

# City of Pembroke Pines, FL

*City of Pembroke Pines  
Charles F. Dodge City Center  
601 City Center Way  
Pembroke Pines, FL 33025*



## Meeting Minutes

**Wednesday, February 21, 2024**

**6:30 PM**

**6:30 PM Regular Commission Meeting followed by Shade Session**

**Commission Chambers**

### **City Commission**

*Mayor Frank Ortis  
Vice Mayor Iris A. Siple  
Commissioner Jay D. Schwartz  
Commissioner Thomas Good Jr.  
Commissioner Angelo Castillo*

## 6:30 PM REGULAR MEETING CALLED TO ORDER

### ROLL CALL

**Present** 5 - Mayor Frank Ortis, Commissioner Jay D. Schwartz, Vice Mayor Iris A. Siple, Commissioner Angelo Castillo, and Commissioner Thomas Good Jr.

Also present: City Manager Charles F. Dodge, City Attorney Samuel Goren, and Deputy City Clerk Debra E. Rogers.

### PLEDGE OF ALLEGIANCE

Prior to the start of the meeting, Mayor Ortis congratulated former Police Chief Shimpeno on his retirement.

The Pledge of Allegiance was led by Mayor Ortis.

### ACKNOWLEDGEMENTS

Vice Mayor acknowledged the 13th Raising Positive Children Forum and thanked her colleagues who supported the event.

### PRESENTATIONS:

**PRE-1** [24-0147](#)

PRESENTATION NO. 1: MAYOR ORTIS WILL PRESENT A PROCLAMATION TO THE WEST BROWARD HIGH SCHOOLS JROTC RAIDERS MIXED TEAM WHO WON THE 2023 FLORIDA JROTC RAIDER STATE CHAMPIONSHIP IN DECEMBER 2023.

Mayor Ortis read the proclamation in recognition of the West Broward High School JROTC Raiders Mixed Team 1st place championship win.

One of the members from the Raiders Mixed leadership team thanked the Mayor and Commission for the proclamation.

The JROTC group took pictures with the Mayor and former Police Chief

Shimpeno.

**PRE-2**    [24-0151](#)

PRESENTATION NO. 2: MAYOR ORTIS WILL ANNOUNCE THE WINNER OF THE 2024 WINTER FLORIDA PREPAID SCHOLARSHIP RAFFLE SPONSORED BY THE PEMBROKE PINES CHARTER SCHOOL FOUNDATION, INC.

Assistant City Manager Jonathan Bonilla, Angelica Serrano, Fundraiser Coordinator, and Mayor Ortis participated in the raffle presentation.

Kennedi Dacosta was announced as the winner of the Florida Prepaid raffle, sponsored by the Pembroke Pines Charter School Foundation.

## **ANNOUNCEMENT OF ITEMS TO BE PULLED FROM AGENDA**

The Deputy City Clerk declared no items pulled from the agenda.

## **ITEMS AT THE REQUEST OF THE PUBLIC**

Gil Lerner, 1958 NW 74th Avenue, Pembroke Pines, FL addressed a Commission concerning a violation that was issued to his neighbor and requested the matter be further addressed at a Code Magistrate Hearing.

Mayor Ortis responded to the resident.

Kenneth Farkas, 5331 SW 199th Avenue, Pembroke Pines, FL addressed the Commission about his opposition to building an incinerator facility in the City of Pembroke Pines or surrounding areas.

Mayor Ortis, Commissioner Castillo, and Commissioner Schwartz spoke concerning the matter.

City Attorney Goren responded to the City Commission about the forwarded resident inquiry that was sent to the City Attorney's Office by Commissioner Castillo.

## **COMMISSION AUDITOR REPORT:**

None.

**APPEALS OF BOARD OF ADJUSTMENT DECISIONS:**

None.

**ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS**

There were no board appointments announced.

**CONSENT AGENDA:**

1. [24-0110](#) MOTION TO APPROVE THE PURCHASE OF FIFTY (50) BODY ARMOR INNER/OUTER VEST CARRIER BUNDLES, ONE HUNDRED AND EIGHTY SEVEN (187) OMEGA RIFLE PLATES AND ACCESSORIES FOR THE POLICE DEPARTMENT FROM FEDERAL EASTERN INTERNATIONAL, LLC., FOR A TOTAL AMOUNT NOT TO EXCEED \$145,487, UTILIZING THE STATE OF FLORIDA ALTERNATE CONTRACT SOURCE # 46151500-NASPO-21ACS, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

3. [24-0140](#) **MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEMS LISTED ON THE CONTRACTS DATABASE REPORT:**

(A) PMAM Corporation - False Alarm Billing and Collection Services - Renewal

**ITEMS (B) and (C) WILL EXPIRE WITH NO RENEWAL TERMS AVAILABLE, THEREFORE, NO COMMISSION ACTION IS REQUIRED AS THEY ARE PRESENTED FOR NOTIFICATION PURPOSES ONLY PURSUANT TO SECTION 35.29 (F) OF THE CITY'S PROCUREMENT CODE:**

(B) GLSC & Company, PLLC - Independent Audit Services - Non-renewal

(C) Kemp Group LLC - School Crossing Guard Services - Non-Renewal

**A motion was made to approve on the Consent Agenda**

4. [24-0132](#) MOTION TO APPROVE THE FINDINGS AND RECOMMENDATION OF THE EVALUATION COMMITTEE AND TO AWARD RFQ # CS-23-02 "HOME HEALTHCARE SERVICES - PERSONAL CARE, HOMEMAKER & RESPITE SERVICES" TO THE FOLLOWING FOUR VENDORS (LISTED ALPHABETICALLY) WHICH WILL FORM A POOL TO BE USED ON AN AS-NEEDED BASIS FOR AN INITIAL TWO-YEAR PERIOD: ALL STAFF HEALTH SERVICES, INC., CSI CATALANO'S NURSES REGISTRY, INC., DOVINI - J15:12, INC., AND TRINITY HEALTH CARE SERVICES, LLC.

**A motion was made to approve on the Consent Agenda**

5. [24-0133](#) MOTION TO APPROVE THE AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND RENAISSANCE CHARTER SCHOOL TO PROVIDE A POLICE OFFICER TO SERVE AS A SCHOOL RESOURCE OFFICER AT THE RENAISSANCE CHARTER SCHOOL IN PEMBROKE PINES AND FOR RENAISSANCE CHARTER SCHOOL TO PAY THE FULL COST OF \$150,682 FOR THE RESOURCE OFFICER

**A motion was made to approve on the Consent Agenda**

6. [24-0153](#) MOTION TO APPROVE THE MINUTES OF THE REGULAR COMMISSION MEETING AGENDA ON WEDNESDAY, FEBRUARY 7, 2024.

**A motion was made to approve on the Consent Agenda**

8. [24-0138](#) MOTION TO APPROVE REQUEST TO ADVERTISE SOLICITATION(S)
- (A) PSPW-24-02 "STOREFRONT REPLACEMENTS AT VARIOUS CHARTER SCHOOL LOCATIONS"
  - (B) PSPW-24-03 "CENTRAL CAMPUS CHARTER SCHOOL STAIRWAY REPLACEMENTS"
  - (C) PSEN-24-01 "TRAFFIC SIGNAL INSTALLATION AT PALM AVENUE AND SW 7 STREET"
  - (D) TS-24-03 "ADOBE SOFTWARE LICENSE RENEWAL"
  - (E) RE-24-01 "BUNKER SAND REPLACEMENT AND TEE LEVELING AT PEMBROKE LAKES GOLF COURSE"

A motion was made to approve on the Consent Agenda

**Approval of the Consent Agenda**

A motion was made by Vice Mayor Siple, seconded by Commissioner Schwartz, to approve items 1, 3, 4, 5, 6 and 8 on consent. The motion carried by the following vote:

- Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.
- Nay** 0

2. [24-0136](#) MOTION TO APPROVE A GRANT AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF PEMBROKE PINES SEEKING UP TO A \$198,700 REIMBURSEMENT UNDER THE RESILIENT FLORIDA GRANT PROGRAM ESTABLISHED IN 2021 BY WAY OF SENATE BILL 1954.

A motion was made by Commissioner Good Jr., seconded by Commissioner Schwartz, to approve the grant agreement between the State of Florida Department of Environmental Protection and the City, seeking up to a \$198,700.00 reimbursement. The motion carried by the following vote:

- Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.
- Nay** 0

PRIOR TO THE VOTE BEING TAKEN:

Commissioner Good read Item 2 into the record by title and spoke on the item.

Commissioner Castillo spoke on the item.

Karl Kennedy, City Engineer addressed the Commission about the purpose of the Resilient Florida Grant program and how the funds would be utilized.

7. [24-0137](#) MOTION TO APPROVE THE PROPOSED AGREEMENT WITH INFOSEND, INC. FOR UTILITY BILLING PRINTING AND MAILING SERVICES UTILIZING PRICING FROM COLLIER COUNTY’S RFP #22-8010 FOR AN ESTIMATED ANNUAL AMOUNT OF \$370,000.00, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY’S CODE OF ORDINANCES.

**A motion was made by Vice Mayor Siple, seconded by Commissioner Schwartz, to approve the agreement with Infosend. The motion carried by the following vote:**

- Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.
- Nay** 0

PRIOR TO THE VOTE BEING TAKEN:

Vice Mayor Siple read Item 7 into the record by title and spoke on the item.

Commissioner Schwartz spoke on the item.

Paul Thompson, Assistant Utilities Director, addressed the Commission about the costs for the utility mailing services and about the option for residents to receive their utility bills electronically.

9. [24-0145](#)

MOTION TO APPROVE THE TENTH AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH TERRA WORLD INVESTMENTS, LLC.

**A motion was made by Commissioner Good Jr., seconded by Commissioner Castillo, to approve the Tenth Amendment to the Purchase and sale Agreement with Terra World Investments, LLC. The motion carried by the following vote:**

- Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.
- Nay** 0

PRIOR TO THE VOTE BEING TAKEN:

Commissioner Good read Item 9 into the record by title and spoke on the item.

Commissioner Castillo and Commissioner Schwartz spoke on the item.

Mike Stamm, Assistant City Manager/Planning and Economic Development Director addressed the Commission to explain the scope

of changes made in the tenth amended agreement.

Dennis Mele, Esquire of Greenspoon Marder LLP, 200 East Broward Boulevard, Fort Lauderdale, FL responded to the questions of the Commission about any square footage changes for the units in the amended agreement.

Mr. Stamm weighed in on the matter of the square footage to the proposed units and stated the next steps were outlined in the item. Mr. Stamm also referenced funds that were earmarked for traffic improvements on NW 103rd Avenue and Palm Avenue.

City Attorney Goren responded to the questions of the Commission about any options the City has if the future site plans or zoning changes brought before Commission were not approved.

Discussions ensued concerning the matter and Mr. Stamm displayed a draft of the site plan on the overhead screen. Mr. Stamm also confirmed that each scope of the project would be brought before the City Commission for approval.

City Attorney Goren asked the developer to confirm there would be Commission approval for each portion of the project.

Dennis Mele, Esquire of Greenspoon Marder LLP affirmed that the MXD amendment, the PLAT Note amendment, and the Site Plan would be brought before the Commission for approval for the record.

**QUASI JUDICIAL CONSENT AGENDA:**

**ORDINANCES AND RESOLUTIONS:**

**SECOND READING ORDINANCES:**

**FIRST READING ORDINANCES:**

10.        [2024-03](#)        MOTION TO PASS PROPOSED ORDINANCE NO. 2024-03 ON FIRST READING

PROPOSED ORDINANCE NO. 2024-03 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, CREATING THE EDISON PEMBROKE MIXED USE DEVELOPMENT (“MXD”) DISTRICT DESIGN GUIDELINES FOR THE APPROXIMATE 25 ACRE PARCEL OF LAND GENERALLY LOCATED NORTH OF PEMBROKE ROAD,



BETWEEN I-75 AND SW 145 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

SECOND AND FINAL READING OF THE ORDINANCE IS TENTATIVELY SCHEDULED FOR MARCH 20, 2024.

**A motion was made by Commissioner Schwartz, seconded by Vice Mayor Siple, to pass Proposed Ordinance No. 2024-03 on First Reading. The motion carried by the following vote:**

**Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.  
**Nay** 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2024-03 into the record by title.

Commissioner Castillo, Commissioner Schwartz, Vice Mayor Siple, and Commissioner Good spoke on the item.

Mike Stamm, Assistant City Manager/Planning and Economic Development Director addressed the Commission to explain the purpose of the Mixed Use Development/ Rezoning request from the developer.

Dennis Mele, Esquire of Greenspoon Marder, 200 East Broward Boulevard, Fort Lauderdale, FL explained the proposed freestanding emergency room development in greater detail via PowerPoint Presentation. Mr. Mele also confirmed ambulance services would be available at the facility and addressed the matter of shared parking conflicts between the office spaces and the residential area.

Kate Goldman, Corporate Director, Government & Community Relations for Baptist Health of South Florida, addressed the Commission about any potential issues with noise mitigation and privacy concerns for the residential community around the freestanding emergency room.

Fire Chief Marcelino Rodriguez responded to the Commission concerning any noise restrictions from the ambulance sirens in residential neighborhoods.

AFTER THE VOTE WAS TAKEN:

City Attorney Goren stated that the second and final hearing of Proposed Ordinance 2024-03 would be at the March 20, 2024 Commission Meeting for the record.

## RESOLUTIONS:

11. [2024-R-05](#) MOTION TO ADOPT PROPOSED RESOLUTION 2024-R-05.

PROPOSED RESOLUTION 2024-R-05 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING AND ADOPTING THE STATEWIDE MUTUAL AID AGREEMENT WITH THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**A motion was made by Vice Mayor Siple, seconded by Commissioner Schwartz, to adopt Proposed Resolution No. 2024-R-05. The motion carried by the following vote:**

**Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.

**Nay** 0

Enactment No: 3855

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2024-R-05 into the record by title.

City Attorney Goren confirmed no members of the public wished to speak on the item for the record.

## REGULAR AGENDA:

12. [24-0049](#) MOTION TO APPOINT MEMBERS TO THE AUDITOR SELECTION COMMITTEE INCLUDING A MEMBER OF THE CITY COMMISSION TO SERVE AS CHAIR.

**A motion was made by Commissioner Castillo, seconded by Vice Mayor Siple, to appoint Commissioner Schwartz to the Auditor Selection Committee as Chair. The motion carried by the following vote:**

**Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.

**Nay** 0

**A motion was made by Commissioner Castillo, seconded by Commissioner Schwartz, to appoint Eduardo Castaneda to the Auditor Selection Committee. The motion carried by the following vote:**

**Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.

**Nay** 0

**A motion was made by Commissioner Castillo, Seconded by Commissioner Good, to appoint Miguel A. Augustin to the Auditor Selection Committee. No action was taken.**

**A substitute motion was made by Commissioner Schwartz, seconded by Vice Mayor Siple, to appoint Larissa Chanzas to the Auditor Selection Committee. The motion carried by the following vote:**

**Aye** 4 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, and Commissioner Good Jr.

**Nay** 1 - Commissioner Castillo

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Item 12 into the record by title.

Commissioner Castillo made recommendations for the Auditor Selection Committee.

Commissioner Schwartz made a parliamentary inquiry about the selection process for the proposed committee members.

City Attorney Goren clarified for the record that each potential candidate should be addressed separately referencing the state statute.

Commissioner Castillo made a point of clarification about the qualifications for each of the proposed candidates.

## REPORTS OF LEAGUE REPRESENTATIVES

Mayor Ortis provided legislative updates from the last Florida League of Cities Meeting.

Commissioner Schwartz asked that a letter be forwarded to Tallahassee requesting an extension of appreciation for Senator Lauren Book on behalf of the City of Pembroke Pines City Commission. It was agreed by consensus to draft and forward the letter as requested.

Vice Mayor Siple spoke about the legislative updates the Commission receives and about the importance of sharing the information with the residents in each community.

## REPORTS OF THE CITY MANAGER AND CITY ATTORNEY

City Attorney Goren reminded the Commission of the Shade Session that would convene after the February 21, 2024, Regular Commission Meeting.

**CITY ATTORNEY ITEM: CITY ATTORNEY GOREN MADE A REQUEST FOR A FUTURE SHADE SESSION.**

**A motion was made by Vice Mayor Siple, seconded by Mayor Ortis, to approve the City Attorney establishing a future Shade Session with Special Counsel in the case of the City of Pembroke Pines and the City of Hollywood, if required. The motion carried by the following vote:**

**Aye** 5 - Mayor Ortis, Commissioner Schwartz, Vice Mayor Siple, Commissioner Castillo, and Commissioner Good Jr.

**Nay** 0

**COMMISSION ITEMS:**

**NEW BUSINESS:**

Commissioner Good spoke under New Business about the newly formed Solid Waste Working Group. The Commissioner requested staff to provide information from the meetings and update the City Commission.

City Manager Dodge responded Karl Kennedy had attended the meetings and would be able to provide the requested information to the City Commission.

Karl Kennedy, City Engineer stated he attended both meetings for the Solid Waste Working Group and provided updates to the City Commission. Mr. Kennedy also confirmed the meetings were recorded and accessible on the website that was referenced in the summary report he submitted to the City Manager.

Commissioner Good requested a written summary be submitted to the City Commission from the Solid Waste Working Group Meetings.

Commissioner Schwartz inquired about the resolution from the City of Miramar opposing incineration in Pembroke Pines, Southwest Ranches, and the surrounding areas and requested staff to reach out to the Mayor from the City of Miramar to request the resolution of support.

The matter was agreed upon without objection.

## **OLD BUSINESS:**

**ADJOURN - 8:51 P.M.**

## **SHADE SESSION: NOTICE OF SPECIAL MEETING / SHADE SESSION IMMEDIATELY FOLLOWING THE REGULAR COMMISSION MEETING**

**SHADE SESSION CALLED TO ORDER.**

## **ROLL CALL**

**Present** 5 - Mayor Frank Ortis, Commissioner Jay D. Schwartz, Vice Mayor Iris A. Siple, Commissioner Angelo Castillo, and Commissioner Thomas Good Jr.

Also present: City Manager Dodge, City Attorney Samuel S. Goren, Assistant City Attorneys Jacob Horowitz, Brian Sherman, Special Counsel Jeremy Springhart and Court Reporter James Garry.

**8:52 PM OPEN PUBLIC PORTION OF SHADE SESSION**

NOTICE OF SPECIAL MEETING / SHADE SESSION IMMEDIATELY FOLLOWING THE  
REGULAR COMMISSION MEETING  
PEMBROKE PINES CITY COMMISSION

MEMBERS OF THE PEMBROKE PINES CITY COMMISSION, CITY MANAGER, CITY ATTORNEY SAMUEL S. GOREN, ASSISTANT CITY ATTORNEYS JACOB HOROWITZ, MICHAEL D. CIRULLO AND BRIAN J. SHERMAN, AND SPECIAL COUNSELS JEREMY SPRINGHART, ESQ. WITH THE NELSON MULLINS LAW FIRM, TANYA COURTNEY, ESQ. OF NELSON MULLINS LAW FIRM PARTICIPATING IN PERSON OR VIA WEBEX PHONE LINK, WILL MEET IN A SHADE SESSION PURSUANT TO SECTION 286.011(8), F.S., TO DISCUSS PENDING LITIGATION IN THE CASE OF CITY OF PEMBROKE PINES V. CON ED BROWARD COUNTY COURT CASE NO. 22-CA-00877, JUDGE HAIMES.

DATE: WEDNESDAY, FEBRUARY 21, 2024

TIME: DIRECTLY FOLLOWING THE REGULAR 6:30 PM COMMISSION MEETING

PLACE: CITY OF PEMBROKE PINES CITY HALL FIRST FLOOR, COMMISSION CHAMBERS, 601 CITY CENTER WAY, PEMBROKE PINES, FL 33025

City Attorney Goren stated that the meeting in a Shade Session is pursuant to section 286.011(8) F. S., to discuss pending litigation in the case of City of Pembroke Pines v. Con Ed Broward County Court Case No, 22-CA-00877, Judge Haimes.

**8:57 PM RECESS PUBLIC PORTION OF SHADE SESSION**

**9:31 PM RESUME PUBLIC PORTION OF THE SHADE SESSION**

City Attorney stated on the record that the meeting concluded and directions were given to all present that may result in future meetings regarding the City of Pembroke Pines v. Con Ed Broward County Case No. 22-CA-00877.

**9:33 PM SHADE SESSION ADJOURNED**

**CITY OF PEMBROKE PINES**

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**Marlene D. Graham, CMC**  
**City Clerk**