

# 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, July 30, 2025**

**4:00 PM**

**Emergency Special Meeting**

**Commission Chambers**

### **City Commission**

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

## **4:00 PM REGULAR MEETING CALLED TO ORDER**

### **ROLL CALL**

**Present** 4 - Mayor Angelo Castillo, Vice Mayor Michael A. Hernandez, Commissioner Thomas Good Jr., and Commissioner Maria Rodriguez

**Absent** 1 - Commissioner Jay D. Schwartz

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

Commissioner Schwartz was absent from the Special Emergency Meeting.

### **PLEDGE OF ALLEGIANCE**

Vice Mayor Hernandez led the Pledge of Allegiance.

### **ORDINANCES AND RESOLUTIONS:**

#### **FIRST READING ORDINANCES:**

Mayor Castillo opened the Emergency Meeting by explaining its purpose which was to address the approaching expiration of the future sale agreement for Pines Place. He shared that the city had undertaken a wide-ranging effort, including a trip to Tallahassee, to gain legislative support for the deal, despite previous challenges. The mayor said the initiative would significantly benefit the City of Pembroke Pines, its residents, business partners, and the State of Florida by expanding access to affordable housing. He commended the City Manager, City Attorney, and Tallahassee representatives for successfully resolving the tax exemption issue and then introduced City Attorney Goren to provide further details.

City Attorney Goren explained that the relevant tax provision was embedded in the State of Florida's annual tax bill, specifically in Section 18, page 19 of Chapter 2025-208. This new provision, Section 196.19781, was the result of collaborative efforts between the Mayor, City Commission, and other stakeholders. It outlined key terms supporting affordable housing, which was set to expire on July 31, 2025, prompting the need for the Emergency Meeting.

City Attorney Goren further explained that Hayden Glades, a partner in the affordable housing effort, was present at the meeting. He stated that all inspections and related items were due to expire by July 31, 2025, but would be extended through December 31, 2025, or sooner, in accordance with the sub-sublease agreement between the City and Hayden Glades. He also referenced the upcoming Fifth Amendment to the agreement, which defined affordable housing according to State Statute. Specifically, the income classifications outlined in Chapter 420 of the Florida Statutes (very low, low, or moderate income). These standards would remain in effect for the duration of the sub-sublease.

Mayor Castillo concluded by expressing his support for the City's continued role in qualifying applicants for workforce housing, especially prioritizing police and fire department personnel. He noted that the City would inform the Commission of any unit vacancies, and appropriate waitlists would be developed to ensure compliance with legal requirements and prioritization standards.

1. IN TO PASS PROPOSED ORDINANCE NO. 2025-10 ON FIRST READING.

PROPOSED ORDINANCE NO. 2025-10 IS AN EMERGENCY ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO SECTION 3.13 OF THE CITY'S CHARTER AND SECTION 166.041, FLORIDA STATUTES, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FIFTH AMENDMENT TO THE AGREEMENT TO ENTER INTO SUB-SUBLEASE WITH HG PINES, LLC; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

**A motion was made by Commissioner Good Jr., seconded by Commissioner Rodriguez, to pass Proposed Ordinance 2025-10 on First Reading . The motion carried by the following vote:**

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

**Nay** 0

**Absent** 1 - Commissioner Schwartz

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-10 into the record by title on first reading.

Vice Mayor Hernandez expressed appreciation for the method used to process the agreement. Specifically, its inclusion in the tax bill and thanked the City Administration and Mayor for their effective approach.

Mayor Castillo responded by mentioning that the item had been well received by all.

Mayor Castillo opened the Public Hearing.

There were no members of the public who wished to speak on the item.

Mayor Castillo closed the Public Hearing.

**SECOND READING ORDINANCES:**

**2. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-10 ON SECOND AND FINAL READING.**

PROPOSED ORDINANCE NO. 2025-10 IS AN EMERGENCY ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO SECTION 3.13 OF THE CITY'S CHARTER AND SECTION 166.041, FLORIDA STATUTES, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FIFTH AMENDMENT TO THE AGREEMENT TO ENTER INTO SUB-SUBLEASE WITH HG PINES, LLC; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to adopt Proposed Ordinance 2025-10 on Second and Final Reading. The motion carried by the following vote:**

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

**Nay** 0

**Absent** 1 - Commissioner Schwartz

Enactment No: 2046

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Ordinance 2025-10 into the record by title on second reading.

Mayor Castillo opened the Public Hearing.

There were no members of the public who wished to speak on the item.

Mayor Castillo closed the Public Hearing.

**AFTER THE VOTE WAS TAKEN:**

Mayor Castillo inquired with the city manager about Commissioner Schwartz's well-being following his unexcused absence. City Manager Dodge responded that he had contacted the Commissioner, who was uncertain at the time whether he would be able to attend.

Commission Agenda Q&A to be forthcoming, as / if / and when available via the following link:  
<https://tinyurl.com/mtkmvsud>

**ADJOURN - 4:11 P.M.**

**CITY OF PEMBROKE PINES**

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