

MINUTES
Regular Council Meeting
July 21, 2026
6:30 p.m.
Government Center
6601 Main Street
Miami Lakes, Florida 33014

1. PROCLAMATIONS, RECOGNITIONS AND AWARDS:

Mayor Dieguez presented a proclamation to the Town's Parks and Recreation staff. He explained Parks and Recreation are an integral part of the community, and he explained that the Town of Miami Lakes highlights the benefits derived from Parks and Recreation Resources. Mayor Dieguez proclaimed July 2026 as Parks and Recreation Month in the Town of Miami Lakes

2. CALL TO ORDER:

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

3. MOMENT OF SILENCE:

The moment of silence was led by Councilmember Sanchez.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Councilmember Fernandez.

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

Councilmember Sanchez moved to combine Items 16G and 16H and to discuss Item 10A and 10B after Public Comments. Councilmember Fernandez moved to approve the New Order of Business. Vice Mayor Morera seconded the motion, and all were in favor.

After the Consent Calendar was approved, Mayor Dieguez moved to reopen the Order of Business. Vice Mayor Morera seconded the motion, and all were in favor. Mayor Dieguez then moved to amend the agenda and combine Items 16A and 16B to be taken up concurrently, and to move Item 15A next in discussion and before Ordinances in first

reading. Councilmember Fernandez seconded the motion. The motion passed 6-1; Councilmember Garcia voted in opposition.

6. PUBLIC COMMENTS: (Youtube 9:59)

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

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

Mr. Sam Budlong came before the Town Council to participate in Public Comments. He stated that he is in opposition to GMX's proposal to build entrances and exits at 67th Avenue, that in 1984, Lake Patricia residents objected against the exact same project. Mr. Budlong explained that the project proposed by GMX would be ruinous to Miami Lakes Neighborhoods. He stated that GMX has failed to make any mention of the dangers this project would expose to two school zones, each located within a quarter mile of the Gratigny Expressway. He respectfully urged the Town Council to listen to their constituents and to put forward and pass a resolution rejecting this project forever.

Mr. William Perez came before the Town Council to participate in Public Comments. He explained that GMX's current proposal fails to comply with the National Environmental Policy Act. He stated that no environmental evaluation is included in GMX's documents and that an environmental study must be conducted before any decisions are made.

Ms. Lourdes Tella came before the Town Council to participate in Public Comments. She stated that she is in opposition to GMX's proposal to build on and off ramps at 67th Avenue. She also stated that the Senior Citizen Programs have been cancelled and emphasized that as of June 26, 2026, all Senior Exercise, Computation and Sewing classes have been cancelled. She urged the Town Council to resolve this issue.

Ms. Ileana Colombo came before the Town Council to participate in Public Comments. She explained that in the Lake Patricia area, the noise from the Gratigny expressway has continued to worsen. She stated that according to the NIH, traffic noise that exceeds 50 decibels causes disease. She urged the Town to conduct their own noise abatement study with an independent company.

Mr. Derek Cintron came before the Town Council to participate in Public Comments. He stated that he is in opposition to GMX's proposal to build on and off ramps at 67th Avenue. He explained that GMX's proposal is not going to alleviate the traffic in Northwest Hialeah. He urged the Town Council to put a stop to this project.

Mr. Jose Placeres came before the Town Council to participate in Public Comments. He suggested that the Town look into building on and off ramps closer to the Royal Oaks Area and stated that GMX's proposal is not going to work.

Ms. Dottie Wix came before the Town Council to participate in Public Comments. She stated that she is in opposition to GMX's proposal to build on and off ramps at 67th Avenue. She explained that GMX's proposal will ultimately make traffic worse.

Ms. Hope Reynolds came before the Town Council to participate in Public Comments. Ms. Reynolds stated that she would like to know the next steps to dissolve the district, that ordinance 24-331 explains that a petition is required from an HOA or property owners. She asked if the Lake Glenn Ellen residents should petition as an HOA or gather 86 signatures to meet the 10 percent threshold required by the Town. She also asked the Town Council to provide her with a Town approved form to be discussed at Lake Glenn Ellen's next HOA meeting and stated that this was to be considered as her Public Records Request.

Ms. Patrice Morales came before the Town Council to participate in Public Comments. She stated that she is in opposition to GMX's proposal to build on and off ramps at 67th Avenue. She urged the Town Council to put a stop to this project.

Mr. Oscar Castro came before the Town Council to participate in Public Comments. He stated that he is opposed to GMX's proposal to build on and off ramps at 67th Avenue. He explained that GMX's study is full of holes and further study assessments with data are needed before moving forward.

Ms. Maria Comellas came before the Town Council to participate in Public Comments. She stated that something needs to be done to alleviate traffic within Miami Lakes.

Mr. Patrick Kunkel came before the Town Council to participate in Public Comments. He stated that he is in support of Town Manager Edward Pidermann's Contract.

Ms. Lynn Matos came before the Town Council to participate in Public Comments. She thanked the Town's Communications and Community Affairs Director, Ms. Clarisell de Cardenas, for her commitment to the Town. She also thanked Chairperson Felicia Salazar and the Cultural Affairs Committee for an exceptional 4th of July Event, and she thanked the Parks Department for their hard work.

Ms. Miriam Campos came before the Town Council to participate in Public Comments. She explained that her pool and patio are constantly full of leaves and debris from the trees in her neighborhood. She stated that she would appreciate the Town Council's help in getting the trees trimmed.

Mr. Homero Cruz came before the Town Council to participate in Public Comments. He stated that he is in opposition to GMX's proposal to build on and off ramps at 67th Avenue. He stated that he recommends that the Town Council establish a Town Manager search committee to lead a transparent, inclusive and comprehensive search for a new Town Manager. He respectfully urged the Town Council to take this important step towards ensuring the continuous success and prosperity of the Town.

Mr. Eladio Jose Armesto came before the Town Council to participate in Public Comments. He stated that the Town of Miami Lakes deserves a renewal of its executive leadership, that every successful organization understands that periodic leadership renewal strengthens institutions and prevents stagnation and complacency and that this discussion has nothing to do with the current Town Manager as a professional, that town residents truly

appreciate his years of service. He urged the Town Council to embrace executive leadership renewal.

Mr. Calixto Milian came before the Town Council to participate in Public Comments. He stated that he is in support of establishing a Town Manager search committee. He explained that the Town continues to bleed money with unnecessary projects.

Former Councilwoman Marilyn Ruano came before the Town Council to participate in Public Comments. She stated that she is in support of establishing a Town Manager selection committee and that she is in support of Item 13B, defining a Capital Improvement for Special Taxing Districts.

Former Mayor Michael Pizzi came before the Town Council to participate in Public Comments. He stated that he is in opposition to GMX's proposal to build on and off ramps at 67th Avenue. He explained that this project would involve spending millions of tax dollars and would be ruinous to the Lake Patricia and Lake Hilda Neighborhood's. He further explained that GMX's proposal would not alleviate traffic within the Town. He urged the Town Council to put a stop to this project.

Mr. Aslam Khan came before the Town Council to participate in Public Comments. He stated that the Senior Citizen Programs have been cancelled. He urged the Town Council to resolve this issue.

Ms. Arelys Khan came before the Town Council to participate in Public Comments. She stated that the Senior Citizen Programs have been cancelled. She urged the Town Council to resolve this issue.

Mr. Tony Lam came before the Town Council to participate in Public Comments. He stated that he is in support of Town Manager Edward Pidermann's Contract. He urged the Town Council to support the renewal of Mr. Pidermann's Contract.

Mr. Carlos Andres came before the Town Council to participate in Public Comments. He stated that he is in support of Councilmember Garcia's new business item presented at the June Regular Council Meeting, regarding allowing signs on the swales and stated that the Public Safety Committee will be asking for an allocation of funds.

Mr. Abel Fernandez participated in Public Comments via Zoom. He stated that he is in opposition to GMX's proposal to build on and off ramps at 67th Avenue. He explained that the Town has a renewal of leadership every two years through elections, that the Town Manager is doing a great job and that the Town Clerk should continue to report to the Town Manager.

Town Clerk Inguanzo stated that the Office of the Town Clerk received the following Written Public Comments:

In opposition to GMX's proposal to build on and off ramps at 67th Avenue, emails were received from Mr. Jose Fernandez, Ms. Grace Fernandez, Mr. Gabriel Fernandez.

Regarding Special Taxing Districts, emails were received from Mr. Boris Foster, Ms. Esperanza Reynolds.

In support of Town Manager Pidermann's Contract Renewal, emails were received from Former Vice Mayor Luis Collazo, Mr. JP Garcia, Ms. Katuska Barrero, Mr. Julio Barrero, Mr. Danny Barrero, Ms. Erin Barrero, Mr. Sergio Diez, Mr. Lewis Espinosa, Mr. Rey Valdes, Ms. Bonnie Cintron, Ms. Jacqueline Jebian Garcia, Mr. Jim Hamilton, Ms. Rosalyn Hamilton, Mr. Tom Fabricio, Mr. Anthony Garcia, Mr. Antonio Lam, Mr. Albert Heras, Mr. Mike Anchia, Mr. John Aleman, Ms. Connie Pena, Mr. Mario Morales, Mr. Eugenio Ochoa, Mr. Enrique Suarez, Mr. Louis Jane, Ms. Dianna Jane, Ms. Victoria Martinez, Mr. Peter Montanez, Mr. Ricardo Gonzalez, Ms. Martha Gonzalez, Mr. Luis O. Martinez, Mr. Sergio Penton, Mr. Fred Senra, Mr. Juan Carlos Pena, Ms. Marlen Gonzalez, Ms. Omaid Torres, Ms. Elsie Alvarez, Mr. Lester Barreras, Mr. Ihosvany Pino, Ms. Leticia Rodriguez, Mr. David Rodriguez, Mr. Mike Martinez, Mr. Mario Morales Jr, Mr. Adrian Baste, Ms. Lynn Matos, Mr. Nicholas Mata, Mr. Danny Cardeso, Mr. Jorge Alvarez, Mr. Antonio J. Sanchez, Mr. Andres Miyares, Ms. Natacha Caballero, Mr. Jose Caballero Ms. Gladys Jimenez, Mr. Jose Bueno, Mr. Albert del Castillo, Ms. Lourdes M. Barreras, Mr. Angel Martinez, Ms. Gloria Martinez, Mr. Ray Palacios, Mr. Abel Fernandez, Mr. AJ Garcia, Mr. Tomas Bello, Mr. Daniel Barrero, Mr. Bobby Costa, Ms. Elissa Martinez, Ms. Vivian Aleman, Mr. Rafael Lucas, Ms. Andrea Graham Rechichi, Mr. Pierre Jebian and Ms. Katie Martinez.

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

7. APPOINTMENTS:

Mayor Dieguez announced the following appointments:

Ms. Cristina Gonzalez to the Public Safety Committee by Councilmember Garcia.

Mayor Dieguez stated for the record that there was one resignation and one removal due to Absences.

8. MANAGER'S REPORTS:

A. Monthly Police Report (Ulloa)

Major Ulloa presented the Police Report and answered questions posed by the Town Council.

Councilmember Cuadra Garcia requested additional supervision regarding vehicles speeding on Miami Lakes Drive heading eastbound towards NW 67th Ave. Mayor Dieguez requested police officers to continue to stay vigilant of teenagers parking in handicap spots at the Park Centre Shops, and to appropriately cite them for those who have an improper handicap pass or are taking up those spaces.

B. Public Works Monthly Infrastructure Report (Santos)

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

C. Alternative Color Schemes for the Proposed NW 77th Court Entry (Bajdaun)

Parks & Recreation Director Bajdaun presented the item and answered questions posed by Town Council.

After discussion on what color scheme options Town Council prefers for the proposed NW 77th Ct entry feature, Vice Mayor Morera moved to go with Option 1-Alabaster. Councilmember Fernandez seconded the motion. There being no further discussion, the motion passed 6-0. Mayor Dieguez was absent.

D. Change in October Council Meeting Date (Pidermann)

Town Manager Pidermann presented the item and answered questions posed by Town Council. He stated the International City/County Managers Association (ICMA) is holding their Annual Conference and Educational Symposium on October 16-21, 2026, and this conference conflicts with the October 20th, 2026, Regular Council meeting. Town Manager Pidermann explained that to fulfill required continuing educational requirements by attending the conference, he requested that the Town Council change the date of the October Regular Council meeting to one week prior, and to be held on October 13th, 2026. Vice Mayor Morera moved to approve the date change for the October Regular Council meeting and Councilmember Garcia seconded the motion.

There being no further discussion, the motion passed 6-0. Mayor Dieguez was absent.

9. ATTORNEY'S REPORT

A. Report on Resident Notification of HOA Restrictions (Garcia)

Deputy Town Attorney Lorenzo Cobiella presented the report and explained that municipalities encounter legal issues when attempting to upload HOA information on a municipal webpage. He stated that the state has established certain types of frameworks on how an HOA both manages and disseminates their information, which conflicts with the way municipalities are required to distribute information. He explained that while HOA's live within the municipality, they are governed by a different set of rules and explained that the Town could be held liable for uploading HOA information on the Town Website. Deputy Town Attorney Cobiella suggested

that the Town refrain from posting HOA information on the Town Website at this time. He then answered questions posed by the Town Council.

Councilmember Garcia asked if it would be possible to add HOA's Board contact information to the Town Website. Deputy Town Attorney Cobiella stated that under chapter 119, the Town must be very careful as far as public information and how the Town redacts public information. He further stated that Florida Statute 720.303 mandates how associations must maintain and protect their online information. Deputy Town Attorney Cobiella explained that if the Town uploads HOA contact information on their webpage, the Town could be held liable.

Vice Mayor Morera asked Mayor Dieguez to confirm whether the Neighborhood Improvement Committee was working directly with the HOA Board's. Mayor Dieguez stated that the founding resolution of the Neighborhood Improvement Committee required that there be quarterly meetings held with the HOA's of the Town, to keep everyone interconnected. Councilmember Herzberg explained that the NIC did request the Town Council to make some amendments to their founding resolution and stated that Town Staff has information regarding the HOA's including board member contact information, management company information and their meeting dates.

Vice Mayor Morera explained that HOA's operate under private contracts. He stated that the Town is a public entity; therefore, the Town should not get involved in their disputes.

Councilmember Garcia thanked the Deputy Town Attorney and the Town Council for their feedback.

B. Feedback to be provided on the Town Charter Ballot Questions

Deputy Town Attorney Lorenzo Cobiella presented the item and stated that there are two different resolutions on the Dais, one resolution is on the question that the Town Council approved at the Special Call meeting held on July 14th, which Mayor Dieguez proposed. Deputy Town Attorney Cobiella explained that is a Charter question that the Town Council is putting forward to the residents. Deputy Town Attorney Cobiella explained that there are two small changes made to the language of that resolution and he read the resolution with the proposed changes to the ballot question into the record:

"Shall the Town Charter be amended to revise a Town Council vacancy procedures to provide that the mayor nominate a replacement within 45 days, with council confirmation with an additional 30 days, for vacancies with more than six months remaining; and to provide that if the mayor's office becomes vacant, the vice mayor completes the term?"

Mayor Dieguez explained that this is meant to be an alternate ballot question that he understands solves the issue the Town Council had with this section years ago. He explained that the ballot question proposed by the Charter Revision Commission is still going to be in the ballot because the Town Council has no discretion to prevent those questions from appearing in the ballot. He emphasized that this is an alternate ballot question that provides the mayor with more time to go ahead and make the nomination and he explained that having a firm timeline on which the Town Council must act, achieves an important policy objective.

Mayor Dieguez explained that if the nomination does not succeed, then either the Council will set for the next regularly scheduled election or a special election and it leaves the time frame of six months less and six months more intact, as it currently is in the Town Charter. Mayor Dieguez also stated that the Town Attorney has advised him that based on the Town Attorney's discussions with the Department of Elections, they're advising that this item be the first question on the ballot. Deputy Town Attorney Cobiella stated that the questions will be transmitted as two separate items to the Elections Department, and it either goes as the first question or as the last question.

Mayor Dieguez motioned to transmit the resolution as item number one, as stated by the Deputy Town Attorney. Councilmember Sanchez seconded the motion. The motion passed unanimously.

Deputy Town Attorney Cobiella presented the second resolution, and he stated that the resolution is very similar to the one they were presented with at the Special Call meeting held on July 14th. Deputy Town Attorney explained that the Town Council had instructed him to come back with a new order of questions. Deputy Town Attorney informed the Town Council that they needed to approve the numbering of the ballot questions.

Mayor Dieguez motioned to approve the resolution as presented, Councilmember Sanchez seconded the motion and the motion passed unanimously.

10. COMMITTEE REPORTS:

A. Special Needs Advisory Board

Vice Chairperson Madeline Santana presented the report and went over the events and initiatives that the committee has worked on and that their Martial Arts and Dance Programs are still in effect. She stated that the 4th of July Sensory Room was successful, that two communication boards were installed, one at Royal Oaks and the second one at Veterans Park. She thanked Councilmember Herzberg for attending the animation graduation. She explained that the committee would like to request the procurement of two more communication boards, to be placed at the Youth Center and at Optimist Park.

Vice Mayor Morera motioned to approve the procurement of the two communication boards. Councilmember Sanchez seconded the motion. The motion passed 5-0; Councilmember Herzberg and Councilmember Fernandez were absent.

B. Veterans Committee

Mayor Dieguez motioned to authorize the committee to be a co-sponsor with an event called the Hero's Fishing Tournament. Councilmember Sanchez seconded the motion. The motion passed 6-0; Councilmember Herzberg was absent.

11. SPECIAL PRESENTATIONS:

A. Introduction: Ms. Michelle Saint Fleur, Arbor Coordinator

Parks and Recreation Director Jeremy Badjaun introduced the new Parks and Recreation Arbor Coordinator, Ms. Michelle Saint Fleur.

B. Introduction : Mr. Eliheser Rayo, Facilities Coordinator

Public Works Director, Omar Santos introduced the New Facilities Coordinator, Mr. Eliheser Rayo.

12. CONSENT CALENDAR:

Vice Mayor Morera moved to approve the Consent Calendar. The motion was seconded by Councilmember Garcia. The motion passed unanimously, 7-0.

A. Approval of Minutes

- June 16, 2026 Regular Council Meeting
- June 25, 2026 Sunshine Meeting to Discuss Youth Advisory Board

The minutes were approved in the Consent Calendar.

B. Public Safety Committee Request to Reallocate Funds (Pidermann)

This item was approved in the Consent Calendar.

C. Constitutional Officers for Constituent Services (Dieguez)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN'S COMMITTEE RULES, REGULATIONS AND PROCEDURES TO ADD A NEW SECTION 28, ENTITLED "COORDINATION WITH CONSTITUTIONAL OFFICES FOR CONSTITUENT SERVICES," REQUIRING TOWN COMMITTEES TO REASONABLY ACCOMMODATE REQUESTS FROM CONSTITUTIONAL OFFICES TO PROVIDE MOBILE CONSTITUENT SERVICES AT COMMITTEE-SPONSORED EVENTS OPEN TO THE PUBLIC; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This item was approved in the Consent Calendar.

13. ORDINANCE- FIRST READING:

A. Modification of Chapter 35, Article II, "Utility Facilities in Public Rights-of-Way" (Santos)

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING CHAPTER 35, "UTILITIES," ARTICLE II, "UTILITY FACILITIES IN PUBLIC RIGHTS-OF-WAY," OF THE TOWN CODE OF ORDINANCES TO ALIGN THE TOWN'S REGULATIONS GOVERNING THE INSTALLATION, MAINTENANCE, AND REMOVAL OF UTILITY FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY WITH CURRENT FLORIDA STATUTES; PROVIDING FOR AMENDMENTS TO DEFINITIONS, REGISTRATION, INSURANCE, INDEMNIFICATION, TERMINATION, PERMITTING, AND RELATED PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE..

Town Attorney Gastesi read the title of the ordinance in first reading.

Public Works Director Santos presented the item.

Vice Mayor Morera moved to adopt the ordinance in first reading, and it was seconded by Mayor Dieguez.

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

B. Amending Chapter 38 of the Town Code, "Special Taxing Districts" (Bajdaun)

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING CHAPTER 38, "SPECIAL TAXING DISTRICTS," OF THE TOWN CODE OF ORDINANCES; AMENDING SECTION 38-2 TO PROVIDE A DEFINITION OF "CAPITAL IMPROVEMENT" AND TO ESTABLISH A UNIFORM PROCESS FOR THE ADOPTION OF SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENT PROJECTS WITHIN THE TOWN'S SPECIAL TAXING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Gastesi read the title of the ordinance in first reading.

Parks and Recreation Director Bajdaun presented the item and answered questions posed by Town Council.

Vice Mayor Morera moved to adopt the ordinance in first reading, and it was seconded by Councilmember Garcia. The Town Clerk called the roll and the motion passed 7-0.

Parks and Recreation Director Bajdaun provided feedback to address a public comment regarding the Special Taxing Districts Workshop and the assessment rates. Director Bajdaun clarified that these assessment rates passed but not final until September 15th and he clarified that what passed was the highest rate that has been approved by the Town Council and that it can still be brought down by the Town Council, at the time of setting the actual budget for these Special Taxing Districts.

Chief Budget Officer Melissa Hernandez provided additional feedback regarding the assessment rate, and she confirmed that what was approved was the cap of the assessment rate and that on September 15th, she will be submitting to the Property Appraiser's Office the final assessment.

C. Budget Amendment for Contribution of 1.56 million for Senior Center Project (Grant, Hernandez)

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING ORDINANCE 2025-346, APPROVING THE FISCAL YEAR 2025-2026 ANNUAL OPERATING BUDGET TO RECOGNIZE AND APPROPRIATE A CONTRIBUTION FROM THE GRAHAM COMPANIES IN THE AMOUNT OF \$1,560,000.00 FOR THE CONSTRUCTION OF THE SENIOR CENTER PROJECT; PROVIDING FOR THE INCREASE OF CAPITAL PROJECTS FUND – PARKS IMPROVEMENTS REVENUES AND APPROPRIATIONS IN THE AMOUNT OF \$1,560,000.00 AS SET FORTH IN EXHIBIT “A”; PROVIDING FOR AUTHORITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Gastesi read the title of the ordinance in first reading.

Town Manager Pidermann presented the item and answered questions posed by Town Council.

Vice Mayor Morera moved to adopt the ordinance in first reading, and it was seconded by Councilmember Herzberg. The Town Clerk called the roll and the motion passed 7-0.

14. ORDINANCE IN SECOND READING (PUBLIC HEARING)

A. Revised Lien Reduction Ordinance (Dieguez)

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA AMENDING CHAPTER 8, SECTION 8-7 OF THE TOWN OF MIAMI LAKES CODE OF ORDINANCES TITLED “RECOVERY OF UNPAID CIVIL PENALTIES; UNPAID PENALTY TO CONSTITUTE A LIEN; INTEREST TO BE PAID ON LIENS; FORECLOSURE; PROHIBITION OF THE ISSUANCE OF PERMITS, LICENSES, CERTIFICATES OF USE AND OCCUPANCY OR ZONING APPROVALS TO VIOLATORS WITH UNPAID CIVIL PENALTIES OR LIENS; CIVIL PENALTY REDUCTION;” TO TEMPORARILY REINSTATE PRIOR LIEN MITIGATION SCHEDULES; TO REQUIRE TOWN COUNCIL APPROVAL PRIOR TO FORECLOSURE ON NON-HOMESTEAD PROPERTY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Gastesi read the title of the ordinance in second reading.

Mayor Dieguez moved to approve item 14A, ordinance in second reading and seconded by Vice Mayor Morera.

Mayor Dieguez opened the public hearing and there being no participants, the public hearing was closed.

There being no discussion, the Town Clerk called the roll and the motion passed 7-0.

B. Budget Amendment JAG Grant (Pidermann, Shock)

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE TOWN’S FISCAL YEAR 2025 -2026 BUDGET ESTABLISHED BY ORDINANCE 25-346; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR AMENDMENTS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR IMPLEMENTATION PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Gastesi read the title of the ordinance in second reading.

Town Manager Pidermann presented item.

Vice Mayor Morera moved item 14B, ordinance in second reading and seconded by Councilmember Sanchez.

Mayor Dieguez opened the public hearing and there being no participants, the public hearing was closed.

There being no discussion, Town Clerk called the roll and the motion passed 7-0.

15. RESOLUTIONS:

A. Stor-All Acquisitions, LLC. IU-C, Industrial Use-Conditional

QUASI-JUDICIAL PUBLIC HEARING -

HEARING NUMBER: PHSP2026-0195, VARH2026-0196
APPLICANT: Stor-All Acquisitions, LLC.
FOLIO: 32-2022-006-0160
PROJECT LOCATION: 14180 NW 77th Ct.
Miami Lakes, FL 33014

In accordance with the Town of Miami Lakes Land Development Code (the “Town LDC”), Stor-All Acquisitions, LLC, (the “Applicant”) is requesting:

1. per Sec. 13-304. Site plan approval, and
2. per Sec. 13-305. a variance from Sec. 13-786. (c) to allow the new construction of a four-story self-storage facility.

Town Attorney Gastesi read the quasi-judicial instructions into the record.

Town Manager Pidermann presented the item, and he stated staff recommends approval of this item. Town Clerk swore in the individuals who provided testimony and stated Town Council provided their ex-parte communication for item 15A.

The applicant, Mr. Felix Pardo came before the dais to give a brief power point presentation and answered questions posed by Town Council.

Deputy Town Attorney Cobiella explained this item did not go through the Planning and Zoning Board because this type of item per code goes directly to Town Council. He stated it is a site plan approval with a variance. During questioning, Deputy Town Attorney Cobiella provided further clarification that the issue is that our code is silent when it comes to the actual height for these types of storage facilities but since it is considered a commercial building in our code, commercial buildings can go up to a height of 50 feet; he added the code says two stories, 50 feet, so he explained that the applicant is requesting for it to be four stories interior.

Town Manager Pidermann provided clarification on what the Council is voting on per this item and Mayor Dieguez opened the public hearing. There being no public comments, the public hearing was closed.

Mayor Dieguez moved the item for approval as presented by Town staff for the reasons contained in the staff report. Vice Mayor Morera seconded the motion. After brief remarks, the Town Clerk called the roll and the motion to approve item 15A passed 7-0.

16. NEW BUSINESS ITEMS:

A. Town Manager's Selection Advisory Board (Cuadra Garcia)

This item was discussed concurrently with item 16B, which was combined by previous order of the Council.

B. Town Manager's Contract (Dieguez)

This item was discussed concurrently with item 16A.

Mayor Dieguez presented the item and stated these are identical topics but with two different directions and he explained his item is not a clean renewal of the Town Manager's contract. Mayor Dieguez stated that there is a negotiating stage here which Town Manager Pidermann and the person who has been nominated to represent the Town Council in those negotiations being Councilmember Herzberg, would need to go ahead and discuss the renewal terms and then come back before the Town Council for a final vote. He emphasized that there would be no finality in this situation, if the Town Council goes with his recommendation.

Mayor Dieguez addressed the counter proposal from the alleged Miami Lakes Civic Alliance position statement and stated that there is not a single substantive issue raised in this justifying moving in a different direction from Town Manager Pidermann; he added he received a call from one of the members listed in the Miami Lakes Civic Alliance who told him that they had not taken a vote on the memo which was release at the time that the position statement was put out. Mayor Dieguez pointed out that it is interesting that an organization is putting out this position statement, without having consulted its alleged members, and he emphasized that raised credibility issues for him. He also stated that he is not a big fan of hope and change as a governing strategy and that going out and seeing what's out there is not as harmless as it sounds.

Mayor Dieguez shared his position in favor of renewing the Town Manager Pidermann's contract; he stated that Town Manager Pidermann is at the center of the NW 59th Ave project, at the beginning of the Miami Lakes Optimist Park improvements, an integral part of the Gratigny project and is on the GMX Board of Directors. Mayor Dieguez explained that trying to begin the process of finding a new manager will bring a turnover and set us back when it comes to these major capital improvement projects. He added there have been no concrete deficiencies listed and confirmed that Town Manager Pidermann made it very clear to him that he would not apply, if we did not agree to renew his contract. Mayor Dieguez further stated he does not think it is prudent unless there is a guaranteed candidate that is of better or of the same value coming in. Mayor Dieguez stated that this is a two-step process; that there will be another bite at the apple, for those that are truly not satisfied with the Manager's performance.

Mayor Dieguez then moved to appoint Councilmember Herzberg to negotiate a two-year contract extension with Town Manager Pidermann and come back to Town Council with the contract and if the Town Council does not agree with it then they will still have enough time to pursue the alternate committee process to look for new candidates if

need be; he explained the two-year extension which dovetails with the end of his first term and that in order to fulfill the intergovernmental role of the Mayor, the Town Manager and the Mayor have to be aligned. He also added, as part of his motion, that no one has complained about projects being over budget, nor complained about the staff that he has picked, and he urged to keep the status quo for the next two years. Vice Mayor Morera seconded the motion for discussion.

Vice Mayor Morera shared his opposition to renewing the Town Manager's contract; he stated his position on this is strictly based on his role as a fiduciary for the residents. He stated that he considers Town Manager Pidermann a great neighbor, a very ethical and good person and that Town Manager Pidermann has done a good job. Vice Mayor Morera then stated his position is strictly professional, he explained that staying stagnant is not a good thing, he believes the executive should have term limits contractually, he addressed his concerns with the compensation staying the same and questioned whether the Town Manager by not getting the customary standard increases, would stay competitive. Vice Mayor Morera stated that Town Manager Pidermann has done a tremendous job and that the town is in a better position thanks to him, and that he would like him to compete for this job along with other candidates. Vice Mayor Morera stated that he would like to go in a different direction, he has his concerns with a clean renewal. Vice Mayor Morera stated that it is sad for him to become aware that Town Manager Pidermann is not willing to apply if the Town Council votes on not renewing the contract. He stated that he is happy to continue working with Town Manager Pidermann but would like to see the options that are out there.

Councilmember Herzberg shared his position in favor of renewing the Town Manager's contract; he stated that there is no problem, no crisis with Town Manager Pidermann and that every person who says that they want to replace the Town Manager also say that the Town Manager has done a good job; he shared that when he has had issues with the Town Manager, he speaks to him directly. Councilmember Herzberg stated he likes the idea of a two year renewal and does believe this will be the last contract renewal if we have one; he does not believe we need to have an increase in pay and he emphasized that there needs to have actual performance standards in that contract. Councilmember Herzberg stated there is no crisis but he agrees there is some intra-politics, interrelationships that the Town Council needs to work on with the Town Manager; he emphasized the contract must have real performance evaluations and real parameters, and that perhaps there might be a sunshine meeting before the next regular council meeting, for the Town Council to talk about a timeline. Councilmember Herzberg stated that he does not see the problem they are trying to solve.

Councilmember Cuadra Garcia shared his opposition towards renewing the Town Manager's contract. He provided his personal experience when he went shopping for a car, as an example to express his opinion that you can find a manager that is potentially better, when you go out looking for one.

Councilmember Fernandez shared his support for renewing the Town Manager's contract. He stated that the Town Council should not find a solution to a problem that doesn't exist.

Councilmember Garcia shared his opposition towards renewing the Town Manager's contract; he stated that if the Town Council is going to allow Councilmember Herzberg to negotiate the Town Manager's contract, changes are going to be made to the contract because the Town is going to lose 20% of our revenue over the next two years; he added it should be a hybrid to go through the process with the selection advisory board, and if the Mayor Dieguez is not happy with it then he can decide to keep the Town Manager and renegotiate the contract; he stated if the Mayor Dieguez is happy with the Town Manager the contract renewal should be for four years and not two years. During this discussion, Councilmember Garcia opined that the Town Council should vote first on Item 16A. Councilmember Garcia then moved to table Item 16B to consider Item 16A first, and he explained that if the motion dies, then we move to item 16B. Vice Mayor Morera seconded the motion.

Town Clerk called the roll to table Item 16B and pick up item 16A. The motion died 3-4. Councilmember Fernandez, Councilmember Herzberg, Councilmember Sanchez and Mayor Dieguez voted in opposition.

Councilmember Sanchez shared his position towards renewing the Town Manager's contract. He mentioned that in 2018, he was part of the Town Manager Selection Committee where 54 applicants applied for the position; he expressed his opinion and emphasized that it is not personal, but only professional. He stated that he has a bachelor's degree in business management from Nova University and a master's degree in public administration from UM. Councilmember Sanchez questioned whether Town Manager Pidermann consistently follows through on Town Council approved initiatives, stated the word pride is the overarching of what he sees and stated that Town Manager Pidermann should have more openness to improvement. Councilmember Sanchez emphasized that the hierarchy in the Town is the Town's residents, Town Council, Town Manager and then Town Staff and that constructive criticism should be taken as a chance for improvement. He emphasized that he does not know for a fact that there is someone better out there, but he is willing to give it the opportunity.

During further discussion, Town Manager Pidermann provided his final comments.

Town Attorney Gastesi confirmed that if Item 16B passes, item 16A is moot. Mayor Dieguez clarified that procedurally, yes, it would moot item 16A for this meeting but there is another stage at which Councilmember Herzberg and the Town Manager will get together and present the contract that will be accepted or rejected and there is ample time between the four months provided by ordinance to go and do a search for a new Town Manager, if Town Council does not like the terms of the agreement.

The Town Clerk called the roll and the motion passed 4-3. Councilmember Cuadra Garcia, Councilmember Garcia and Vice Mayor Morera voted in opposition.

C. Landscaping Solutions for Veterans Park (Sanchez)

Councilmember Sanchez presented his item and stated that 4th of July was a great event, and he thanked Director De Cardenas, her entire team and everyone who volunteered. He stated that the only downside was that after the storm, the center field used by the event was completely mudded out. Councilmember Sanchez then moved to direct Town staff to evaluate and return with options to improve stormwater drainage at the Veterans Park field; at the center portion where people congregate. He explained this evaluation should include, but not be limited to, potential drainage infrastructure improvements as well as alternative turf or grass varieties with enhanced water absorption and permeability characteristics, along with associated cost estimates and implementation timelines for the Council's consideration. Vice Mayor Morera seconded the motion.

There being no further discussion, the motion passed 6-0. Councilmember Cuadra Garcia was absent.

D. Employee Performance Review Policy (Herzberg)

Councilmember Herzberg presented his item accompanied by a draft ordinance, that he wants Town staff to include in the agenda for first reading. He explained that the Town Manager is already beginning the process for employee performance reviews and stated that he wants to have an ordinance down that says the Town Manager is required to do annual evaluations; the first year every new employee has to have an annual evaluation and then every two years after that; directors should be evaluated every year provided in writing and Town Council can get it from the Town Clerk or Town Manager. Councilmember Garcia seconded the motion.

There being no further discussion, the motion passed 7-0.

Town Manager Pidermann clarified that this is just a sample ordinance and Town staff will bring it back for first reading at the next Regular Council meeting.

E. Discussion Regarding Installation of Historical Marker of Right of Way (Fernandez)

Vice Mayor Morera moved to waive Section 7.2 of the Special Rules of Order. Councilmember Garcia seconded the motion, and all were in favor. Councilmember Cuadra Garcia was absent.

Councilmember Fernandez presented his item and moved to install a historical marker within the public right-of-way (somewhere near Lake Patricia Drive and Ludlam Road) to recognize the site where Miami Lakes' first homes were built; such a marker would preserve and highlight the Town's origins, educate residents and visitors alike, and foster

a sense of pride by formally commemorating the community's founding story. Vice Mayor Morera seconded the item.

There being no further discussion, the motion passed 7-0.

F. Grocery Stores to Open in Miami Lakes (Cuadra Garcia)

Councilmember Cuadra Garcia presented his item and requested ways grocery stores such as Whole Foods Market, Sprouts Farmers Market or Milam's Market to consider Miami Lakes as a possible location to open their business.

Town Manager Pidermann provided feedback and answered questions posed by Town Council; he stated this issue came up about 3 years ago and the task was given to the Economic Development Committee who went out on a recruitment campaign, sent out letters and tried to make direct contact with these types of grocery stores and none of them bid on the item. Town Manager Pidermann explained that The Graham Companies have plans for redevelopment and they have received feedback from residents wanting grocery stores like that in Miami Lakes and he thinks it is a goal of theirs, an objective of theirs too. Town Manager Pidermann stated that Town staff can work together with the Economic Development Committee and the different property owners in town to try to make it happen.

After further discussion, no motions were made.

G. Gratigny Parkway Ramps at NW 67th Ave (Dieguez)

This item was combined and discussed concurrently with item 16H.

Mayor Dieguez gave opening remarks and addressed some of the public comments made by residents regarding the Gratigny project; he explained we cannot have a blanket moratorium on development, especially for an indefinite period of time, that would be a violation of the United States Constitution which prohibits our government from restricting private land and its use to an unreasonable degree such that we effect the taking. He provided an overview of how the land and zoning framework has changed in the state of Florida and explained the only option really left to the Town to have any sort of meaningful impact on traffic is more highway access.

Mayor Dieguez further explained the history and timeline of this project and the issues the Town has with traffic when it comes to Miami Lakes Drive; he brought up the concerns regarding ramp B within the GMX Gratigny project and asked the representative of GMX, Chief Operating Officer, Mr. Claudio Diaferia to come before the dais and answer questions posed by Town Council. Mayor Dieguez also asked Mr. Diaferia to meet with residents outside of Council Chambers to clear up any misconceptions and assuage some of their concerns.

Mayor Dieguez opined that based on comments made by the public, that Town Council should go ahead and take some more time to further evaluate this project; he added GMX is still in the study phase and no immediate decision is needed to be taken at this meeting and he emphasized this is not a project the Town controls, and he emphasized it is not using our money and it is not seeking our approval. Mayor Dieguez proposed laying these items on the table to take the time to get more feedback and check whether GMX has met their standards with respect to the Clean Water Act and other environmental standards.

Chief Operating Officer, Mr. Claudio Diaferia provided feedback and answered questions posed by Town Council. Vice Mayor Morera shared his concerns with having off-ramps as part of the project and wanted to know how exactly the plans have changed based on public input. Councilmember Sanchez shared his concerns regarding the off-ramps and stated he agreed with Mayor Dieguez, to table this item for now and discuss this later when we have more information. After clarification with the Town Attorneys, Councilmember Sanchez moved to defer this item to the August Regular Council Meeting. Councilmember Fernandez seconded the motion.

Councilmember Garcia shared his concerns regarding the school zone area and the small neighborhood that would not be able to exit onto NW 67th Ave due to the closeness of the proposed ramps.

Deputy Town Attorney Cobiella clarified that once the Town Council makes a motion to defer there is no debate, it needs to be voted up or down.

The Town Clerk called the roll on the motion to defer both items 16G and 16H. The motion passed 6-1. Councilmember Cuadra Garcia voted in opposition.

Town Manager Pidermann affirmed for a resident, Mr. Sam Budlong who came before the dais after the vote was taken, that the Town does not have any oversight over issuing permits on any of the expressway systems, whether it be GMX or the FDOT expressway, they do not come to us for permitting.

H. Off- Ramp for NW 67th Ave at SR 928 (Sanchez)

This item was combined and discussed concurrently with item 16G.

I. Par-3 Parcel Acquisition Readiness Report (Herzberg)

Councilmember Herzberg presented his item and moved to have a playbook of what we need to do to acquire the Par-3 Parcel and also the cost of maintaining it in its current condition; he explained there is a time period between the vote to acquire it to when the deed is transferred and he wants to get all that stuff out now and have Town staff come back with a report, just to have it, not to actually make the vote yet. Vice Mayor Morera seconded the motion and pointed out to incorporate what is written in Councilmember

Herzberg's memo that the report should come back within 90 days. Councilmember Herzberg amended his motion to have the report come back within 90 days. Vice Mayor Morera seconded the amendment, and all were in favor. Councilmember Fernandez was absent.

There being no further discussion, the main motion as amended passed unanimously 6-0. Councilmember Fernandez was absent.

J. Protection and Use of TOML Name by Business Outside Town Boundaries (Fernandez)

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

Councilmember Fernandez presented his item. Deputy Town Attorney Cobiella provided feedback and stated he spoke to Ms. Andrea Rechichi from The Graham Companies and there is conversation in regard to that original document that gave the Town the opportunity to be able to trademark our name as the Town of Miami Lakes and what that document entails; he added he is getting a copy of that from our trademark attorney just to take a look at it and see if it maybe needs to be enhanced. He also stated The Grahams are willing and they desire that the Town Attorneys would offer to go ahead and send cease and desist letters to those companies that are operating outside of our geographical limits and using the name Miami Lakes.

Councilmember Fernandez moved to direct our Town Attorney to coordinate with the Grahams and issue these cease-and-desist letters and anything we have in our purview to protect the Town's name. Councilmember Sanchez seconded the motion. There being no further discussion, the motion passed 7-0.

K. SB 4-F, HB 1329, and SJR 2-F & Budget Season Preparedness (Herzberg)

Vice Mayor Morera moved to waive Section 7.2 of the Special Rules of Order. Councilmember Garcia seconded the motion, and all were in favor. Councilmember Fernandez was absent.

Councilmember Herzberg presented his item and stated there are significant changes on how we can do the budget moving forward regarding recently signed Senate Bill 4-F and House Bill 1329 into law, and Senate Joint Resolution 2-F. Councilmember Herzberg moved to direct Town staff to come back to Town Council with a report at the next Regular Council meeting with the numbers and current estimates if the tax constitutional amendment passes and what we are looking at budget loss wise. Councilmember Garcia seconded the motion.

Town Manager Pidermann stated some of this information will be presented at the Town Council tomorrow at the Budget Workshop.

Town Attorney Gastesi stated that Legal plans to present an Attorney Report at the August Regular Council meeting, including all the legislative changes that they saw at the last municipal attorney seminar they attended.

There being no further discussion, the motion passed 7-0.

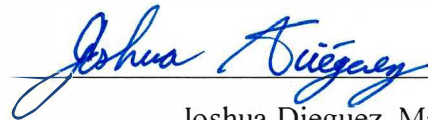
17. MAYOR AND COUNCILMEMBER REPORTS

None.

18. ADJOURNMENT:

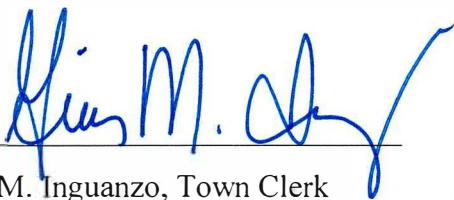
There being no further business to come before the Town Council, the meeting was adjourned at 10:57 pm.

Approved this 18th of August 2026.



Joshua Dieguez, Mayor

Attest:



Gina M. Inguanzo, Town Clerk