

# City of Pembroke Pines, FL

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



## Meeting Minutes - Draft

**Wednesday, December 4, 2024**

**6:30 PM**

**6:30 PM Public Hearing (CAPER - FY 2023"), followed by Regular  
Commission Meeting.**

**Commission Chambers**

### **City Commission**

*Angelo Castillo, Mayor  
Thomas Good, Jr., Vice Mayor  
Michael A. Hernandez, Commissioner  
Maria Rodriguez, Commissioner  
Jay D. Schwartz, Commissioner*

## **6:30 PM PUBLIC HEARING ("CAPER - FISCAL YEAR 2023")**

### **ROLL CALL**

**Present** 5 - Mayor Angelo Castillo, Vice Mayor Thomas Good Jr.,  
Commissioner Maria Rodriguez, Commissioner Jay D. Schwartz,  
and Commissioner Michael A. Hernandez

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

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Aubrey Nanasy.

### **NATIONAL ANTHEM**

The National Anthem was performed by Aubrey Nanasy.

## **6:35 PM [or at such time as the Public Hearing adjourns] REGULAR MEETING CALLED TO ORDER**

**PH-1** THE PURPOSE OF THIS PUBLIC HEARING IS TO RECEIVE PUBLIC COMMENT ON  
THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT  
("CAPER - FISCAL YEAR 2023")

PROPOSED RESOLUTION 2024-R-36 IS A RESOLUTION OF THE CITY  
COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE  
PROGRAM YEAR 2023 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION  
REPORT (CAPER) FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS;  
PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR  
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

PROPOSED RESOLUTION 2024-R-36 IS ITEM # 9 ON THE AGENDA.

City Attorney Goren read the Public Hearing Item PH-1 into the record by title.

Mayor Castillo opened the public hearing.

No members of the public wished to speak on the public hearing item.

Mayor Castillo closed the public hearing.

### **PRESENTATIONS:**

**PRE-1** PRESENTATION NO. 1: ANNOUNCEMENT OF THE WINNER OF THE DISTRICT 3 NATALIE BELMONTE GREAT YARD AWARDS FOR NOVEMBER 2024 .

Mayor Castillo along with Assistant City Manager Mike Stamm presented the Natalie Belmonte Great Yard Award to the Peysakhovich family for District 3.

Ms. Peysakhovich addressed the Commission briefly to thank her landscaper.

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

There were no items pulled from the agenda.

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

Ed Degelsmith, 1500 NW 86th Terrace, Pembroke Pines, FL addressed the Commission about the ordinance concerning driveways and parking on streets.

**ANNOUNCEMENTS**

Mayor Castillo spoke about trash pickup issues within the Windmill Community for District 1. The mayor explained the matter had since been resolved however, the city does not regulate or license homeowner associations and that it was a function of the state.

**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. MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, NOVEMBER 06, 2024, COMMISSION WORKSHOP MEETING AT 4:30 PM AND THE MINUTES OF THE WEDNESDAY, NOVEMBER 20, 2024, ORGANIZATIONAL AND REGULAR COMMISSION MEETING.

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

2. MOTION TO APPROVE THE SOLE SOURCE PURCHASE OF HOLMATRO EXTRICATION TOOLS AND EQUIPMENT FROM NAFECO, INC. IN THE AMOUNT NOT TO EXCEED \$178,028.00, PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S CODE OF ORDINANCES.

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

3. MOTION TO APPROVE A FOURTH AMENDMENT TO THE SERVICE AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND BCR ENVIRONMENTAL CORPORATION FOR AN AMOUNT NOT TO EXCEED \$308,340.00.

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

4. MOTION TO APPROVE REQUEST TO ADVERTISE SOLICITATION:

TS-24-21 "VMWARE ANNUAL RENEWAL"

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

5. MOTION TO AWARD IFB # TS-24-10 "HP SERVERS" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, HYPERTEC USA, INC., IN THE AMOUNT NOT TO EXCEED \$57,407.50.

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

6. **MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEMS LISTED ON THE CONTRACTS DATABASE REPORT:**

(A) Carmody Software, Inc. - Consulting and Management Agreement - Renewal

**ITEMS (B) AND (C) WILL NOT BE RENEWED, 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) Cabinet Stop Shop, LLC - Kitchen & Bathroom Cabinet Fabrication & Installation for the Housing Division - Non-Renewal

(C) Safeguard Services, Inc. - Business Lease Agreement - Non-Renewal

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

- 7. MOTION TO ACCEPT THE FY 2024-2025 VICTIMS OF CRIMES ACT (VOCA) GRANT IN THE AMOUNT OF \$21,356.00 FOR THE ENHANCEMENT OF VICTIM SERVICES.

A motion was made to approve on the Consent Agenda

**Approval of the Consent Agenda**

A motion was made by Commissioner Hernandez, seconded by Commissioner Rodriguez, to approve the Consent Agenda. The motion carried by the following vote:

**Aye** 5 - Mayor Castillo, Vice Mayor Good Jr., Commissioner Rodriguez, Commissioner Schwartz, and Commissioner Hernandez

**Nay** 0

**QUASI JUDICIAL CONSENT AGENDA:**

- 8. MOTION TO APPROVE THE BAPTIST FSER @ EDISON SITE PLAN FOR HEIGHT AND DEVELOPMENT WITHIN A PLANNED DISTRICT, AS RECOMMENDED BY THE PLANNING AND ZONING BOARD; GENERALLY LOCATED WEST OF SOUTHWEST 145 AVENUE, BETWEEN PEMBROKE ROAD AND PINES BOULEVARD.

**QUASI CONSENT AGENDA**

A motion was made by Vice Mayor Good, seconded by Commissioner Rodriguez to approve Item # 8 on the Quasi Judicial Consent agenda. The motion passed by the following vote:

**Aye** 5 - Mayor Castillo, Vice Mayor Good Jr., Commissioner Rodriguez, Commissioner Schwartz, and Commissioner Hernandez

**Nay** 0

## PRIOR TO THE VOTE BEING TAKEN:

Vice Mayor Good read Item 8 into the record by title and asked for additional information about the Baptist FSER @ Edison project.

City Attorney Goren explained the Quasi-Judicial procedure for the consideration of Item 8.

City Clerk Rogers swore in all parties who wished to provide testimony on the record.

Mayor Castillo, Vice Mayor Good, Commissioner Hernandez, and Commissioner Schwartz each disclosed that they had spoken with Mr. Mele briefly.

City Attorney Goren stated those disclosures were lawful and permitted under Florida law.

Mike Stamm, Assistant City Manager/Planning and Economic Development Director, addressed the Commission about the dates and approvals of the item that went before the Planning and Zoning Board prior to the request for Commission approval.

Dennis Mele, Esquire, 200 SE Boulevard Broward Boulevard, Fort Lauderdale, FL addressed the Commission about the scope of the Site Plan project via PowerPoint Presentation on behalf of the applicant.

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

Mr. Mele responded to the questions of the Commission about the project pertaining to the \$500,000 agreed upon for roadway improvements, traffic circulation to get to the Baptist health care facility, about turn lanes in the area, and addressed concerns with traffic congestion.

Mr. Stamm also responded to the questions of the Commission asking to address concerns about traffic congestion in the area of the project site.

## AFTER THE VOTE WAS TAKEN:

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

**ORDINANCES AND RESOLUTIONS:**

**SECOND READING ORDINANCES:**

**FIRST READING ORDINANCES:**

**RESOLUTIONS:**

- 9. MOTION TO ADOPT PROPOSED RESOLUTION 2024-R-36.

PROPOSED RESOLUTION 2024-R-36 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PROGRAM YEAR 2023 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. **PUBLIC HEARING REQUIRED**

**A motion was made by Vice Mayor Good Jr., seconded by Commissioner Rodriguez, to adopt Proposed Resolution 2024-R-36. The motion carried by the following vote:**

**Aye** 5 - Mayor Castillo, Vice Mayor Good Jr., Commissioner Rodriguez, Commissioner Schwartz, and Commissioner Hernandez

**Nay** 0

Enactment No: 3889

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Resolution 2024-R-36 into the record by title.

Mayor Castillo confirmed there were no members of the public who wished to speak on the item.



**10. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2024-R-40.**

PROPOSED RESOLUTION NO. 2024-R-40 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA APPROVING AND AUTHORIZING THE EXECUTION OF THE MUNICIPAL ELECTIONS AGREEMENT WITH THE BROWARD COUNTY SUPERVISOR OF ELECTIONS FOR THE CITY'S SPECIAL ELECTION TO BE CONDUCTED ON MARCH 11, 2025; DIRECTING THE APPROPRIATE CITY OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS RESOLUTION AND THE EXECUTED MUNICIPAL ELECTIONS AGREEMENT TO THE SUPERVISOR OF ELECTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**A motion was made by Commissioner Rodriguez, seconded by Commissioner Hernandez, to adopt Proposed Resolution 2024-R-40. The motion carried by the following vote:**

**Aye** 4 - Mayor Castillo, Vice Mayor Good Jr., Commissioner Rodriguez, and Commissioner Hernandez

**Nay** 1 - Commissioner Schwartz

Enactment No: 3890

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Resolution 2024-R-40 into the record by title.

Mayor Castillo spoke on item to explain the cost structure estimate versus the actual cost billed to the city holding a special election in March 2025.

Commissioner Schwartz spoke on the item to inquire about the amount budgeted for the election costs for the new Fiscal Year.

City Attorney Goren responded to the question of the Commission to confirm there were no elections scheduled in 2025 in the City of Pembroke Pines for the record. Mr. Goren also responded about the state statute that governs the plan developed by the Supervisor of Elections and the plan was subject to further review by the Secretary of State.

City Manager Dodge responded about the funds budgeted for the 2024-25 Fiscal Year for elections. Mr. Dodge then spoke about cost differentials between stand alone and shared elections with other participating municipalities.

Mayor Castillo encouraged the Commission to utilize the Monday night Memorandum to have their questions addressed.

City Manager Dodge verbally provided the costs invoiced to the city for the March 2024, 2022, and 2018 elections.

Commissioner Schwartz made a motion to move the election from March 2025 to March 2026. The motion died for a lack of a second.

Commissioner Rodriguez inquired about question 2 on the Monday night Memo concerning the amount of registered voters in 2021 with regards to Item 10.

City Manager Dodge responded with a breakdown of the costs that were submitted by the Supervisor of Elections which would have included other participating municipalities.

City Attorney Goren responded about the required deadlines to submit ballot initiatives to the Supervisor of Elections and that the agreement

also had an expiration date.

Commissioner Hernandez inquired as to why the referendum items were not placed on the November 2024 ballot.

Mayor Castillo responded with the variables involved and said it was due to time constraints.

The following member of the public spoke on the item:

David A. Renshaw, 1840 NW 106th Avenue, Pembroke Pines, FL spoke in opposition of the item.

## **REGULAR AGENDA:**

11. DISCUSSION AND POSSIBLE ACTION TO ADOPT THE DRAFT STRATEGIC PLAN AND DIRECTING THE CITY ATTORNEY TO DRAFT A RESOLUTION AUTHORIZING A GENERAL OBLIGATION BOND REFERENDUM TO FINANCE THE CITY OF PEMBROKE PINES STRATEGIC PLAN "WE LOVE PEMBROKE PINES - A BLUEPRINT FOR A BRIGHTER FUTURE".

**A motion was made by Commissioner Rodriguez, seconded by Commissioner Hernandez, to adopt the Draft Strategic Plan and directing the City Attorney to draft a resolution authorizing a general obligation bond referendum to finance the City of Pembroke Pines Strategic Plan "We Love Pembroke Pines - A Blueprint for a Brighter Future". The motion carried by the following vote:**

**Aye** 4 - Mayor Castillo, Vice Mayor Good Jr., Commissioner Rodriguez, and Commissioner Hernandez

**Nay** 1 - Commissioner Schwartz

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Item 11 into the record by title.

Mayor Castillo spoke about the top 10 issues based on the survey and community feedback provided from the previous Townhall meetings, the draft strategic plan, and about the general obligation bond referendum for the Commission's consideration. He thanked City Manager Dodge and all the Department Heads for all of their efforts and then the Mayor passed out the survey results of the feedback participation component, based upon the information presented at the Townhall meetings.

City Manager Dodge spoke about what the residents expressed based upon the information presented at the Townhall meetings. Mr. Dodge then broke down the costs for the residents over a 30 year time frame if the city were to obtain a 250 or a 200 million dollar bond referendum and how those funds would be beneficial to the Pines' residents to complete important projects. The residents would have the opportunity to speak on any of the major projects prior to Commission approval.

City Manager Dodge also clarified that if there were any grants or funding that fit within in the city's regular fiscal budget, then that could reduce the bond amount requested.

City Attorney Goren introduced the city's Bond Counsel, JoLinda Herring, who participated in the meeting by phone and that Brian Miller was also present at the Commission meeting to answer questions for the record. Mr. Goren also responded to the question of the Commission about how the ballot language for the bond referendum would be presented to the residents voting on the item.

Commissioner Hernandez, Commissioner Rodriguez, Vice Mayor Good, and Commissioner Schwartz spoke their thoughts on the item.

City Manager Dodge responded to the questions pertaining to the bond dollar amounts being divided over a five year period. He said it was provided as an example and that it may vary based upon funding needs. The City Manager also responded about the timeline as to when the necessary funds may be anticipated and if the interest rates could be capped.

Jonathan Ford, Senior Vice President of Ford and Associates (Municipal Financial Advisor for the City of Pembroke Pines) responded

to the questions of the Commission to explain the differences between bond interest rates, mortgage interests rates, and addressed if the time/interest rates could be capped. Mr. Ford also responded to the question of the Commission about what funding the city would receive versus what the city actually borrowed.

Vice Mayor Good asked for a point of clarification concerning the potential issuance of bonds, confirming with the City Manager that they would be requested in increments, and not the full 250 million dollars at one time.

Jerry Ford, President of Ford and Associates responded to the questions of the Commission about any changes to the bond market with respect to commissions, brokerage fees in competitive markets, and responded to the average life of the transactions.

Mayor Castillo made a point of clarification about how the bonds from 2005 were refinanced and that the future bonds would also have the same opportunity.

Commissioner Schwartz had a line of questioning about the survey feedback passed out at the Townhall Meetings, resurfacing the roads, projects completed with the bond referendum from 2005, public safety, and spoke about his request for information.

Mayor Castillo responded about the statistical accuracy of the 31 surveys submitted as of 12-04-2024.

Commissioner Rodriguez made a point of clarification about how the traffic congestion would be addressed in the city.

Discussions ensued on the possible action to adopt the draft strategic plan and authorize the general obligation bond referendum to finance.

City Manager Dodge addressed the Commission about the request for line items and purchase orders of items over the last twenty years and that the research would take time. Mr. Dodge also responded about the charrette process taken over a four month period to pass the bond referendum item back in 2005. City Manager Dodge then addressed the questions of the Commission with respect to public safety and the project for the new police headquarters.

The following member of the public spoke on the item:

David A. Renshaw, 1840 NW 106th Avenue, Pembroke Pines, FL

**AFTER THE VOTE WAS TAKEN:**

City Attorney Goren stated that commission approval of the item directed the city attorney, the city's financial advisors, the bond counsel, and the city administration to bring back a resolution item at the December 18, 2024, Commission Meeting. The proposed resolution would be to establish the cash value, the "not to exceed" figures, and the items would be translated into the applicable languages; for submittal to the Broward Supervisor of Elections to meet the deadline requirements for the March 2025 election for the record.

**12. DISCUSSION AND POSSIBLE ACTION TO WAIVE THE CITY'S SHARE OF THE RENTAL REVENUE COLLECTED FROM NOVA SOUTHEASTERN UNIVERSITY'S UNIVERSITY SCHOOL (NSU) THRU VB-S1, ASSETS, LLC'S COMMUNICATION TOWER LEASE AGREEMENT.**

**A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Good Jr., to defer item and refer it to the city manager to bring back when ready. The motion carried by the following vote:**

**Aye** 5 - Mayor Castillo, Vice Mayor Good Jr., Commissioner Rodriguez, Commissioner Schwartz, and Commissioner Hernandez

**Nay** 0

**PRIOR TO THE VOTE BEING TAKEN:**

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

Assistant City Attorney Mike Cirullo addressed the Commission about Nova Southeastern University's lease agreement to share tower space with the city. He said the university's counsel submitted a request to have the fees waived while still receiving access to the tower on temporary basis which would require commission approval to terminate the agreement.

Mayor Castillo, Commissioner Schwartz, Vice Mayor Good, and Commissioner Rodriguez spoke about the terms of the agreement.

City Manager Dodge responded to the Commission about the amount of the agreement at \$16,000 and why the university asked for the fees to be waived.

**REPORTS OF LEAGUE REPRESENTATIVES**

Commissioner Rodriguez reported she would be bringing back information from past league meetings regarding updates pertaining to immigration laws.

Commissioner Schwartz reported the league meeting he attends was postponed until January 2025.

## **REPORTS OF THE CITY MANAGER AND CITY ATTORNEY**

**COMMISSION ITEMS:**

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURN - 9:36 P.M.**

**CITY OF PEMBROKE PINES**

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**Debra E. Rogers, CMC  
City Clerk**