

City of Pembroke Pines, FL

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



Meeting Minutes - Final

Wednesday, August 20, 2025

6:30 PM

Regular Commission Meeting, Item 12 was moved to the Quasi-Judicial Agenda Item and Exhibit 4 was added to Item 19 on 8-18-2025.

Commission Chambers

City Commission

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

6:30 PM REGULAR MEETING CALLED TO ORDER**ROLL CALL**

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

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 Esmerlda Cortes.

NATIONAL ANTHEM

The National Anthem was performed by Esmerlda Cortes.

ANNOUNCEMENT OF ITEMS TO BE PULLED FROM AGENDA

There were no items pulled.

Mayor Castillo made the following announcements:

The city recently held the grand opening of the William B. Armstrong Dream Park, located in District 3. He stated that a website for making reservations would be launched soon and thanked Commissioner Rodriguez for her efforts in advancing the project.

The mayor congratulated Ms. Edith Golub, a volunteer in the health field, on celebrating her 105th birthday.

Regarding the Florida Power and Light (FP&L) rate increase that had been brought before the Public Service Commission in Tallahassee and had led to lawsuits, Mayor Castillo acknowledged Vice Mayor Hernandez for raising the issue. He reported that the city had received a response to its adopted resolutions and to the request for a meeting. Additionally, he said he had spoken with Pam Rauch, Vice President of External Affairs at FP&L, about the meeting request. Ms. Rauch responded that FP&L would be open to meeting with the city to answer any questions about the rate increases once the settlement process was completed.

PRESENTATIONS:

PRE-1 PRESENTATION NO. 1: MAYOR CASTILLO WILL RECOGNIZE JULIA A. LAKOSKY ON THE OCCASION OF HER RETIREMENT AND TO HONOR HER 40-YEAR CAREER WITH THE CITY OF PEMBROKE PINES.

Mayor Castillo read a proclamation and presented it to Julie A. Lakosky in recognition of her retirement and in honor of her 40 years of service with the City of Pembroke Pines. Ms. Lakosky served as a Board Secretary in the City Clerk's Office, a Secretary for the Police Department, and was later promoted to full-time Commissioner's Secretary in the Administration Office.

Ms. Lakosky addressed the Mayor, Commission, and audience, expressing her gratitude for the wonderful memories. She was joined by her daughter Julie and granddaughter Emily, who took photos with her, the Mayor, and members of the City Commission.

- 21. VICE MAYOR HERNANDEZ ITEM NO. 2: VICE MAYOR WISHES TO ACKNOWLEDGE THE CITY'S SCHOOL RESOURCE OFFICERS SERVING ALL PEMBROKE PINES SCHOOLS.**

Vice Mayor Hernandez invited Police Chief Vargas to speak and highlighted the hard work of the city's School Resource Officers (SROs). He asked City Clerk Rogers to display a PowerPoint presentation on the television screens, which featured each of the resource officers and the schools they serve, including traditional public schools under Broward County Public Schools, as well as the Pines Charter Schools.

The Vice Mayor gave special thanks to Officer Leboeuf, who serves as the School Resource Officer at Chapel Trail Elementary, where his own children attended. He expressed his appreciation for the officers' dedication and commitment to protecting the city's children, particularly in efforts to manage traffic safety around schools.

Vice Mayor Hernandez also thanked Chief Vargas for attending the meeting and speaking about the SRO program, especially for the benefit of residents who may not follow updates on social media.

Police Chief Vargas thanked the Vice Mayor for bringing the item forward and expressed his appreciation to the Commission for their continued support of the city's School Resource Officers. He commended the officers for their vital role in ensuring the safety of students and acknowledged their professionalism and appearance, stating they were "second to none." His remarks were met with applause from the Mayor, Commission, and audience.

The Chief also spoke about the leadership provided by the Captains and Sergeants within the division and thanked the SRO staff for prioritizing their attendance at the meeting so they could be recognized.

20. VICE MAYOR HERNANDEZ - ITEM NO.1: PRESENTATION ON THE "AUTISM FRIENDLY CITY" INITIATIVE FROM THE CENTER FOR AUTISM AND RELATED DISABILITIES (C.A.R.D.)

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Schwartz, to approve the support of the Center for Autism Related Disabilities (CARD) initiative to make the City of Pembroke Pines an autism friendly City. The motion carried by the following vote:

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

Nay 0

PRIOR TO THE VOTE BEING TAKEN:

Vice Mayor Hernandez spoke about the city's efforts to become an autism-friendly community. He explained that the initiative was first brought to his attention by a member of the Diversity and Heritage Advisory Board and thanked Assistant City Manager Goulding for spearheading the effort. The Vice Mayor also shared a personal connection, mentioning a family friend, Ms. Ysela Heim; a Pembroke Pines resident and member of the Center for Autism and Related Disorders (CARD) and invited both Ms. Heim and Assistant City Manager Goulding to further discuss the initiative.

Vice Mayor Hernandez acknowledged that while there were already programs available to support individuals with autism, this new effort would build upon and enhance the city's existing initiatives.

Ms. Ysela Heim addressed the Commission with a PowerPoint presentation about the program. She began by sharing her personal experience of living in the city, raising her family, and caring for her middle son, who has a severe form of autism. Ms. Heim provided statistics related to autism diagnoses and spoke about the importance of funding to ensure students with autism or similar disabilities receive the necessary resources. She also explained how the CARD program could help the city apply for and provide free resources for children on the autism spectrum.

Assistant City Manager Goulding followed with an overview of the city's existing programs for individuals with autism and special needs. She highlighted that this new initiative would be a valuable addition to the support already offered by various city departments.

Commissioner Rodriguez expressed strong support for the program and said she looked forward to promoting the initiative.

Commissioner Schwartz thanked Ms. Heim for her presentation and asked for clarification regarding the statistics on autism. Ms. Heim responded that approximately one in thirty-one individuals are diagnosed with or are on the autism spectrum. Commissioner Schwartz added that

he looked forward to supporting the initiative through the Chamber of Commerce and other municipalities beyond Pembroke Pines and Miramar. He also suggested raising awareness through city vehicles and by featuring the initiative on the city's website homepage.

Commissioner Good thanked Vice Mayor Hernandez for bringing the item forward. He spoke about the challenges faced by individuals with autism, especially when they become adults, and emphasized the need for strong support systems. He expressed a desire to help establish and further the expectations for this initiative.

Mayor Castillo concluded by stating his belief that every responsible adult has a duty to help ensure that every child, regardless of their birth characteristics, had the opportunity to reach their full potential. He mentioned that this belief has long been a core value of the city.

ITEMS AT THE REQUEST OF THE PUBLIC

George Koren 6751 SW 11th Street, Pembroke Pines, FL addressed the Commission regarding his thoughts and ideas concerning North Perry Airport, which was read into the record.

Mayor Castillo thanked Mr. Goren for his testimony and spoke about the upcoming North Perry Airport Townhall Meeting event at the South Regional Library from 5:30PM-7:30PM.

COMMISSION AUDITOR REPORT:

None.

APPEALS OF BOARD OF ADJUSTMENT DECISIONS:

None.

QUASI JUDICIAL AGENDA:

12. REQUEST TO APPEAL A DECISION OF THE PLANNING AND ZONING BOARD FOR THE TOWNGATE (CEDAR WAY) SIDEWALK VARIANCE TO ALLOW A 4 FOOT SIDEWALK ON ONE SIDE OF THE ROADWAY FOR A 40' PRIVATE ROADWAY INSTEAD OF THE REQUIRED 4 FOOT SIDEWALK ON BOTH SIDES OF THE ROADWAY FOR A 40' PRIVATE ROADWAY.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to grant the appeal of Item 12. The motion carried by the following vote:

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

Nay 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren set the premise of the appeal referencing Section 155.311 of the City's Code of Ordinances. The code outlined the appeal process, which was based on the claim that the Board's decision lacked competent and substantial evidence.

Mr. Goren explained the matter was not a trial de novo and that no new evidence or testimony was permitted. The item went before the Planning and Zoning Board concerning the decision to grant a sidewalk variance for the Towngate project. The request involved allowing a 4-foot sidewalk on one side of a 40-foot private roadway, instead of the required sidewalks on both sides. City Attorney Goren also explained the following:

The appeal was filed properly and on time.

A written statement and presentation were submitted by the appellant's attorney, Mr. Cole.

All notice and advertising requirements were met.

The Commission's role was to review the existing record only and no new evidence could be introduced.

The final decision by the Commission would be subject to judicial review, if necessary.

Both the appellant and staff were sworn in by City Clerk Rogers. The application information ZV 2024-0008 was provided as a reference for the variance request and City Attorney Goren said Mr. Stamm and Mr. Cole would have the opportunity present their testimony.

Mike Stamm, Assistant City Attorney/Planning and Economic Development Director provided the following summary of testimony:

Town Gate Master Association requested a variance to remove a four-foot sidewalk on the north side of Cedar Way, where sidewalks are

normally required on both sides of a 40-foot private roadway under the Towngate Planned Unit Development (PUD).

The request was due to ongoing maintenance problems caused by tree roots damaging the sidewalk.

Planning & Zoning Staff did not provide a recommendation, as is standard for variance requests.

The Planning and Zoning Board denied the variance 3-0 on May 8, 2025.

The Board's decision to deny was based on testimony and public comments, though only three board members were present (a unanimous vote was required).

The applicant had the option to defer but chose to proceed.

Mr. Cole submitted a timely appeal, citing lack of competent and substantial evidence in the original denial as referenced in section on behalf of the appellant.

Backup materials included images of sidewalk/tree conflicts and additional post-hearing information.

The Commission had the authority to approve the variance, deny the appeal, or remand it back to the Planning & Zoning Board for further consideration.

Jamie Cole, Attorney for the Towngate Master Association presented a summary of his testimony which included the following key arguments and problems:

53 mahogany trees were planted 1-2 feet from the sidewalk. Over time, roots had lifted and broken the concrete, creating hazards, ADA compliance issues, and code citations.

Alternatives, such as root pruning or barrier installation, were not viable as a certified arborist testified that the sidewalk must be removed to preserve the trees.

Two options were then presented:

Removing the trees and replacing the sidewalk which could cost up to \$300,000, \$3,000 per unit, or remove the sidewalk and plant grass at \$40,000 which was more cost-effective.

The sidewalk on the south side of the street would remain intact and maintain pedestrian access.

Mr. Cole continued to speak about the following evidence presented:

Arborist report detailing root damage and supporting sidewalk removal.

The City's Comprehensive Plan and Code was referenced which emphasized tree preservation (e.g., Tree City USA designation, canopy goals).

Community surveys showed:

91% of Cedar Way respondents supported keeping the trees and removing the sidewalk.

82% support across the entire Towngate community.

Mr. Cole stated the denial of the variance request was a result of opposition from the Cedar Way sub-association, who provided no expert testimony or counterevidence, only personal objections. He argued that public sentiment was not competent evidence under the legal standard. Therefore, the Board's decision was not based on competent and substantial evidence, making the denial improper.

Since the P&Z hearing, Mr. Cole said the dispute between Towngate and Cedar Way had been resolved. Cedar Way sub-association currently supported the sidewalk removal via a letter and was included in the appeal backup materials (though not submitted as evidence, per procedure).

Commissioner Schwartz expressed concern that a letter Mr. Cole intended to read had not been presented during the May 8, 2025, Planning and Zoning Board meeting, even though it appeared in the City

Commission's backup materials.

City Attorney Goren clarified that while new evidence could not be introduced in an appellate proceeding, the letter was already part of the published record in the green agenda book. As such, it could be proffered and read aloud for context without being considered new evidence.

Mayor Castillo agreed and allowed Mr. Cole to read the letter, in line with the City Attorney's legal guidance.

Mr. Cole was then permitted to read the letter into the record and asked for the rejection of the appeal to be overturned.

Commissioner Rodriguez acknowledged that the matter was in her district and stated her preference was to send the appeal back to the Planning and Zoning Board. She pointed out that the letter and the change of opinion from the Cedar Way community occurred after the original board's decision. Although the letter was not considered formal evidence, she believed it was still a relevant argument that the Planning and Zoning Board should hear.

Commissioner Rodriguez acknowledged that sending the matter back would take more time but felt it was the appropriate step to ensure that all perspectives, especially the updated community sentiment, could be heard directly by the Planning and Zoning Board.

Commissioner Schwartz stated that the only issue before the board was whether the PUD could be amended through a variance and not about internal disputes between associations. He believed the original Planning and Zoning Board hearing was not fair or impartial, despite the board's efforts, and mentioned that the City Attorney had to repeatedly redirect the board to stay on topic.

Commissioner Schwartz spoke in support of granting the variance, citing credible evidence from the appellant and a lack of expert opposition. He opposed sending the case back to the Planning and Zoning Board, saying it would likely result in the same unfair treatment. He expressed his intent to move for approval to grant the variance.

Commissioner Good stated that the applicant had provided sufficient evidence to grant the variance request before the Commission. He mentioned that older, denser developments often face conflicts between preserving aesthetics such as mature trees; and ensuring safety and accessibility. In this case, the trees created safety hazards, and removing the sidewalk was a reasonable solution.

Commissioner Good also acknowledged that the city's existing codes allow for sidewalks on only one side in other areas and believed the original PUD, while well-intentioned, had become impractical over time. Given the circumstances, Commissioner Good supported approving the variance request to appeal the decision.

Vice Mayor Hernandez said he typically deferred to the district commissioner's judgment but expressed disappointment that the resident surveys came after the Planning and Zoning Board hearing. He said he would not consider that information because it was not part of the official record. The Vice Mayor agreed the sidewalks were in poor condition and confirmed with the City Attorney that approving the variance would not set a precedent for the rest of the city. He also confirmed with Mr. Cole that taxpayers would not bear the cost. Ultimately, Vice Mayor Hernandez said he would support whatever the district commissioner decided.

Mayor Castillo acknowledged the PUD required both trees and sidewalks, not one or the other. He said that they lacked enough evidence to conclude that both features could not coexist. While respecting the arborist's report, he believed that such a conclusion should have been fully examined by the Planning and Zoning Board and was hesitant to support the variance without that level of review.

Commissioner Schwartz made a point of clarification acknowledging the complex and unusual case concerning PUD agreement within the Towngate community.

Mayor Castillo ultimately spoke in favor of sending the variance back to the Planning and Zoning Board to rehear the item with all of the evidence.

Mr. Cole responded that he disagreed with the idea that there were

“competing” surveys. Both the master and sub-association surveys showed overwhelming support for removing the sidewalk (91% and 82%). He further explained about why the community chose a variance because it was limited to one street, while a PUD amendment would impact the entire Towngate community. Delaying the process by sending it back to P&Z would mean continued closure of the hazardous sidewalk and more expenses for residents. Mr. Cole confirmed the community was okay with either decision (variance or P&Z rehearing) but preferred to resolve the matter before the City Commission.

Mike Stamm, Assistant City Attorney/Planning and Economic Development Director confirmed the next possible P&Z hearing was September 11th, but only if a legal ad could be submitted on time. Otherwise, the month of October would be the next chance to hear the variance request a second time.

Mr. Cole responded about the costs to apply for the variance appeals, the associated costs to retain an attorney, and asks for the fees to be waived if Towngate had to reapply.

Mayor Castillo said he did not object to waving the fees with the exception of the legal advertisement.

Commissioner Schwartz expressed concern that he never received the physical surveys included in the back up and was also concerned that waving fees for Towngate’s Homeowner’s Association would shift the cost to taxpayers.

Vice Mayor Hernandez made a point of clarification and said there was no motion on the floor to waive the fees for the Towngate HOA.

Commissioner Rodriguez spoke on the mixed perspective of the two surveys and expressed that survey results could have been skewed when presented. The Commissioner further mentioned ongoing issues with the Planning and Zoning Board, particularly low attendance, which had impacted decision-making.

Administrative Point of Order

Mayor Castillo requested City Clerk Rogers provide full attendance

records for all boards from the beginning of the year to present.

Commissioner Rodriguez continued to comment on the matter and asked if she could hear from any members of the public in the audience who were also present at the P&Z meeting that originally opposed and then changed their minds to speak in favor of the item.

Mayor Castillo weighed in and said that the information would be considered new evidence as previously described at the beginning of the proceeding by City Attorney Goren.

Commissioner Rodriguez then expressed a desire to hear from Craig Kocis, Vice President of the Cedar Way board, to better understand the board's reasoning. Despite concerns about introducing new testimony, the mayor allowed Craig to be sworn in by City Clerk Rogers.

City Attorney Goren responded that the mayor had the authority to control the flow of information and that the city's code was referenced to help the mayor and commission get to their answers with discretion.

Craig Kocis, 2335 NW 158th Avenue, Pembroke Pines, addressed the Commission on behalf of the Cedar Way's sub-homeowner's association. He explained that the board had been newly formed and was not initially prepared to conduct a survey. After the Planning and Zoning meeting, they decided to let residents determine the course of action through the survey which yielded the result.

AFTER THE VOTE WAS TAKEN:

Mayor Castillo advised the association to review their Planned Unit Development (PUD) to avoid similar issues in the future.

Commissioner Schwartz then addressed the financial side of the matter, noting that code enforcement fines had prompted the appeal.

Administration Direction

Commissioner Schwartz requested that city administration work with the association to resolve these fines.

City Attorney Goren clarified that the process for mitigating fines was handled administratively, not by the Commission.

ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS

CONSENT AGENDA:

Approval of the Consent Agenda

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

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

Nay 0

1. MOTION TO APPROVE AN AMENDMENT TO THE MASTER SERVICES AND MULTI-ITEM PURCHASING AGREEMENT WITH AXON ENTERPRISE, INC. FOR THE PURCHASE OF THE AXON SKYHERO ROBOTIC BUNDLE (SKYHERO LOKI 2 INDOOR DRONES, SIGYN GROUND-THROWABLE ROBOT, & NARFI POLE CAMERA) FOR THE POLICE DEPARTMENT'S SWAT TEAM, WITH COVERAGE FOR A 60-MONTH PERIOD, IN AN AMOUNT NOT TO EXCEED \$56,677.33, AND THE RENEWAL OF CURRENT BODY-WORN CAMERA (BWC) SYSTEMS/ACCESSORIES, LICENSING, AND DIGITAL STORAGE FOR A 16-MONTH PERIOD IN THE AMOUNT OF \$110,086.52, PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

2. MOTION TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND CONNECT CONSULTING, INC. FOR HYDRO-GEOLOGIC CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$60,837, WHICH INCLUDES AN OWNER'S CONTINGENCY OF \$10,000, PURSUANT TO SECTION 35.18(C)(2) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

3. MOTION TO APPROVE THE RENEWAL OF MAILMETER CLOUD EMAIL ARCHIVING TOOL FOR THE CITY OF PEMBROKE PINES FROM WATERFORD TECHNOLOGIES IN THE AMOUNT NOT TO EXCEED \$40,306, PURSUANT TO SECTIONS 35.18(C)(7)(H) AND 35.18(C)(7)(I) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

4. MOTION TO APPROVE REQUEST TO ADVERTISE SOLICITATION(S):

(A) PSPW-25-11 "ROOF REPLACEMENT OF CITY WIDE ROOFS"

A motion was made to approve on the Consent Agenda

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

(A) In Rem Solutions, Inc. - Professional Grant Writing Services - Renewal

ITEMS (B) THROUGH (D) 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) Granite Tops Industries LLC - Counter Tops Installation/Housing Division - Non-Renewal

(C) South Florida Institute on Aging, Inc. ("SoFIA") - RSVP Tech & Community Services Program - Termination

(D) South Florida Institute on Aging, Inc. - Volunteering Services at the Southwest Focal Point Senior Center - Termination

A motion was made to approve on the Consent Agenda

6. MOTION TO APPROVE THE PROPOSED COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND THE FOP (GENERAL EMPLOYEES) FOR THE TERM OCTOBER 1, 2025 TO SEPTEMBER 30, 2028.

A motion was made to approve on the Consent Agenda

7. MOTION TO APPROVE THE FIRST AMENDMENT TO THE FACILITY USE AGREEMENT WITH ELITE OPTIMIST OF CENTRAL PEMBROKE PINES, INC.

A motion was made to approve on the Consent Agenda

8. MOTION TO APPROVE THE MINUTES OF JULY 30, 2025, SPECIAL EMERGENCY MEETING AND AUGUST 6, 2025, REGULAR COMMISSION MEETING.

A motion was made to approve on the Consent Agenda

9. MOTION TO APPROVE AN AGREEMENT WITH PANTROPIC POWER, INC. FOR THE REPLACEMENT OF TWO (2) NEW GENERATOR MUFFLERS IN AN AMOUNT NOT TO EXCEED \$79,708, PURSUANT TO SECTION 35.18(C)(7)(D) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

10. MOTION TO APPROVE THE PURCHASE OF AMMONIA SULFATE 40% FROM HAWKINS, INC. ON AN AS-NEEDED BASIS UTILIZING PRICING ESTABLISHED IN BROWARD COUNTY'S SOLICITATION # OPN2126118B1, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$41,650, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

11. MOTION TO APPROVE THE PURCHASE OF MULCH ON AN AS-NEEDED BASIS FROM EAST COAST MULCH, FRW, LLC, AND IAMWHOIAM, LLC UTILIZING PRICING ESTABLISHED BY THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE GROUP (CO-OP) CONTRACT # E-28-23, FOR ANNUAL AMOUNT NOT TO EXCEED \$169,000, PURSUANT TO SECTION 35.18(C)(6) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

ORDINANCES AND RESOLUTIONS:

SECOND READING ORDINANCES:

13. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-09 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2025-09 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING ORDINANCE 1174 TO AMEND THE DEFINITION OF "TAX COLLECTOR;" PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to adopt Proposed Ordinance 2025-09 on Second and Final Reading. The motion carried by the following vote:

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

Nay 0

Enactment No: 2049

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-09 into the record by title.

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.

14. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-11 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2025-11 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AUTHORIZING THE ISSUANCE OF BOND INDEBTEDNESS TO REFUND ALL OR A PORTION OF THE CITY'S OUTSTANDING \$76,045,000 GENERAL OBLIGATION BONDS, SERIES 2015; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to adopt Proposed Ordinance 2025-11 on Second and Final Reading. The motion carried by the following vote:

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

Nay 0

Enactment No: 2050

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-11 into the record by title.

Vice Mayor Hernandez thanked the City Manager for working to save the city money.

Mayor Castillo agreed and asked how much the city would be saving on an annual basis approximately.

City Manager Dodge responded to about \$400,000 per year.

Mr. Ford of John Ford and Associates Inc. also responded to the question of the mayor. He said the city would save approximately \$4.46 million dollars which was an average of \$408,000 per year.

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.

FIRST READING ORDINANCES:**RESOLUTIONS:****15. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-34.**

PROPOSED RESOLUTION NO. 2025-R-34 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE MEMORANDUM OF AGREEMENT (“MOA”) BETWEEN THE CITY AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (“FDOT”) FOR THE WIDENING OF PEMBROKE ROAD PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Commissioner Good Jr., seconded by Commissioner Rodriguez, to defer to a time certain, and bring the item back at the September 17, 2025 Commission meeting. The motion carried by the following vote:

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

Nay 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-34 into the record by title.

Commissioner Schwartz asked if public comment emails had been submitted and invited Commissioner Good to speak on the item.

Commissioner Good requested a presentation, and Mayor Castillo called on Assistant City Manager Mike Stamm, who explained that the item involved granting FDOT access to a portion of Honeywood/Cinnamon Ridge Park, adjacent to Pembroke Road. Stamm clarified that the project had been previously supported by the Commission and involved safety upgrades, road widening (from 2 to 3 lanes), improved drainage, and resurfacing between University Drive and Douglas Road. He mentioned that the portion of the park affected was not a usable component of the park.

Commissioner Good explained that the road widening project was initially approved in 2014 and primarily impacted the north side of Pembroke Road, meaning residents in Pembroke Pines; especially those in Honeywood and Cinnamon Ridge would be more affected than those in Miramar. He highlighted that the HOA had been engaged with FDOT from the beginning and had raised multiple concerns, but FDOT ended negotiations in 2021 after discovering that the HOA did not legally own the land in question due to the developer's failure to transfer warranty deeds, despite plat dedication. FDOT chose to proceed with the eminent domain process, leading to legal uncertainty over the ownership of the land.

Mayor Castillo clarified that Item 15 pertained only to land the City undeniably owned, confirmed through plat dedication, and not by deed. City Attorney Goren confirmed this interpretation under Florida law.

Mayor Castillo asked about the ownership of the swale land possibly still owned by Levitt Homes, the original developer. City Attorney Goren responded that if the land had been properly dedicated, Levitt Homes no

longer retained legal ownership. However, ownership of certain disputed parcels remained unclear and could be addressed separately.

Commissioner Good remarked that while the matters were legally distinct, the City still had a role to play. Mayor Castillo expressed support for traffic calming measures at no additional cost to the City and stated his willingness to work with affected communities.

The following members of the public spoke on the item:

Stephen Card, 1120 SW 87th Avenue, Pembroke Pines, FL
Patricia Constable, 1210 SW 85th Terrace, Pembroke Pines, FL
Larry Landress, 8770 SW 9th Court, Pembroke Pines, FL

The following Florida Department of Transportation (FDOT) representatives addressed the Commission:

Claudia Vinitkiy-Calvo- Project Manager with the FDOT
Christina Brown - Deputy Right of Way Manager
Kevin Iannarone - Consultant Project Manager/Engineer

Ms. Vinitkiy-Calvo explained that the Memorandum of Agreement (MOA) was required for FDOT to move forward using eminent domain, and that the land would be returned to the City after construction.

Mr. Iannarone discussed a noise wall proposed for the Cinnamon Ridge community. Residents would vote on whether or not to install it, with a simple majority determining the outcome. Safety concerns were raised by Mr. Card, regarding the gap between the community wall and Pembroke Road. Mr. Iannarone clarified the wall's scope and community options.

Mayor Castillo then asked if there was a potential agreement that could resolve the land ownership dispute. Ms. Vinitkiy-Calvo replied that if the residents were determined to be the legal owners of the disputed parcel and were willing to donate the land, the matter could potentially be resolved without delay.

Mayor Castillo asked whether a two-week deferral would be enough time, while Commissioner Rodriguez raised questions about resident

notifications.

Ms. Vinitkiy-Calvo and Mr. Iannarone confirmed that public meetings had taken place throughout the planning phase. Commissioner Good raised concerns based on a reference in Exhibit 3, questioning whether the City's ownership had been mischaracterized. City Attorney Goren clarified that the reference came from meeting minutes and represented a consultant's interpretation, not a legal determination.

Commissioner Good also questioned whether the City would be asked to vacate its rights and issue a quitclaim deed, potentially exposing the City to legal risk. He suggested deferring the vote to allow more time to clarify the land ownership and obtain a letter of support from the HOA. Mr. Card responded they received a call from the City's Engineer one week prior to the Commission meeting notifying the HOA that they were not the owners of the land.

FDOT's Christina Brown asked about next steps if it was confirmed that Cinnamon Ridge HOA did not own the land. Commissioner Rodriguez expressed concern about losing project funding without a definite deferral date. Ms. Brown then stated that FDOT was working to resolve the title issues, despite the original developer Levitt Homes no longer being active.

Commissioner Good spoke in support of a one-month deferral to the September 17, 2025, Commission Meeting, to allow time for further coordination between FDOT, the HOA, and the City without objection.

AFTER THE VOTE WAS TAKEN:

Mayor Castillo encouraged all parties to resolve the matter so the road could be built.

Commissioner Schwartz asked if the City could be advised with an update prior to the next Commission Meeting.

Commissioner Good thanked the Mayor and Commission for supporting the item.

16. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-37.

PROPOSED RESOLUTION 2025-R-37 IS A RESOLUTION OF THE CITY OF PEMBROKE PINES, FLORIDA AMENDING THE BUDGET FOR THE CITY OF PEMBROKE PINES CHARTER SCHOOLS FOR THE CHARTER SCHOOL FISCAL YEAR BEGINNING JULY 1, 2024; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution 2025-R-37. The motion carried by the following vote:

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

Nay 0

Enactment No: 3927

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-37 into the record by title.

17. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-38.

PROPOSED RESOLUTION 2025-R-38 IS A RESOLUTION OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING THE BUDGET FOR THE CITY OF PEMBROKE PINES/FLORIDA STATE UNIVERSITY CHARTER ELEMENTARY SCHOOL FOR THE CHARTER SCHOOL FISCAL YEAR BEGINNING JULY 1, 2024; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution 2025-R-38. The motion carried by the following vote:

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

Nay 0

Enactment No: 3928

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-38 into the record by title.

18. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-39.

PROPOSED RESOLUTION NO. 2025-R-39 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$50,000,000 CITY OF PEMBROKE PINES, FLORIDA GENERAL OBLIGATION REFUNDING BONDS, SERIES 2025; AUTHORIZING THE REFUNDING OF ALL OR A PORTION OF THE CITY OF PEMBROKE PINES, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2015; DIRECTING THE APPLICATION OF THE PROCEEDS OF SUCH SERIES 2025 BONDS; AUTHORIZING A COMPETITIVE BID AND APPROVING THE FORM OF THE SUMMARY NOTICE OF SALE AND THE OFFICIAL NOTICE OF SALE PERTAINING TO SUCH SERIES 2025 BONDS; MAKING CERTAIN PROVISIONS AND AUTHORIZING CERTAIN RESPONSIBILITIES WITH RESPECT TO THE NOTICE, BIDDING AND SALE OF THE SERIES 2025 BONDS; DELEGATING THE AWARD OF THE SALE OF THE SERIES 2025 BONDS TO THE CITY MANAGER OR HIS DESIGNEE; MAKING CERTAIN PROVISIONS AND DELEGATING CERTAIN RESPONSIBILITIES WITH RESPECT TO THE SERIES 2025 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT; APPOINTING A BOND REGISTRAR AND PAYING AGENT AND AN ESCROW AGENT; AUTHORIZING THE EXECUTION AND DELIVERY OF AGREEMENTS BETWEEN THE CITY AND THE BOND REGISTRAR AND PAYING AGENT AND BETWEEN THE ISSUER AND THE ESCROW AGENT; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE; AUTHORIZING OTHER REQUIRED ACTIONS; SUPPLEMENTING RESOLUTION NO. 3034; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution 2025-R-39. The motion carried by the following vote:

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

Nay 0

Enactment No: 3929

PRIOR TO THE VOTE BEING TAKEN:

The City Attorney Goren read Proposed Resolution 2025-R-39 into the record by title.

Commissioner Schwartz wanted to save his comments when all the members of the Commission were present on the Dais to discuss the item.

Mayor Castillo took a two-minute recess without objection.

After the brief recess, Commissioner Schwartz invited Mr. Ford to explain the savings structure further. Mr. John Ford of Ford and Associates, Inc., the City's financial advisor, was recognized and thanked for protecting the City's financial interests.

Mr. Ford explained the anticipated savings from the refunding, estimating approximately \$4 to \$4.5 million in cash flow savings over the remaining 11 years of the debt. On a net present value basis, accounting for fees and expenses, this equated to about \$3.7 million or approximately 7.5% of the refunded debt.

Mr. Ford also mentioned that following Commission approval, a notice of sale would be posted to solicit bids, with pricing expected the week of Labor Day. The City retained full discretion to cancel the transaction if the bids were unfavorable and minimize risks.

REGULAR AGENDA:

19. DISCUSSION AND POSSIBLE ACTION TO APPOINT TWO (2) MEMBERS TO THE POLICE AND FIRE PENSION BOARD, FOR A TWO YEAR TERM, WHICH WOULD EXPIRE IN JUNE 2027.

A substitute motion was made by Commissioner Rodriguez, seconded by Commissioner Good Jr., to defer Item 19 for (1) one month placing a \$750.00 into digital advertisement of this position, making sure we preface the post by saying that preference is for applicants with a financial services background. The motion carried by the following vote:

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

Nay 1 - Commissioner Schwartz

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Item 19 into the record, which involved discussion and potential appointment of two members to the Police and Fire Pension Board for a two-year term ending in June 2027.

Mayor Castillo passed the gavel to Vice Mayor Hernandez in order to make a motion. The Mayor stated that after his election win, he had met with the Pension Board and expressed concerns about the long-term financial health of the fund. He then moved to appoint Thomas Moran and Brandon Carrero, emphasizing the importance of selecting candidates with strong financial expertise to oversee the billion dollar pension fund responsibly.

Commissioner Rodriguez expressed concern about the limited applicant pool in a city of Pembroke Pines' size and proposed a substitute motion to defer the item. She suggested using up to \$750 to advertise the vacancies specifically targeting individuals with financial backgrounds via social media and other platforms.

Discussions ensued, with City Attorney Goren clarifying that while financial experience was not legally required to serve on the board, it was a preferred qualification. Commissioner Rodriguez recommended deferring the appointments to the Commission's second meeting in September, scheduled for September 17, 2025.

Commissioner Schwartz pointed out that the City's ordinance did not mandate financial experience as a qualification. He requested City Attorney Goren to read the relevant section of the code into the record and asked City Clerk Rogers to display the original vacancy posting.

Mayor Castillo raised a point of order, asking whether requesting financial experience would violate any laws. City Attorney Goren confirmed it would not and proceeded to read portions of Chapter 34.56 of the City's Code regarding the membership and qualifications of the Police and Fire Pension Board.

The Mayor then asked whether there was any legal barrier to the

Commission exercising its legislative authority to appoint board members. City Attorney Goren confirmed there was none.

Commissioner Schwartz inquired about when the vacancy was posted. City Clerk Rogers responded that it was posted on May 1, 2025, with a closing date of June 17, 2025. Commissioner Schwartz questioned whether the notice was re-advertised and highlighted that two additional applications had been received in August. He argued that the item was pulled by administration and was not officially deferred.

Commissioner Good agreed with Commissioner Rodriguez, supporting efforts to expand the applicant pool and favored deferral of the item for one month.

Commissioner Rodriguez reiterated her substitute motion, clarifying that the advertising budget would be capped at \$750. City Attorney Goren added that the posting must also include a closing date in addition to the "not to exceed" amount.

Commissioner Schwartz asked for clarification on a submission deadline that would allow the Commission sufficient time to review applications prior to the September 17 meeting agenda being published.

The following member of the public spoke on the item:

Thomas Moran, address exempt for the record and spoke in defense of the board's past performance, highlighting its consistent high returns and the recent update to its investment policy.

Mayor Castillo spoke about the importance of appointing qualified individuals capable of managing the board's billion dollar investment portfolio.

REPORTS OF LEAGUE AND MPO REPRESENTATIVES

Commissioner Good reported that the Broward MPO had not met.

Commissioner Rodriguez reported that she and Vice Mayor Hernandez attended the most recent Broward League of Cities meeting. At the meeting, legislators discussed a potential future law that could eliminate property taxes, raising concern among municipalities. Commissioner Rodriguez emphasized the importance of informing residents about how such a change could impact them and ensuring they have a chance to voice their opinions.

She also suggested that the City consider hosting a virtual budget town hall or creating a simplified budget presentation to make financial information more accessible and easier for the public to understand. She stressed the need to present the budget in layman's terms to improve community engagement and feedback.

Commissioner Rodriguez highlighted the crucial role property taxes play; especially in funding public safety and urged the City to clearly communicate this to residents before any related legislation appears on a ballot. She mentioned that once a measure is on the ballot, cities are legally prohibited from advocating for or against it.

Mayor Castillo directed staff to explore options for a virtual town hall and identify a feasible date. There were no objections from the Commission. He also expressed support for the event, provided it maintained proper decorum.

Lastly, Commissioner Rodriguez mentioned that Karen and Julie would be sharing the tentative schedule for upcoming League of Cities events, including the director's luncheon and general membership meetings.

REPORTS OF THE CITY MANAGER AND CITY ATTORNEY

COMMISSION ITEMS:

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

NEW BUSINESS:

OLD BUSINESS:

ADJOURN - 9:54 P.M.

CITY OF PEMBROKE PINES

Debra E. Rogers, CMC
City Clerk