options; rather, he wants a one-year with four one-year renewal options or as close to that as possible. Vice Mayor Morera stated that he basically wants Town Staff to re-negotiate for those terms. Councilmember Sanchez seconded the amendment for discussion.

Town Manager Pidermann explained that we can terminate the contract at any time and go back out to bid whenever we want, within 30 days' written notice, as per section 8a "Town's Right to Terminate".

Vice Mayor Morera's amended motion passed 6-0 and the main motion passed 6-0.

- D. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AUTHORIZING THE APPROVAL OF A CONTINGENT FEE RETAINER AGREEMENT WITH HEVIA HECHTMAN BALDWIN, LLLP D/B/A HEVIA HECHTMAN BALDWIN TRIAL LAWYERS FOR THE PURPOSE OF REPRESENTING THE TOWN IN PURSUING REIMBURSEMENT OF LEGAL FEES PAID IN CONNECTION WITH THE MATTER OF *MICHAEL PIZZI V. TOWN OF MIAMI LAKES* FROM THE TOWN'S FORMER INSURANCE CARRIER, PREFERRED GOVERNMENT INSURANCE TRUST (PGIT) AND/OR ITS AGENTS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Morera pulled this item and stated that he has no conflict of interest nor any financial interest but to avoid the appearance of impropriety, he disclosed that he was once an employee of Trujillo, Vargas, Ortiz, Gonzalez Law Firm, which one of the partners was Mr. Hevia. Vice Mayor Morera disclosed that once a year, he goes fishing with Mr. Hevia, that he pays for his own fishing trip and that although there is no conflict of interest, he still wanted full transparency.

Deputy Town Attorney Lorenzo Cobiella stated that this is not going to any litigation. He then explained the case and stated that this is about a settlement that the Trujillo Law Firm assisted Gastesi Law Firm regarding an insurance settlement, with regards to the civil Pizzi matters

case. He explained that the insurance settlement was that they would give us a certain percentage of any fees that the Town would incur. He then added that there are a couple of fees that are still outstanding. Since this is a new firm, for transparency purposes, Gastesi Law Firm is bringing this matter to the Town Council so it can get approved and then Gastesi Law Firm can finalize those final payments.

Vice Mayor Morera then moved the item, and it was seconded by Mayor Dieguez. The motion passed 6-0.

- E. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AUTHORIZING THE TOWN MANAGER TO APPROVE CHANGE ORDER NO. 2 TO MARLIN ENGINEERING, INC. (“MARLIN”) WORK ORDER NO. 2 UNDER CONTRACT 2021-43 FOR CIVIL ENGINEERING AND RELATED SERVICES, FOR ADDITIONAL PROFESSIONAL ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED THIRTEEN THOUSAND EIGHT HUNDRED TEN DOLLARS AND 00/100 (\$13,810.00); PROVIDING FOR AUTHORIZATION OF EXPENDITURE OF FUNDS FROM PROJECT CONTINGENCY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Morera pulled the item to state that the memo on page 266 of the agenda states that a key feature of the town of Miami Lakes is its paved bike trails and that the preservation and expansion of these trails are essential components of the Town’s Strategic Plan. Vice Mayor Morera emphasized that we need to be very careful about how we go about that expansion. He stated that this is now an off-road project that is going to expand the sidewalk. He then read from the agenda “a tree inventory and a tree disposition and stated that in this town, we don’t dispose of trees. He then moved the item “as is”, and the motion was seconded by Councilmember Herzberg, but he stated for no trees to be cut, nor jeopardized in any sort of way and if it does, he will then bring an item to the agenda, to cancel the project.

Town Manager Pidermann stated that before the design gets finalized, Town staff will complete the tree inventory and that Town Staff will report back to the Town Council.

Public Works Director, Mr. Omar Santos, explained that he already expressed Vice Mayor Morera’s concern with the consultant of this item. He also explained that staff is working with FDOT to prevent any negative impact on the trees. The motion passed 6-0.

- F. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AUTHORIZING THE IMPLEMENTATION OF THE “RESI-PAY TREE TRIMMING MAINTENANCE PROGRAM”; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Sanchez moved to approve this item and the motion was seconded by Councilmember Garcia. Councilmember Sanchez asked questions regarding the cost for a resident to pay in order for someone to review the tree and determine if it’s eligible or not for trimming. The Director of Parks and Recreation, Mr. Jeremy Bajdaun, answered questions posed by the Town Council and explained that the application fee is \$25. He explained that the application starts the process and that all the information is included in the criteria page,

which will be included in the application packet. This information will also be included in social media and in the Town Website. Councilmember Sanchez then moved to approve the item but to also include the \$25 application fee on the application packet. The motion passed 4-0; Councilmember Fernandez, Councilmember Cuadra Garcia and Vice Mayor Morera were absent.

- G. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING AN AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND THE TOWN OF MIAMI LAKES FOR THE 59TH AVENUE ROADWAY PROJECT; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

This item was moved by Councilmember Sanchez, and he emphasized that there is no additional costs because this was already written in the scope of the project.

The Public Works Director, Mr. Omar Santos, answered questions posed by the Town Council. He provided information on this item. Councilmember Herzberg seconded the motion and it passed 4-0; Councilmember Fernandez, Councilmember Cuadra Garcia and Vice Mayor Morera were absent.

- H. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING RESOLUTION NO. 12-1041 ESTABLISHING THE NEIGHBORHOOD IMPROVEMENT COMMITTEE; PROVIDING FOR MODIFICATION OF THE COMMITTEE'S MEETING FREQUENCY; CLARIFYING THAT THE STANDARDIZED COMMITTEE RULES, REGULATIONS, AND PROCEDURES ADOPTED BY RESOLUTION NO. 25-2123 SHALL GOVERN IN THE EVENT OF ANY CONFLICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AUTHORITY TO IMPLEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Sanchez presented the item and stated that for the Neighborhood Improvement Committee to meet bi-annually with the HOA's is too little time. He then stated that he would like the Neighborhood Improvement Committee to meet 3 times a year with the HOA's. Councilmember Sanchez then moved to approve the item but for the NIC to meet 3 times a year instead of bi-annually. Councilmember Herzberg seconded the motion. After discussion, Councilmember Sanchez withdrew his motion, and stated that he wanted to keep the NIC meeting with HOA's twice per year. Councilmember Fernandez seconded the motion, and it passed 5-0. Then the main motion passed 5-0.

- I. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A TURF AND LANDSCAPE MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT"); PROVIDING FOR IMPLEMENTATION; AUTHORIZING THE TOWN MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE TOWN MANAGER TO EXECUTE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

This item was approved in the Consent Calendar.

13. ORDINANCE- FIRST READING:

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING SECTION 13-1509. FENCES, WALLS AND GATES OF THE CODE OF THE TOWN OF MIAMI LAKES; AMENDING THE REGULATIONS FOR FENCES ON SIDEYARDS FACING A STREET, EAST OF THE PALMETTO EXPRESSWAY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

The Deputy Town Attorney, Lorenzo Cobiella read into the record the title of the ordinance in first reading.

The Principal Town Planner, Ms. Susana Alonso, introduced the ordinance and stated that this ordinance is about providing the residents that live on the east side of town, with options for them to have some degree of fencing, when facing a street; she explained that this is about properties that are in corners and are facing streets on their sides, and that now are required to fence adjacent to the main structure and are now required to fence at the same heights as the main structure. She added that this ordinance will give them a little leeway to be able to fence in and create some privacy. This would be to put it 5 feet from the structure; a minimum of 10 feet from the street and at a maximum of 5 feet from the home.

Councilmember Sanchez moved to approve, and Councilmember Fernandez seconded the motion. The Town Clerk called the roll, and the ordinance passed 6-0.

14. ORDINANCE IN SECOND READING:

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE OFFICIAL ZONING MAP TO REZONE A 7.7 +/-ACRES LOCATED ON THE EAST SIDE OF NW 74TH AVE BETWEEN NW 143RD ST AND NW 145TH STREET, AS MORE PARTICULARLY DESCRIBED AT EXHIBIT "A", FROM THE GU, GENERAL USE, TO THE RU-1, SINGLE FAMILY 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.

The Deputy Town Attorney Lorenzo Cobiella, read the title of the ordinance into the record.

Mayor Dieguez opened the public hearing. There being no one wishing to speak in Council Chambers, Mayor Dieguez then asked Town Clerk Inguanzo to check if there was anyone wishing to speak in remote public comments. Town Clerk Inguanzo called the names of all the participants she saw on the computer screen. The participants were: Ms. Kristen Hayes, who stated that she did not wish to speak; Mr. Oscar Martinez, who remained silent; Mr. Naji, who stated he wished to remain silent and there was a nameless participant who remained silent.

There being no wishing to speak, Mayor Dieguez closed the public comments section of the Public Hearing.

Principal Town Planner, Ms. Susana Alsonso presented the item and explained that this item is in second reading, and that it is to rezone the area located on the east side of NW 74 Avenue, between NW 143 Street and NW 145 Street, adjacent to the Palmetto Expressway & I-75 Gragny Interchange, to rezone into residential single family, from the Gu, to the RU-1, single family residential district. She stated that Town Staff recommends approval of this ordinance amending the zoning of this area.

Councilmember Fernandez moved to approve the ordinance in second reading and the motion was seconded by Vice Mayor Morera.

Principal Town Planner Alonso answered questions posed by the Town Council and stated that the affected residents were noticed about this public hearing, that they were given a 30-day notice via direct mail -all properties were posted for this meeting. She also stated that she had the opportunity to meet with many of the owners before the Planning & Zoning Meeting. She clarified she met with many owners and that also met with some of the family members of these property owners, who accompanied the property owners. It was stated that a proper public process was met.

Deputy Town Attorney Cobiella answered questions posed by the Town Council. He stated that Live Local cannot be built on GU and in RU-1. He explained that Live Local says that properties that are industrial or commercial may be turned into mixed-use property, if there is a certain component (40%) that is workforce housing and if the applicant decides to go forward with that, then that limits the Town's ability to be able to review the site plan, and that it has to be approved and reviewed administratively. He also stated that the Comprehensive Development Master Plan of the Town lists that area as low density residential, so that area would not apply for Live Local. Deputy Town Attorney Cobiella also stated that RU-1 is making it the most restrictive residential zoning allowable under our Town Code.

After discussion, the Town Clerk called the roll, and the motion passed 6-0; Councilmember Cuadra Garcia was absent.

15. RESOLUTIONS:

QUASI-JUDICIAL PUBLIC HEARING-

A. COND2025-0218, requesting a Conditional Use to expand operations to 19 elementary students

HEARING NUMBER: COND2025-0218
APPLICANT: Educational World Learning Center
FOLIO: 32-2013-057-0010
LOCATION: 16470 NW 59th Ave
MIAMI LAKES, FLORIDA 33014
ZONING DISTRICT: IU-C

In accordance with the Town of Miami Lakes Land Development Code (the "Town LDC") Educational World Learning Center (the "Applicants") are requesting a Conditional Use to expand operations to include 19 elementary students.

The Deputy Town Attorney read the quasi-judicial instructions into the record. He then read into the record COND2025-0218, requesting Conditional Use to expand operations to 19 elementary students.

The Town Clerk swore in all the participants wishing to speak in the item. The Town Clerk then stated for the record that she received completed ex-parte communications forms from the following elected officials: Mayor Dieguez, Vice Mayor Morera, Councilmember Fernandez, Councilmember Garcia, Councilmember Herzberg and from Councilmember Sanchez. All elected officials stated that no ex-parte communications were held.

Principal Town Planner Alonso presented the item and stated that the applicant operates a daycare facility encompassing 7,523 square feet of space (2 floors of classrooms) with 3,418 square feet of outdoor space located within an Industrial District (IU-C). She stated that the applicant seeks a conditional use permit to qualify the facility as an educational center to accommodate a total of 133 children, of which 19 children are proposed to be of elementary school age (first grade or higher) and provide 15 dedicated parking spaces (including one parking space for ADA). She explained that this is a daycare center that is governed by agencies that take care of smaller children and now they are transitioning to add some elementary school children to their roster, which have different requirements, particularly as to open space.

Principal Town Planner Alonso stated that Town staff is recommending approval with a lot of conditions, as Town staff has a lot of concerns regarding the availability of open space for the bigger children. She also explained that to satisfy the Town's requirements, they are proposing to utilize an adjacent lot for that additional open space and town staff would like to have documentation, which has not been received yet, as a covenant in due to title, in order to tie those two lots together, as well as additional landscaping and improvements on the adjacent lot, in order to be utilized as open space to the children. Ms. Alonso then entered the letter of intent into the record.

Mr. Eduardo Vazquez, the architect for the applicant, provided testimony in favor of the Applicant's application.

Ms. Valerie Sanchez, an attorney at Alejandro Villario, P.A., stated that she is the attorney for Miami Lakes Professional Center Condominium Association. She stated that the application is a direct violation of the Association's governing documents and asked the Town Council to disapprove this application. She also provided the Town Clerk with written objections to the application, and she asked for these written objections to be shared with the Town Council. The written objections were from: Miami Lakes Professional Center Condominium Association Inc, 232 Andalusia Avenue Suite 360, Coral Gables, FL 33134; Belamanda investments, LL.C 2711 S. Ocean Dr. 2303 Hollywood, FL 33019; and Pacifica ML Professional Center, LLC 16400 NW 59th Avenue Miami Lakes, FL 33014. The Town Clerk provided the written objection to the Town Council.

Mr. Ruben Sanchez, president and director of the Miami Lakes Professional Center Condominium Association, and owner of the property across the street from Educational World Learning Center, provided testimony in opposition to the Applicant's proposed application.

Mr. Vazquez, Mr. Sanchez, Attorney Sanchez and Ms. Beatrice Zahlene, the applicant, participated in the cross examination of the proceedings and answered questions posed by Town Council.

Deputy Town Attorney Lorenzo Cobiella and Principal Town Planner Susana Alonso answered questions posed by the Town Council.

After discussion, Mr. Vazquez, on behalf of the Applicant, stated that they would like to withdraw the application for a next meeting, to have a chance to address the concerns of Mr. Sanchez and to satisfy the conditions that they have not seen prior to this meeting. Mayor Dieguez responded in the affirmative, -that they can request to table the item.

Principal Town Planner Alonso stated that she would like to revisit the conditions prior to the next time this item gets heard, because she would like to consider the circulation through the community as a possible future condition.

After discussion, Mayor Dieguez closed the public hearing. Mayor Dieguez asked the Deputy Town Attorney, because he is the parliamentarian under the Town Charter, regarding a potential motion to defer this item. Deputy Town Attorney responded that this item should be deferred to a specific date, to preserve the notices.

Vice Mayor Morera then moved to defer to the date of the November 18th Regular Council Meeting. Councilmember Garcia seconded the motion. The Town Clerk called the roll, and the motion passed 6-0.

B. COND2025-0386, requesting a Conditional use to operate a Clinical Research Facility within an industrial district within the town.

HEARING NUMBER: COND2025-0386
APPLICANT: Panax Clinical Research, LLC
FOLIO: 32-2013-034-0010
LOCATION: 5845 NW 158th Street
MIAMI LAKES, FLORIDA 33014
ZONING DISTRICT: IU-C

In accordance with the Town of Miami Lakes Land Development Code (the “Town LDC) Panax Clinical Research, LLC “Applicants”) are requesting a Conditional Use to operate a Clinical research facility within an industrial district within the town.

The Deputy Town Attorney stated for the record that the applicant is absent and that the Principal Town Planner and him suggested this item be deterred to the November 18th Regular Council Meeting.

Vice Mayor Morera then moved to defer the item to the November 18th Regular Council Meeting. The motion was seconded by Councilmember Fernandez and the motion passed 6-0.

16. NEW BUSINESS ITEMS:

A. Public Records Modernization and Transparency Improvements (Herzberg)

Councilmember Herzberg presented his item and moved to work with the Office of the Town Clerk to look at options to improve the way public records and council meetings are found on the Town Website, including resolution audit and contract portal, if it comes at no cost. He also stated that he wants to work with the Town Attorneys on some ADA issues and come back to the Town Council with these options. Vice Mayor Morera seconded the motion. There being no further discussion, the motion passed unanimously 6-0.

B. Public Safety Protocols (Dieguez)

Mayor Dieguez presented his item and moved to direct Town staff to bring back policies that prohibit the use of bicycles for the neighborhood patrols led by our Town Police Department and secondly, have Town staff come back with policies on directive patrols and other steps we can take to monitor the Airbnb's, once we get the registry up and running. Vice Mayor Morera seconded the motion.

Major Jose Gonzalez provided feedback on the use and effectiveness of bicycles by the Police Department officers in the Town, he shared what types of enforcements they are working on as far as Airbnb complaints, and he answered questions posed by the Town Council.

Building Department Director, Mr. Daniel Angel, answered questions posed by the Town Council.

After discussion, Mayor Dieguez moved to amend his motion and to remove part of his motion dealing with the sworn officers on bicycles and leaving in the portion for Town staff to come back to a council meeting, explaining the protocol with respect to Airbnb's and with directed patrols and other measures they can take to ensure compliance with Town Code. Vice Mayor Morera seconded the amendment, and all were in favor. The motion as amended, passed 6-0.

C. Golf Cart Pool (Garcia)

Councilmember Garcia presented his item and moved to create a golf cart pool, to encourage parents in the Bob Graham Education Center area, to register with the school to reduce traffic by lowering the number of cars that are dropping off students, and he added he would like to work with Town staff, the Youth Activities Task Force and the Educational Advisory Board, to come up with a plan to do that and get that list going and to also provide a discount or remove the fee for registration for any parent that is part of this pool. Vice Mayor Morera seconded the motion for discussion.

Vice Mayor Morera addressed his concerns for the part of the fee reduction and the enforcing of it, but he did state interest in creating the golf cart pool and added that Mayor Dieguez, as the designee for intergovernmental relations, needs to bring this to the School Board, to see what the procedure would be like and whether the School Board would accept this. Councilmember Fernandez suggested coming up with a plan just for drop-off. Councilmember Garcia stated that speaking with the principal of the school to work on the details is important.

Mayor Dieguez stated he plans on reaching out to School Board Member Robert Alonso about items related to the Town and this issue. Vice Mayor Morera clarified that part of the motion is to direct Town staff to back up Mayor Dieguez on any logistics or assistance he may need. The motion passed 6-0.

D. Discussion on SB 180 and City of Homestead R2025-09-121 (Fernandez)

Councilmember Fernandez presented his item and first stated that he does not want to join the lawsuit, but that he wants to have a discussion with his colleagues. He stressed that there are so many things that restrict us in regard to eroding of our Home Rule and he mentioned that perhaps the Town Attorneys should draft a resolution where we push back on these things urging our representatives to pass legislature that clarifies that SB180 is only for the purpose it was originally intended– to help the hurricane ravaged areas of the SW coast to recover. Mayor Dieguez added that it seems like the bill is being expanded dramatically in its scope.

Mayor Dieguez clarified the motion is to propose a resolution to be drafted and to send to our state legislature as well as other pertinent parties such as the chairman of the bills where SB 180 was heard, and express our opposition to SB 180 being used for anything other than its intended purpose which was to support the hurricane ravaged areas in the southwest coast. Councilmember Herzberg seconded the motion.

Deputy Town Attorney Cobiella provided clarity on how SB 180 is drafted and after some discussion, Councilmember Herzberg moved to join the lawsuit and spend the \$10,000 and Vice Mayor Morera seconded the motion. Vice Mayor Morera then stated that perhaps we can join as an amicus brief and requested our Town Attorneys to include in their monthly Attorney’s Report, an update on the status of this Homestead litigation and as soon as the opportunity arises for an amicus brief, we do one. Councilmember Herzberg stated he is in favor of Vice Mayor Morera’s recommendation and made a strike all amendment. All were in favor of the strike all amendment by Vice Mayor Morera.

The main motion as amended, passed 6-0.

E. Technology Upgrades (Sanchez)

Councilmember Sanchez presented his item stating he would like to meet with our IT and Building Department to discuss ideas to discuss current software available on the market that may be at a lower cost and enhance the user experience. After discussion it was determined the request to meet with Town staff does not require a vote from the Town Council and it was stated that Councilmember Sanchez can coordinate a meeting through the Town Manager’s Office and meet with IT and the Building Department. No motion was necessary.

F. Fund Restriction (Morera)

Vice Mayor Morera moved to waive Section 7.2 of the Special Rules of Order and Councilmember Herzberg seconded the motion and all were in favor.

Vice Mayor Morera presented his item and motioned to direct Town staff to take all necessary actions, including coordination with the developer of the Lucida development if required, to effectuate the removal of the existing restrictions on the \$240,725 currently

held in the “Special Revenue Fundst– Other” account. Councilmember Herzberg seconded the motion.

Vice Mayor Morera clarified he is trying to move the restriction into the general fund, a different special revenue fund or giving back that money to our residents through the tax stabilization fund so that we don’t have to increase taxes.

Deputy Town Attorney Cobiella stated he would come back with more information. He also provided proper procedure for how to move forward with the item and stated anything that we are finally able to accomplish will need to be done through the Developer agreeing to it.

G. Resolution & Letter Supporting Responsible Property Tax Relief and Protection of Local Control and Small Government (Herzberg)

Councilmember Herzberg presented his item and stated that he believes in property tax relief for everyone but that this relief needs to be done responsibly without unfunded mandates. He then moved to consider adopting a formal resolution sent with a joint letter from the Town Council, urging the State Legislature to pursue tax relief strategies that protect core services that do not rely on unfunded mandates, and to avoid punitive consequences for well-managed municipalities. Councilmember Herzberg emphasized about responsible action, responsible relief. Mayor Dieguez second the motion.

Deputy Town Attorney Cobiella provided feedback on a workshop that was held by the City of Doral to consider a similar idea as to what Councilmember Herzberg is proposing and he gave background on recent House bills that passed. He mentioned that these bills are completely getting rid of homestead taxes and getting rid of veterans and senior exemptions, which would be horrible for the Town.

Mayor Dieguez gave additional remarks and Councilmember Herzberg emphasized that he would like to urge the State Legislature to reach out to municipalities like ours, before they make decisions on putting these things on the ballot. He would like to get the numbers from the Finance Department first and then for a resolution to be drafted.

Mayor Dieguez then asked his assistant, Mr. Joshua Villorin and Deputy Town Attorney Cobiella, to advise him when the Committee on Property Taxes from the House will meet, so he can get updates and perhaps he can take a trip up to Tallahassee with Town Manager Pidermann early next year, to be part of the public testimony on the issue. Mayor Dieguez stated he is open to Councilmember Herzberg drafting the letter, for the Town Council to review.

Town Manager Pidermann stated that Town staff will analyze the half dozen bills that were passed in the House and start working on trying to price them out and figure out what the impact of each of those individual bills would mean to the Town. After further discussion, Councilmember Herzberg stated he would draft a letter and that he would bring it back to discuss it in November Regular Council Meeting and then determine how the Town Council would proceed.

The motion passed unanimously 6-0.

H. Miami Lakes Tree Nursery (Dieguez)

Mayor Dieguez presented his item and moved to direct Town staff to identify a site for use as a Town owned or leasing option, to operate a tree nursery that will grow trees to be used for future tree plantings in an effort to reduce future tree replacement costs. If the size of the proposed nursery is substantial enough, the Town can also consider limited tree sales with the proceeds going toward offsetting the costs of the tree nursery and, if there are excess sales beyond the cost of maintenance, then any excess money will go toward the Tree Replacement Line item each budget year to further defray costs or enhance that budget line item. Councilmember Garcia seconded the motion. After further remarks, the motion passed 6-0.

I. 59th Avenue Project Guarantee (Garcia)

Councilmember Garcia presented his item. He moved to guarantee that we start the 59 Ave project within 6 months and complete it within a year and a half, encouraging us to hire a full-time Project Manager within 60 days to save taxpayers time and money on the project. Councilmember Sanchez seconded the motion for discussion.

Councilmember Garcia clarified that the new project manager would be paid for by the capitol project funds that we have for this specific project. Vice Mayor Morera stated we already have a consultant by the name of Kimley Horn and he stated that he does not see how hiring a project manager would save taxpayers time and money.

Town Manager Pidermann provided feedback and referenced information provided by Public Works Director Santos, regarding Kimley Horns' role in the project. He stated that during negotiations their attorneys proposed shifting the role from a leadership position to more of a supportive one and that Town staff will still need to remain involved in the project. He also stated that they are currently in the process of issuing the first work order of \$50,000 and have an estimated total cost over the life of the project of \$140,000 and that it is budgeted for the project. Public Works Director, Mr. Omar Santos provided additional feedback regarding the status of the project and answered questions posed by Town Council.

After further discussion Vice Mayor Morera suggested letting Town staff continue their efforts and Councilmember Garcia moved to lay the item on the table. This was seconded by Mayor Dieguez, and all were in favor.

J. Police Presence (Sanchez)

Councilmember Sanchez presented his item and moved to amend his original recommendation that would have instructed the Town Manager to reduce the amount of deputies from 6 to 2 at Bob Graham Educational Center; Councilmember Sanchez stated that he wants to continue staffing the 6 deputies so that our residents don't get affected in a severe way by the traffic that would be caused by the reduction of force by our officers and to instruct Town staff to create a budget, an estimate as to how much it would cost to

do a 1000 linear feet of 10 foot fence at Bob Graham Education Center, so we can get the ball rolling for appropriations. Vice Mayor Morera seconded the motion.

The motion passed 6-0.

K. Grants Protocol (Morera)

Vice Mayor Morera moved to waive section 7.2 of the Special Rules of Order, Councilmember Garcia seconded and all were in favor.

Vice Mayor Morera presented his item stating there are going to be two separate motions; first, to establish uniform protocols for how grants are to be presented to the Town Council, for all requests seeking Town Council authorization either to apply for, or to accept, grant funding as described in his written memo. Councilmember Herzberg seconded the motion, and the first part of the motion passed 6-0.

Vice Mayor Morera then stated his second motion that all items requesting Town Council authorization to apply for, or to accept, a grant be placed under the Resolutions portion of the agenda, rather than the Consent Calendar, to ensure these items receive appropriate public discussion and scrutiny. Councilmember Sanchez seconded the motion.

Mayor Dieguez shared his opposition towards the second part of the motion and stated we don't think we need to bring out every grant out into a separate discussion especially if it is something that has unanimous support, all it does is prolong the meeting and add unnecessary discussion time. After further discussion the second part of the motion passed 4-2. Mayor Dieguez and Councilmember Fernandez voted in opposition.

L. Organizational Structure and Efficiency Review (Herzberg)

Councilmember Herzberg presented his item and motioned to direct staff to prepare and issue a solicitation for an independent organizational and efficiency review, with the report delivered directly to Town Council. The purpose of this review would be to: (i) Identify whether departments should be rebalanced, consolidated, or expanded; (ii) Provide insight into long-term staffing sustainability as we remain a contract city, as well as potential opportunities for in-house positions that are currently contracted; (iii) Support future financial planning, including the possibility of future tax reductions or state-mandated constraints.

Councilmember Herzberg added that this is the first step of the potential to look at this type of study, and he asked staff to figure out what a review like this would cost and then decide whether or not it is something we want to do. Vice Mayor Morera seconded the motion.

After further discussion it was determined that this does not impede the Town Manager's authority. The motion passed 6-0.

M. Removal of Certain Hedges from 87th Avenue (Dieguez)

Mayor Dieguez presented the genesis of his item. Mayor Dieguez then moved to remove certain hedges along NW 87th Avenue south of Miami Lakes Drive. Vice Mayor seconded the motion.

Vice Mayor Morera recommended staff to come back with pricing for the expense of removing the hedges and replacing it with sod. Mayor Dieguez stated he is in favor and has no issue with that direction.

Councilmember Garcia made an amendment that anywhere in the Town, where we have shrubs that are dying, we should remove. Mayor Dieguez seconded the amendment and stated he would like staff to identify where similar types of hedges exist and come back and report to the Town Council. The amendment passed 6-0.

The main motion as amended passed unanimously 6-0.

N. Capital Funds (Garcia)

Councilmember Garcia presented his item and moved to direct Town staff to allow for us to make a change to the ordinance that allows funding for new park projects and also allow that to open up for current park projects or current fixing of infrastructure for our current parks as well.

Town Manager Pidermann answered questions by Councilmember Garcia and provided feedback stating that staff is already taking steps to developing our own standalone impact fee ordinance and taking the first step in doing the study that will allow us to do that.

After further remarks, Councilmember Garcia restated his motion for staff to continue their efforts in amending the impact fee ordinance. Vice Mayor Morera seconded the motion.

The motion passed 6-0.

O. Reimbursement of Police Coverage Costs for Resident- Led Vigil and Review of Policy (Herzberg)

Prior to the item Mayor Dieguez moved to extend the meeting to 12:30 a.m. Vice Mayor seconded the motion, and all were in favor.

Councilmember Herzberg made a motion to waive Section 6.10 & 7.2 of the Special Rules of Order. Councilmember Sanchez seconded and all were in favor.

Councilmember Herzberg presented his item and explained there are two parts to his motion. The first is to reimburse the organizers of that event, for the Police Department to cost and second, moving forward, to make sure that these types of events do not have any

cost or insurance requirements; he stated that Town staff needs to revise the ordinance and for Town Manager to come back with the revisions. Vice Mayor Morera seconded the motion.

Mayor Dieguez shared he is in favor of the item due to the fairness issue, referencing never being reimbursed for police presence at previous protests that took place within the Town and after further remarks it was stated that Deputy Town Manager Lopez is going to try to adapt our rules to reflect the National Park Service and Vice Mayor Morera stated that it will be included in the Town codification, how the National Park Service does it. After further comments, the motion passed 6-0.

P. Reviving Karate Program (Dieguez)

Mayor Dieguez moved to waive Section 6.10 of the Special Rules of Order for this item. Councilmember Sanchez seconded the motion and all were in favor.

Mayor Dieguez presented his item and stated that he found out that Town staff already is working on reviving the Karate Program, which was cut from this fiscal year's budget, and that the cost of this program would be paid for by the participating families, instead of the Town.

Parks & Recreation Director Mr. Jeremy Bajdaun provided additional feedback regarding how the Karate Program will continue and answered questions posed by Town Council. He emphasized that the cost of this program will be paid by the participating families.

After further remarks, Mayor Dieguez withdrew his item, and no motions were made.

Q. Responsible Budget Planning (Dieguez)

Mayor Dieguez moved to waive 6.10 of the Special Rules of Order for this item. Vice Mayor Morera seconded, and all were in favor.

Mayor Dieguez presented his item and motioned to direct staff to come back with a comprehensive study to develop a funding plan that accounts for the loss of revenue from eliminating property taxes for homesteaded properties and after further remarks, Councilmember Garica seconded the motion.

There being no further discussion, the motion passed 6-0.

R. Loch Lomond Upgrades (Sanchez)

Councilmember Sanchez made a motion to waive Section 7.2 of the Special Rules of Order, the motion was seconded by Vice Mayor Morera and all were in favor.

Councilmember Sanchez presented his item and moved to direct staff to prepare a cost estimate and to reach out to the County for both the widening of Turnberry Drive and the

complete renovation of the guardhouse. Upon completion, the proposed costs should be presented to the residents of the Loch Lomond Special Taxing District for review and approval, as all associated expenses will be funded by the district's residents. Councilmember Garcia seconded the motion.

Vice Mayor Morera stated that at the Special Taxing District Workshop, it was discussed that the HOA was going to take a formal vote and to recommend them to take that formal vote and use that to direct staff to prepare a cost estimate. Vice Mayor Morera then moved to table this item to the next regular council meeting and for this to be presented to the Town Council, with the blessing of the HOA so that the Town Council knows what to approve. Councilmember Herzberg seconded the motion.

After further remarks the motion to table the item to the November 18th Regular Council meeting by Vice Mayor Morera was approved 4-2. Councilmember Garcia and Councilmember Sanchez voted in opposition.

MAYOR AND COUNCILMEMBER REPORTS

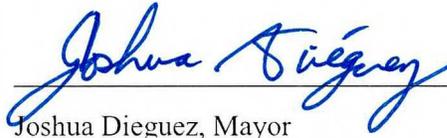
a. Update on Canal Stabilization (Cuadra Garcia)

Councilmember Cuadra Garcia was absent; therefore, his report will be deferred to next month.

18. ADJOURNMENT:

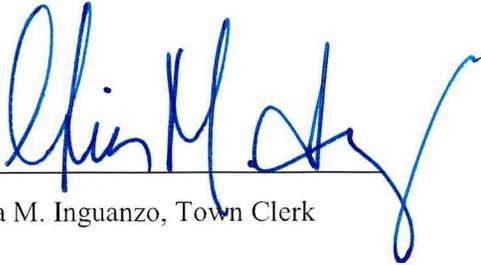
There being no further business to come before the Town Council, the meeting was adjourned at 12:09 am.

Approved this 18th of November 2025.



Joshua Dieguez, Mayor

Attest:



Gina M. Inguanzo, Town Clerk