

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, June 3, 2026

5:30 PM

5:30 PM Board Night Workshop & 6:30 PM Regular Commission Meeting [or at such time as the Board Night Workshop adjourns.]
ADD-1 was added to the agenda on 6/1/26. Exhibit 13 for ADD-1 was added on 6/2/26. ADD-2 & ADD-3 were added to the agenda on 6/3/26.

Commission Chambers

City Commission

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

5:30 BOARD NIGHT ANNUAL REPORT WORKSHOP

WS-1 WORKSHOP ITEM NO. 1: BOARD NIGHT: PRESENTATION OF THE ANNUAL REPORTS OF THE PEMBROKE PINES CITY BOARDS FOR 2025-2026:

1. ARTS AND CULTURE ADVISORY BOARD
2. BOARD OF ADJUSTMENT
3. CHARTER ACADEMIC VILLAGE ADVISORY BOARD
4. CHARTER ELEMENTARY - MIDDLE SCHOOL ADVISORY BOARD
5. CITIZEN BUDGET ADVISORY BOARD
6. DIVERSITY AND HERITAGE BOARD
7. ECONOMIC DEVELOPMENT BOARD
8. EDUCATION ADVISORY BOARD
9. ENVIRONMENTAL ADVISORY BOARD
10. PLANNING AND ZONING BOARD
11. YOUTH ADVISORY BOARD

6:30 PM REGULAR MEETING CALLED TO ORDER [OR AT SUCH TIME AS THE BOARD NIGHT WORKSHOP ADJOURNS]

MAYOR AND COMMISSION REMARKS

Mayor Castillo welcomed everyone to the Pembroke Pines workshop on June 3rd, 2026, for board night and expressed gratitude to all advisory boards for their presence. Mayor Castillo noted that there were 11 presentations scheduled for the workshop, with an hour allocated for completion. Mayor Castillo requested that the presenters keep their podium presentations to five minutes, as the full presentations were already part of the record and had been read by the commission, leaving a couple of minutes for occasional questions. Mayor Castillo extended a sincere thank you to the volunteers for everything they do to support the City of Pembroke Pines. Mayor Castillo noted that each of the boards meets regularly and is accompanied by an assistant city attorney and a member of the city manager's management team. Mayor Castillo explained that everything shared by the boards bleeds into the city through staff and noted that the commission reads the minutes of their meetings. Mayor Castillo emphasized that the boards help make Pembroke Pines a better place by consistently inserting the voice of the residents into the work performed on behalf of the people.

Commissioner Schwartz requested a point of personal privilege.

Mayor Castillo granted the request.

Commissioner Schwartz addressed the residents of Pembroke Pines to make a brief statement regarding an event that occurred in his private life on Friday. Commissioner Schwartz explained that he was keenly aware of the conversations occurring and statements being made, and noted that he was currently working with the assigned agencies. Commissioner Schwartz extended his appreciation to his family and to the Pembroke Pines Fire Department, Pembroke Pines Police Department, North Perry Tower, Broward County Aviation Department (BCAD), and the Sheriff's Department. Commissioner Schwartz expressed appreciation to Commissioner Maria Rodriguez for her outreach. Commissioner Schwartz explained that he was focused on the city's business tonight and noted that he would like to recognize the people who did not have to be there at the appropriate time.

Mayor Castillo thanked Commissioner Schwartz and announced that the first presenter would be the Arts and Culture Advisory Board.

ARTS AND CULTURE ADVISORY BOARD

Rose Colombo introduced herself as a member of the Arts and Culture Advisory Board and acknowledged her fellow board members present, including Karen Koren, Kit Jordan, Anise Rodriguez, Margot Mercado, Jasmine Murias, and Katherine Minnis. Ms. Colombo characterized them as a lovely group of ladies and noted that it was the best group she had served with during her long tenure on the board. Ms. Colombo explained that her report was long but that she would keep it short. Ms. Colombo reported that the Frank Art Gallery, under the direction of Chief Curator Sophie Bonet, continues to flourish as one of the premier art galleries in Broward County. Ms. Colombo explained that the gallery has hosted visual art exhibitions featuring national and international artists and shared that children and family-themed events are a regular part of the cultural offerings. Ms. Colombo highlighted the Sensory Saturday event where neurodiverse families can enjoy the gallery in a low-stimulation environment with soft lighting and reduced sound. Ms. Colombo noted that other children and family events included family day, field trips, and movie night on the plaza.

Ms. Colombo shared that special events hosted by the Frank included the holiday art market, Frank Studio, Frank Contemporaries, Florida Talk series, and the American 250 Tapestry Community Project. Ms. Colombo explained that the Frank supports artists in all stages of their careers through various lectures, panel discussions, and hands-on workshops. Ms. Colombo stated that the Studio 18 complex continues to be a hub for both emerging and established artists, hosting major exhibitions such as the Studio 18 Takeover, Collective Matter, and the Golden Watercolor retrospective. Ms. Colombo identified the 20th annual art competition as one of their biggest events, noting that awards were given in seven categories and sharing that the art board selected the artwork Pedro the Parrot by an artist known as Seke as the 2025 art festival poster. Ms. Colombo listed other events at Studio 18, including coffee and create workshops, clay workshops, and an open house.

Ms. Colombo reported that the Pembroke Pines Cultural Arts Center continues to offer year-round programs and various workshops for children, including art classes, musical theater classes, and piano lessons, as well as hosting spring break and summer art and drama camps. Ms. Colombo explained that the Pembroke Pines Theatre of the Performing Arts (PPTOPA) continues to be very active in the community since its founding over 30 years ago, with this season's shows including Plaza Suite, The Marvelous Marvelettes, and Neil Simon's Broadway Bound. Ms. Colombo highlighted the Pembroke Pines Art Festival held at the Charles F. Dodge City Center on November 8th and 9th, which

welcomed more than 2,000 attendees, 60 art vendors, and 10 food trucks. Ms. Colombo shared that the lobby showcased the 8th annual student competition featuring 253 artworks from Pembroke Pines students, while visitors inside the Frank Art Gallery participated in creative workshops led by teachers from the Pembroke Pines Art and Cultural Center.

Ms. Colombo reported that the culture arts department successfully obtained 24,000 dollars in sponsorships for the festival. Ms. Colombo listed other successful events and projects completed throughout the year by the recreation and cultural arts department, including Gary Gore art workshops held at the Village Community Center, the 24th annual storybook festival themed Follow the Yellow Book Road: A Celebration of the Wizard of Oz, story walk in the pines, spring into art, music and children's show, and the summer symphony series featuring the South Florida Symphony Orchestra. Ms. Colombo noted that the city received a 25,000 dollar grant from Broward County for the Caribbean American Heritage Festival. Ms. Colombo reported on public art initiatives, noting that the traffic box wrap program continues to use images of past art festival poster winners based on a recommendation from the art board.

Ms. Colombo highlighted the Fletcher Park mural project featuring a design concept focused on girls' softball and the Panther on the Prowl project, where the American Cancer Society partnered with the Florida Panthers for a public art initiative. Ms. Colombo explained that the city received a fiberglass panther in return for a 5,000-dollar donation supporting the Cancer Society, which was painted by an artist and named Hope following a three-phase social media contest. Ms. Colombo mentioned two additional murals, including the uplifting and colorful Spring Valley mural project and the Silver Lakes mural project inspired by the concession building at Spring Valley Park. Ms. Colombo extended sincere appreciation to Christina, Holly Bonkowski, and the entire recreation and cultural arts staff, and thanked the City Commission for its ongoing support of the arts in Pembroke Pines. Ms. Colombo noted that she provided folders containing beautiful event flyers for the commission to look at their leisure.

Mayor Castillo thanked Ms. Colombo and her board for everything they do, emphasizing that they help make Pembroke Pines a better place and noting that the commission cherishes their meaningful work. Mayor Castillo called for the next presentation from the Board of Adjustment.

Mayor Castillo observed that no one from the Board of Adjustment was present yet, assuming they were delayed by traffic and rain, and announced that the commission would return to them later. Mayor

Castillo called for the presentation from the Charter Academic Village Advisory Board.

CHARTER ACADEMIC VILLAGE ADVISORY BOARD

Michelle Reynoso introduced herself as the outgoing chair of the Charter Academic Village Advisory Board and noted that a new chair would address the commission next year. Ms. Reynoso explained that it was a privilege to serve on the board for 12 years and indicated she would highlight some of the board's accomplishments. Ms. Reynoso noted that the commission had copies of the report and the attendance records. Ms. Reynoso reported that the board reviewed and approved the 2025-2026 academic village school improvement plan, the high school and middle school handbooks, and the Pembroke Pines Charter School System (PPCSS) wellness policy.

Ms. Reynoso stated that the board reviewed presentations by the Office of Innovative Learning (OIL) regarding the implementation and use of AI in charter schools and reviewed the Cognia mid-cycle report for student and teacher improvements. Ms. Reynoso shared that the board received and discussed monthly updates from the city controller regarding fundraising activities and events. Ms. Reynoso noted that the board held an open forum at each meeting to encourage parents to voice concerns, ask questions, and provide feedback, adding that Principal Bayer attended every meeting and responded to each parent. Ms. Reynoso highlighted that Principal Bayer enthusiastically shared monthly accomplishments regarding academic, athletic, and band successes of the charter school students.

Ms. Reynoso noted that her final official meeting with the board was on May 11th and mentioned that the board reviewed the upcoming school year's budget on Monday, June 1st, for recommendation to the commission. Ms. Reynoso expressed appreciation for the support of the city commissioners, the city manager's office, and the school principals, noting that the final version of the report was approved by the board at the May 11th meeting. In closing, Ms. Reynoso shared that both of her children graduated from the charter system, noting that her youngest child graduated on Friday in an extraordinary ceremony.

Ms. Reynoso characterized the charter schools as a great system run by people who care deeply about the students. Ms. Reynoso highlighted that her son participated in the band program all four years of high school, which helped him grow into a remarkable young man, and noted that the high school band program was awarded superiors in every graded program they performed in for the first time this year. Ms. Reynoso suggested that the band program should be provided with more resources so it can thrive and continue to represent the school proudly.

Mayor Castillo thanked Ms. Reynoso for her leadership and everything she does, noting that her board is instrumental to the success of the charter schools. Mayor Castillo emphasized that providing meaningful and enjoyable opportunities for children is one of the most important responsibilities in Pembroke Pines because those experiences last a lifetime.

Ms. Reynoso remarked that the 12 years went by very quickly and wished everyone well.

CHARTER ELEMENTARY MIDDLE SCHOOL ADVISORY BOARD

Mayor Castillo announced that the next board would be the Charter Elementary Middle School Advisory Board.

Dr. Imran Siddiqui introduced himself as a proud parent of three children in the exceptional A-rated charter school system and introduced his fellow board member, Kavita Amar, who accompanied him. Dr. Siddiqui explained that he would not read through the report already provided to the commission, but wanted to express sincere gratitude to the mayor, vice mayor, city manager, assistant city managers, commissioners, school administration, teachers, and his advisory board team.

Dr. Siddiqui emphasized that without their support and vision, the exceptional A-rated school system would not exist today. Dr. Siddiqui thanked City Manager Dodge for his vision and thanked Mr. Bonilla and Nalini for working hard every year to present a balanced budget. Dr. Siddiqui stated that he had the pleasure of working with an excellent team of advisory board members and indicated he would briefly highlight four points from the report. First, Dr. Siddiqui highlighted that the board conducted food tasting through Chartwells. Dr. Siddiqui explained that parents had previously heard mixed reviews from their children regarding school lunches and held doubts themselves, but he admitted that the parents and children were wrong because the lunch provided through Chartwells was excellent.

Dr. Siddiqui noted that the testing included both board members and parents, ensuring that what was presented matched what the children actually received. Dr. Siddiqui recommended that a small food tasting be held every year at a board meeting to encourage parents to try the food themselves, noting that the evaluation was a rare unanimous decision among all board members and parents. Second, Dr. Siddiqui highlighted the school hour survey, noting that while there was a possible change in times, it was his understanding that school hours would remain the same because overwhelmingly 70 percent or more wanted to keep everything unchanged.

Dr. Siddiqui detailed that the school would be applying to the state for a waiver based on this feedback. Third, Dr. Siddiqui highlighted the AI education provided by the Office of Innovative Learning (OIL), noting that the conclusion was to form an advisory team to evaluate the pros and cons of AI for the children to address parental concerns. Fourth, Dr. Siddiqui highlighted that parents were invited to a meeting regarding bus transportation, noting that transportation is always a significant topic of discussion alongside food. Dr. Siddiqui concluded by thanking everyone

from the bottom of his heart and wishing them a great summer.

Mayor Castillo thanked Dr. Siddiqui for everything he does and emphasized that school transportation is essential not only for how kids get to school but also for the quality of life of parents and morning traffic conditions in the city. Mayor Castillo noted that transportation has been a very difficult issue to confront and warned that the problem may start getting harder, but explained there is no question that getting more kids onto school buses benefits the city.

Mayor Castillo suggested that even if a third or half of the students could be placed on school buses, the improvement to the city's quality of life would be terrific. Mayor Castillo shared personal memories of riding the school bus as a child and joked that he did not have great memories of school lunches because he was always so hungry that the food was gone by the time he arrived. Mayor Castillo expressed satisfaction that school lunch quality is a prioritized concern now, noting that striving for better is what the city is about, and thanked Dr. Siddiqui again for his excellent work.

CITIZEN BUDGET ADVISORY BOARD

Mayor Castillo called for the next presentation from the Citizen Budget Advisory Board.

Commissioner Rodriguez noted for the record that the total excused absences and total unexcused absences listed on the board's attendance sheet did not add up correctly and requested that the clerk look into amending it to correct the record.

Mayor Castillo directed the City Clerk to double-check the attendance records. Mayor Castillo shared that if any volunteers have unexcused absences exceeding the threshold, staff should contact them to discuss the problem and ask whether they wish to continue serving. Mayor Castillo observed that volunteers sometimes encounter unanticipated responsibilities or conflicts that prevent ongoing participation, noting it is acceptable to sincerely thank them and post the vacancy to ensure proper attendance. Mayor Castillo welcomed the presenter, Mr. Barnett.

Scott Barnett introduced himself as a member of the Citizen Budget Advisory Board and expressed privilege in serving the community alongside the city manager and staff. Mr. Barnett communicated that while there were outlined details provided, he would summarize the progress briefly. Mr. Barnett reported that the board continues to have an energetic membership that cares deeply about the community and contributes in-depth commentary and debate on various financial issues. Mr. Barnett explained that the uncertainty of future state legislation continues to hang in the balance as the city looks for credible solutions to provide the necessary revenue to maintain its standard of living.

Mr. Barnett noted that the city manager and his staff participate in every meeting and ensure that no question goes unanswered. Mr. Barnett shared that over the past year, the board worked with staff to understand how the city consistently balances its budget and engaged in theoretical case studies to create stress tests for future financial challenges. Mr. Barnett expressed gratitude for the mindfulness of the City Commission in keeping the millage rate consistent even in the face of necessary capital improvements. Mr. Barnett praised the creativity of the city staff in utilizing available funds to complete needed projects, citing recent park refreshes like the revamp of William Armstrong Park, road improvements in the far western and far eastern quarters of the city, and a thoughtful approach to creating sustainable recreation areas.

Mr. Barnett noted that the board looks forward to future solutions regarding public safety initiatives for essential personnel and finding

ways to retain these important members through fair and sensible wage structures. Mr. Barnett appreciated the commission's sensitivity to environmental priorities and noted anticipation for the early completion of an improved water utility to address the current PFAS issue. Mr. Barnett shared that the board looks forward to responsible budgeting that will hopefully allow residents to return their blue bins to the curb with a quality recycling initiative. Mr. Barnett thanked the various city leaders who joined their meetings throughout the year to present thorough and transparent information with enthusiasm and patience. Mr. Barnett communicated that the board looks forward to expanding opportunities to share budget information with fellow residents through various media distribution channels to demonstrate how contributions help the community thrive while maintaining lower fees compared to neighboring communities.

Mr. Barnett asserted that the board believes in maintaining an affordable standard of living that provides the premium services that have made the city a benchmark of responsible governance. Mr. Barnett appreciated that each commissioner strives to bring a fair balance of services to their respective districts. Mr. Barnett acknowledged that these are trying times but emphasized that the city's solid foundation, adherence to fiscal responsibility, and financial transparency give residents confidence that the city puts citizens first. Mr. Barnett noted that the board is challenged at times to maintain a quorum and requested that the commission ensure each district has proper representation if vacancies or a lack of participation occur. Mr. Barnett made a special recognition of Marlene Graham, characterizing her as the engine that keeps the meetings going, and thanked Attorney Quentin Morgan and City Attorney Goren for attending meetings and ensuring they remain structured.

Mayor Castillo thanked Mr. Barnett and noted that in the nearly two years since the group became an official city advisory board, they have provided a great deal of valuable information and input utilized by the commission. Mayor Castillo explained that the role of the Citizen Budget Advisory Board is about to become more important with the advent of the ballot question approved for voters this November. Mayor Castillo explained that there is a high possibility that the State of Florida will redefine how cities do business both financially and operationally, which will have a significant role in redefining what Pembroke Pines can do for its residents. Mayor Castillo noted that there will be a lot of work, questions, and potentially difficult decisions depending on what the voice of the people commands in November.

Mayor Castillo expressed comfort that the board members understand the city's budgeting, financing, and overall financial position from both the

expense and revenue sides sufficiently to assist the commission with those redefinitions if they become necessary. Mayor Castillo thanked Mr. Barnett for all his past and future work, noting that they would remain in close touch.

Mr. Barnett shared that the board looks forward to it.

DIVERSITY AND HERITAGE BOARD

Mayor Castillo called for the next presentation from the Diversity and Heritage Board.

Dawn Prospect introduced herself as the chair of the Diversity and Heritage Advisory Board representing District 2. Ms. Prospect thanked the commission for always listening to their ideas and enabling them to move Pembroke Pines forward. Ms. Prospect thanked her fellow committee members for showing up, consistently supporting the meetings, and providing the necessary information and resources. Ms. Prospect highlighted two major accomplishments from the past year, starting with the inaugural Martin Luther King Jr. (MLK) Day parade and celebration, which the board had been pushing for a while, and expressed excitement that the city plans to make it an annual event. Ms. Prospect highlighted the city's first Juneteenth celebration held last year, noting that they intend to continue the celebration on June 19th of this year. Ms. Prospect explained that the board looks forward to hosting the third annual Caribbean American Heritage Festival on June 27th and the fourth annual Hispanic Heritage Festival.

Ms. Prospect reflected that when she first started on the board in 2019, these events did not exist, but through committee suggestions and commission agreement, they are now celebrating their third and fourth iterations. Ms. Prospect expressed excitement to be part of a committee and a community that embraces diversity and heritage.

Mayor Castillo thanked Ms. Prospect for everything he does, recalling a time when the board had stopped meeting for a while and noting the personal role he played in reawakening interest in diversity and heritage in the city. Mayor Castillo highlighted that the board members have made many valuable contributions since returning, navigating through COVID-19 and other challenges. Mayor Castillo expressed sadness that the State of Florida adopted a new Diversity, Equity, and Inclusion (DEI) law, noting it would redefine what the city can do, what he, as mayor, can proclaim, what the city can celebrate, and what kinds of events can be hosted on city grounds. Mayor Castillo noted that the law was decided in Tallahassee rather than placed before the people for a vote and applies statewide. Mayor Castillo asked the city attorney if the assistant city attorney who serves the board had discussed the DEI law with them.

City Attorney Goren confirmed that she had discussed it and was present in the chamber.

Mayor Castillo noted that he does not know what the future brings for the

group due to the statute, but noted that the law does not prohibit music, meaning music remains available. Mayor Castillo spoke about the wonderful nature of music, explaining that it connects everyone and brings people together, and suggested that perhaps the group should celebrate all kinds of music at different times of the year by transitioning into a music committee. Mayor Castillo detailed that he does not know if that transition is true or possible, or if they can continue to offer events for free, but reiterated that music is a wonderful thing. Mayor Castillo urged Ms. Prospect and her members not to feel dejected or frustrated, stating that nothing is over until they say it is over because they live here. Mayor Castillo asked the city attorney for confirmation that the city is permitted to have music under the new law.

City Attorney Goren responded that he was not aware of any preclusion as to music.

Commissioner Schwartz joked that the response was music to his ears.

Mayor Castillo shared that they would be in touch.

Commissioner Schwartz shared that he was very proud of the commitment made by Ms. Prospect, recalling a phone call they had many years ago. Commissioner Schwartz thanked Ms. Prospect's predecessors and the current board for their service, noting that sometimes when statutes require things to expire, it simply means you come back better. Commissioner Schwartz emphasized that whether saying good morning as Buenos Dias, Bonjour, or in any other language, everyone in Pembroke Pines is one.

Ms. Prospect agreed and thanked the commission.

ECONOMIC DEVELOPMENT BOARD

Mayor Castillo called for the presentation from the Economic Development Board.

Christopher Ziadie introduced himself as the chair of the Economic Development Board and recognized the board members present, including members Reinstein, Baker, Alvarez, and Lee, thanking them for being there. Mr. Ziadie reported that the board held eight meetings over the past year and collaborated with staff to create an annual meeting calendar. Mr. Ziadie explained that the board did not meet in July of last year for summer recess, in September for city budget hearings, in November for the art festival, or in February of this year for the Taste of Pines, allowing members to attend those important city-sponsored community events. Mr. Ziadie noted that two new board members were appointed during the past year, leaving only one vacant city commission appointee position.

Mr. Ziadie reported that the board has engaged in discussions throughout the year relating to ongoing development activity, city initiatives, and support for local businesses. Mr. Ziadie highlighted that at their January meeting, City Attorney Sam Goren presented an overview of the Florida Sunshine and public records law, covering aspects applicable to public meetings, gatherings, and discussions. Mr. Ziadie explained that the board discussed efforts to enhance communication and support for local businesses navigating city ordinances and permitting processes, with strategies including the use of social media, assisting guides, how-to documents, and the city website. Mr. Ziadie shared that the board researched and reviewed opportunities to improve access to economic development information, including simplifying online navigation and expanding educational materials for the public.

Mr. Ziadie expressed excitement regarding the mayor's roundtable event held on February 12th of this year with the restaurant industry and noted anticipation for initiatives resulting from those conversations in partnership with the Chamber of Commerce. Mr. Ziadie encouraged city staff to support additional educational research meetings for permitting and due diligence with groups that support businesses, such as the Board of Realtors and shopping center property managers. Mr. Ziadie concluded that the board is enthusiastic about the city's economic development strategic plan and its influence on the future of the city. Mr. Ziadie noted that the board provided valuable input throughout the year on development activity, business support initiatives, and community engagement, and he looks forward to advising on policies and programs to improve the quality of life for residents and businesses.

Mayor Castillo thanked Mr. Ziadie and expressed appreciation for their work with the business community, noting that the restaurant initiative is a great opportunity. Mayor Castillo shared that Assistant City Manager Stamm would be coming forward at some point to discuss a potential partnership among local restaurants, the Chamber of Commerce, and the city to keep more restaurants open, filled, and exciting for residents. Mayor Castillo noted that the city has seen several restaurants close and some open in a short period, explaining that it is getting harder to plate a meal in the city for what people are willing to pay. Mayor Castillo suggested that reviewing certain city regulations differently could assist the delicious industry, adding that the commission would be fully briefed to decide on the partnership. Mayor Castillo noted that this is an important item for Mr. Ziadie's committee to focus on and thanked him for his work.

Commissioner Schwartz joked that the mayor's comments transitioned from music to food, noting that both subjects bring people together.

Mayor Castillo agreed, asking what a tune is without a nosh, and called for the next presentation from the Education Advisory Board.

EDUCATION ADVISORY BOARD

Dr. Rebecca Staton-Reinstein introduced herself as a member of the Education Advisory Committee and Board and thanked the mayor, commission, and staff. Dr. Staton-Reinstein thanked the commission for their support and reported that the board met most months during the 2025-2026 year. Dr. Staton-Reinstein shared that each member visited their assigned Pembroke Pines schools and provided them with information regarding available city and county resources. Dr. Staton-Reinstein noted that some meetings featured speakers who educated the board on city, county, and state educational matters. Dr. Staton-Reinstein indicated she would highlight three student activities from the year that reflect the diversity of programming.

Dr. Staton-Reinstein highlighted Student Ambassador Day in November 2025, when high school seniors serving on student councils from five high schools spent the day visiting city departments, the mayor, and the police and fire departments to learn how city government operates. Dr. Staton-Reinstein noted that the students asked excellent questions and were happy to receive the information, adding that the day concluded with a wonderful meal at the Southwest Focal Point Senior Center, where many students signed up to volunteer for city departments or the senior center. Dr. Staton-Reinstein highlighted their participation in Read for the Record in March 2026 at several assigned elementary schools, where board members read selected passages, discussed ideas with students, and left follow-up materials for continued discussion.

Dr. Staton-Reinstein highlighted their involvement in April 2026 with the Broward County Public Schools STEMfest, where middle school students engaged in discovery projects focused on science, technology, engineering, and math. Dr. Staton-Reinstein shared that both students and parents were enthusiastic, came up with creative solutions to problems, and had fun while learning. Dr. Staton-Reinstein extended special thanks to Dr. Lisa Mirage, the city liaison, for providing incredible support, encouragement, enthusiasm, and knowledge. Dr. Staton-Reinstein thanked the staff at the Southwest Focal Point Senior Center for hosting their meetings and being incredibly helpful and thanked the commission for everything they do for the city.

Mayor Castillo thanked Dr. Staton-Reinstein and praised the board for doing a wonderful job, noting that the commission always looks forward to hearing their recommendations and activities. Mayor Castillo called for the presentation from the Environmental Advisory Board.

ENVIRONMENTAL ADVISORY BOARD

Ram Tewari introduced himself as a resident of Pembroke Pines since 1988 and expressed honor in presenting the annual report on behalf of the Environmental Advisory Board. Mr. Tewari noted that almost all of his members were present despite the rain due to their dedication. Mr. Tewari reiterated that because the commission had already received the report, he would not read the entire document but wanted to highlight that there are vacancies on the board that need to be filled.

Mayor Castillo requested that the City Clerk make a note of the vacancies.

Commissioner Schwartz joked about making a draft pick trade, explaining that when Mr. Tewari was originally appointed by Commissioner Good, it was for District 1, but noted it was now District 2. Commissioner Schwartz suggested opening a slot for District 1 if Commissioner Good has a candidate available to fill the position.

Commissioner Good agreed.

Commissioner Schwartz explained that he would redouble his efforts within his district to fill the slot now that he has Commissioner Good's blessing.

Mayor Castillo instructed Mr. Tewari to proceed.

Mr. Tewari explained that the Environmental Advisory Board (EAB) provides constructive advice and counsel to the City Commission to ensure environmental protection and conservation remain city priorities. Mr. Tewari explained that the board advocates for sustainability initiatives that align with the city's strategic goals and monitors the progress of the city's green plan. Mr. Tewari characterized the board members as seasoned professionals who are experts in their fields, noting that they promote clean and renewable energy, waste reduction, wildlife protection, litter control, transportation planning, and other environmental initiatives. Mr. Tewari reported that the board remains proactive and focused on its mission. Mr. Tewari detailed that the EAB consists of 11 members and one alternate, noting that two members resigned during April, leaving four current vacancies.

Mr. Tewari noted that their accomplishments and recommendations were detailed in the annual report and expressed satisfaction that Sustainability Coordinator Mark Gomes, who serves as Assistant City Manager and Director of Procurement, was appointed as their liaison.

Mr. Tewari thanked staff for the assignment, noting that Mr. Gomes is focused on sustainability and coordinates effectively with outside agencies such as NatureScape Broward. Mr. Tewari requested that the commission review the list of recommendations provided in the report. Mr. Tewari thanked the City Commission for establishing the EAB as a valuable advisory resource and extended sincere appreciation to Mark Gomes for being a wonderful liaison whose efforts in researching complex topics, providing clarity, and assisting with key issues have been instrumental to their success. Mr. Tewari explained that looking ahead, the board will continue to offer informed recommendations and innovative solutions for environmental protection, responsible growth, and resource conservation in alignment with the strategic plan.

Mr. Tewari thanked the mayor for issuing an Arbor Day proclamation, emphasizing that trees are very important from a climate perspective, and noted proudly that the city has been recognized as a Tree City for 33 years. Mr. Tewari praised Mayor Castillo's civic engagement and expressed fascination with his Facebook postings, specifically citing an informative post regarding solid waste management issues following a workshop that clarified the responsibilities of the county, the city, and the vendor. Mr. Tewari appreciated the mayor's posts explaining the budget and its potential impact on property taxes, and praised the commission for taking the initiative to eliminate the possibility of a local incinerator. Finally, Mr. Tewari highlighted that the mayor's posts noted that Pembroke Pines has the lowest water utility rates for a 3,000-gallon monthly tier, thanking the commission and staff for their help.

Mayor Castillo thanked the Environmental Advisory Board, characterizing them as terrific and noting that staff love working with them and constantly discuss their recommendations and ideas. Mayor Castillo shared that the commission enjoys bouncing ideas off the board members as residents who understand the subject matter, and noted that they would discuss waste management further once they have a better understanding of how the issue will evolve. Mayor Castillo communicated that the administration has been directed to return very soon with a plan to bring back curbside recycling. Mayor Castillo highlighted that the city recently purchased an additional property in the 196th Avenue ranch area to add to the open space and preserved category, emphasizing that they are doing everything possible to keep Pembroke Pines green and happy.

Mayor Castillo spoke about living in the Everglades, suggesting that the best way to interact with wildlife is to watch and marvel at its natural beauty with your eyes, but never with your hands, allowing animals to fend for themselves to prevent them from unnecessarily visiting the

community. Mayor Castillo thanked Mr. Tewari for an excellent report.

Commissioner Schwartz shared that Mr. Tewari's steadfast dedication prompted a resident to reach out to him via text during the speech, noting that an appointment would be coming in two weeks to fill the vacancy for District 2 so they can fill the board and keep rolling in the same direction.

Mayor Castillo requested that they ensure the vacancy is properly posted following the rules.

Commissioner Schwartz responded that it has been posted for a while.

Mayor Castillo called for the presentation from the Planning and Zoning Board.

PLANNING AND ZONING BOARD

Mayor Castillo introduced Linda Gonzalez, noting that unless he was mistaken, she is the longest-serving advisory board member in the city. Mayor Castillo thanked Ms. Gonzalez for her 25 years of great work as a volunteer, emphasizing that her fingerprints will forever be on the beautiful city, and thanking all past and present board members for their contributions.

Linda Gonzalez confirmed she had served nearly 25 years and introduced her fellow board members present, including longtime member Rosalie Labate and their newest alternate member, Heidi Jones. Ms. Gonzalez adjusted the microphone and reported that during the year, the board heard two zoning changes, seven site plans, 19 zoning variances, and 35 miscellaneous applications. Ms. Gonzalez expressed special thanks to the support staff for getting newer members up to speed and answering questions prior to meetings, which allowed operations to run smoothly. Ms. Gonzalez highlighted an ongoing problem regarding miscellaneous paint change applications, explaining that business owners are supposed to submit plans to staff and then to the board for review before painting a building.

Ms. Gonzalez reported that while they historically only had two or three non-compliant cases a year, the issue has gotten out of hand, noting that from May 2025 to April 2026, there were 20 paint change applications. Ms. Gonzalez explained that while nine owners submitted applications properly, 11 went ahead and painted without approval, were cited by code enforcement, and then came before the board. Ms. Gonzalez explained that unless the paint color is truly egregious, the board is reluctant to force a business owner to spend the money to repaint a building a second time, resulting in the board approving the applications after the owners apologize and claim ignorance.

Ms. Gonzalez noted it is problematic when more people are painting without approval than with approval, and shared that the board made a unanimous suggestion requesting the commission to consider implementing an after-the-fact architectural late fee for non-compliant business owners, accompanied by an educational program to notify owners of the proper process.

Mayor Castillo noted that he could see Assistant City Manager Stamm taking notes.

Ms. Gonzalez thanked the commission, noting that the board serves at their pleasure, and was impressed by the commission's recent

anaerobic discussion regarding garbage destruction.

Commissioner Good asked if business owners receive a reminder about the planning and zoning process during their mandatory annual business license renewals, suggesting that a required documentation attachment or educational notice could be integrated to resolve the issue.

Ms. Gonzalez agreed, explaining that the issue initially arose because new personnel in the building department would mistakenly tell business owners they did not need a permit, leading owners to paint without realizing they needed to appear before the board. Ms. Gonzalez reiterated that the problem has gotten out of hand and thanked the commission.

Mayor Castillo thanked Ms. Gonzalez and called for the presentation from the Youth Advisory Board, expressing gratitude for the formalized voice of young people, which the city lacked for many years.

YOUTH ADVISORY BOARD

Roberta Joseph introduced herself as the chair of the Pembroke Pines Youth Advisory Board and stated she was excited to present the report for the 2025-2026 year, characterizing it as their most eventful year yet. Ms. Joseph highlighted the inaugural Teen Takeover event held on March 13th, 2026, which was a new initiative focused on teen mental health. Ms. Joseph reported that in partnership with the Boys and Girls Club, the police community affairs unit, and the YMCA, the board hosted 80 high school students to allow them to put their phones down, stay present, and focus on mental health. Ms. Joseph highlighted that the board successfully executed a recommendation from the prior year by holding a very productive Q&A session with the City Commission, thanking them for the opportunity to learn about their responsibilities and have youth voices heard.

Ms. Joseph announced with pride that the Youth Advisory Board was selected as a winner of the 2026 Youth Council Excellence Award from the Florida League of Cities for the second iteration of their Career Fair and Life Skills event. Ms. Joseph explained that the award is only given to two other city youth councils in the state and includes a trophy and a 500 dollar monetary award. Moving to recommendations, Ms. Joseph stated that the board would like to collaborate with the city to provide more accessible mental health resources through the city website, making it more appealing to high school students so they feel seen and heard. Ms. Joseph recommended expanding and collaborating with the Student Ambassador program by inviting ambassadors to join a meeting for productive discussions. Ms. Joseph reflected on her three years on the board, noting that as chair she handled diverse discussions ranging from mental health and preparing for adulthood to creating a plant garden.

Ms. Joseph emphasized that the four words she never heard mentioned on the board were "it probably won't matter," explaining that the members understand any effort created for youth is better than nothing. Ms. Joseph expressed pride that their programs demonstrate to the youth of Pembroke Pines that the city sees and cares about them. Ms. Joseph noted that this was her final time presenting as chair and expressed excitement for the generations following her, thanking her board, Holly Bonkowski, Katherine Borgstrom, and Alberto for making every meeting special, and thanking the commission for believing in its youth.

Mayor Castillo thanked Ms. Joseph and shared that seeing young people involved in government so energetically and effectively provides a

rush of pride. Mayor Castillo asserted that there will always be a special place in the commission's heart for young people who stand up to help their city and offered congratulations and best wishes.

BOARD OF ADJUSTMENT

Mayor Castillo issued a second call for the Board of Adjustment.

Carlton Crawl thanked the commission for allowing him to make the report, explaining that downtown traffic was diverted and lanes were closed due to the reconfiguration of the Turnpike. Mr. Crawl addressed Mayor Castillo, Commissioners Good, Rodriguez, and Schwartz, General Counsel, and the City Clerk, introducing himself as the chair of the Board of Adjustment as of September 2026. Mr. Crawl began by recognizing the long-serving member, Mr. Rodriguez-Soto, who served 23 years on the board and recently passed away. Summarizing the annual report for the period between April 2025 and March 2026, Mr. Crawl reported that the board concluded 10 meetings and heard 45 requests affecting 27 residential single-family properties.

Mr. Crawl explained that the board passed 45 motions and failed one, noting that 29 petitions were originally made without building permits or city approval, resulting in a 97.3 percent approval rate and a 2.7 percent failure rate. Mr. Crawl recalled that, based on his personal recommendation as a member, Ordinance Number 2022 was approved on June 18th, 2024, to increase permitted front lot coverage for driveways from 35 percent to 40 percent. Mr. Crawl thanked the commission for passing the ordinance, noting it successfully decreased staff's workload from 127 requests in the year ending 2024, down to 94 requests in 2025, and down to only 45 requests in the current year of 2026. Mr. Crawl explained that the board tends to allow a little leniency on the eastern side of Pembroke Pines due to older homes being built with smaller driveways, noting that many children and elderly family members are moving back into those homes, making additional driveway space and front lot coverage helpful.

Mr. Crawl emphasized that the board must be very conscious of residents with different therapies, handicaps, or mental needs, and praised the members for being sensitive to those requests. Mr. Crawl concluded by thanking their clerk, Katherine Borgstrom, and General Counsel Quentin Morgan for keeping the meetings in line and ensuring the audience remains within board guidelines.

Mayor Castillo praised Mr. Crawl, explaining that, having listened to the report carefully, he believes Mr. Crawl is the perfect choice to lead the board forward because he understands that the rules are there to serve the people rather than the other way around. Mayor Castillo observed that while the purpose of rules is to keep neighborhoods moving forward, the purpose of a house is to keep a family moving forward, meaning

specific rules must occasionally adapt to modern circumstances. Mayor Castillo noted that young people and others staying home longer represent a perfect example that results in more cars, requiring updated rules. Mayor Castillo expressed gratitude that the board is recommending practical rule changes, noting that it was not always the historical case with the committee.

Mayor Castillo noted a decline in the number of cases coming before the board and optimistically assumed it resulted from the great work of the code enforcement unit. Mayor Castillo highlighted an impressive statistic from the State of the City showing that 80 percent of all local code cases are resolved voluntarily, which speaks volumes about the residents' pride in their properties, compliance, and respect for the city. Mayor Castillo acknowledged that code compliance remains a huge issue in specific pockets of the city, assuring Mr. Crawl that the commission is aware of the issue and recognizes the Board of Adjustment as an integral part of the process, and thanked him for his service.

Mr. Crawl thanked the commission.

Mayor Castillo concluded the board night workshop and thanked all of the presenters, volunteers, and participants for their hard work.

The workshop meeting adjourned.

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 Gabriel Fernandez.

PLEDGE OF ALLEGIANCE

The choir members from Franklin Academy led the meeting attendees in reciting the Pledge of Allegiance.

NATIONAL ANTHEM

The choir members from Franklin Academy performed the National Anthem.

Mayor Castillo praised the children's lovely performance, thanked them, and noted that they can accomplish anything.

ANNOUNCEMENT OF ITEMS TO BE PULLED FROM AGENDA

City Clerk Fernandez noted that there were no items pulled.

Mayor Castillo acknowledged that two addenda items would be addressed during the meeting.

PRESENTATIONS:

ADD-2 ADDENDUM NO. 2: STATE REPRESENTATIVE ROBIN BARTLEMAN WILL PRESENT A BRIEF LEGISLATIVE UPDATE TO THE CITY COMMISSION AND RESIDENTS OF THE CITY OF PEMBROKE PINES.

Mayor Castillo informed the commission that they had the privilege of welcoming State Representative Robin Bartleman to the chamber, praising her exceptional representation of the community over many years. Mayor Castillo noted that Representative Bartleman flew in late last night from the state capital in Tallahassee following text discussions regarding the special session and welcomed her to deliver a legislative update.

State Representative Robin Bartleman thanked the mayor and commissioners, noting it had been a long two weeks and indicating she would cover quick legislative updates before focusing on property tax reform to inform the public. Representative Bartleman reported that during the session, she received over 5 million dollars in appropriations and successfully passed two bills. Representative Bartleman highlighted the first bill, a child abuse bill passed alongside Senator Sharief, thanking Commissioner Maria Rodriguez for traveling to Tallahassee to testify at the meeting. Representative Bartleman explained that the bill grants parents the right to obtain a second opinion when facing abuse allegations, noting that five specific genetic disorders in infants, such as Ehlers-Danlos syndrome and brittle bone disease, mimic physical signs of abuse.

Representative Bartleman shared a tragic case where a mother was separated from her newborn for 18 months and spent 300,000 dollars before discovering the child had brittle bone disease, emphasizing that the bill protects families from such situations. Representative Bartleman highlighted the second bill focused on human trafficking, noting that South Florida ranks number three in the nation for trafficking cases. Representative Bartleman explained that because victims usually remain in the shadows, hospitals and urgent care centers are often the only places they can be identified when injured or ill, because predators want to protect their investments. Representative Bartleman explained that the bill trains nurses on their first day on the job to identify trafficking victims and secure immediate help. Turning to the 5 million dollars in appropriations, Representative Bartleman cautioned that the items remain subject to veto by the governor but highlighted several projects impacting Pembroke Pines.

Representative Bartleman listed the South Broward Drainage District S2, S3, and S7 pump station sluice gate repairs, which are important for managing inland flooding, and the Pembroke Falls sluice gate and telemetry project designed to lower lake levels ahead of major storms to clear water out of the residential community. Representative Bartleman

highlighted a 2 million appropriation impacting all of South Florida for the Village of South Florida Autism Independent Living facility. Representative Bartleman explained that as parents age, caring for adult children with disabilities becomes increasingly difficult, making independent living communities a much more humane and appropriate alternative to institutionalization. Representative Bartleman noted that while the specific location has not been finalized, the home will be built in Broward County.

Representative Bartleman mentioned other regional appropriations, including drainage and a fire truck for Southwest Ranches and a community center for Weston, as well as a countywide psychiatric emergency ambulance pilot program. Representative Bartleman explained that the pilot program establishes a statewide framework to transport children undergoing a Baker Act via ambulance rather than handcuffing them, which is incredibly traumatic. Representative Bartleman highlighted the Blue Envelope bill, thanking Vice Mayor Hernandez for his work in making Pembroke Pines an autism-friendly city, and explained that the bill creates a statewide program utilizing blue envelopes to help police officers safely identify individuals with disabilities during traffic stops. Representative Bartleman mentioned upcoming statewide task force regulations affecting e-bikes to address groups of children riding fast and terrorizing specific neighborhoods.

Representative Bartleman highlighted a pediatric emergency room bill, sharing a tragic incident in Weston where a child experiencing an asthma attack passed away because the nearby Cleveland Clinic lacked a pediatric unit and required transport further east, explaining that the new law ensures all emergency rooms are equipped to handle pediatric emergencies. Representative Bartleman warned the commission about the newly signed DEI law, explaining that it prohibits any references to diversity, equity, and inclusion, which will tie the hands of the inclusive commission regarding local festivals. Representative Bartleman cautioned that any official attending a non-exempt event in an official capacity faces removal from office by the governor, suggesting the city attorney hold a workshop on the matter soon. Representative Bartleman reminded residents to secure the REAL ID star on their driver's licenses for voting purposes, sharing that her district aide, Darien, spent weeks tracking down a birth certificate from New York for a 90-year-old resident in Century Village who had never missed an election.

Representative Bartleman noted that individuals born during the Jim Crow era face unique challenges because many were born at home rather than in hospitals, leaving their births recorded only in Bibles, and urged anyone experiencing DMV issues to contact her office. Moving to

the property tax session, Representative Bartleman acknowledged that everyone is hurting financially and trying to make ends meet, but noted she had never received constituent calls about property taxes, only property insurance, and observed that the topic was never discussed until raised by the governor. Representative Bartleman reminded the audience that property taxes pay for important municipal services, including police, fire, parks, garbage pickup, roads, libraries, infrastructure, and jails. Representative Bartleman challenged the narrative that residents can never truly own their homes under property taxes, arguing that taxes protect assets, maintain high property values, and ensure that emergency first responders show up when residents dial 911.

Representative Bartleman explained that the governor's original bill was modified by the House and Senate to remove schools from the calculator because it would have bankrupted the educational system, noting that 47 percent of school budgets rely on required local efforts under the Florida Education Finance Plan, which would have defunded public schools, charter schools, vouchers, and homeschoolers alike. Representative Bartleman detailed the revised property tax reform plan, explaining that it establishes a constitutional referendum providing a 150,000 dollar homestead exemption in the first year, a 250,000-dollar exemption in the second year, and tasks the legislature next year with creating a full elimination plan. Representative Bartleman emphasized that Florida is funded solely through property taxes, fees, and sales tax, dispelling the myth that tourists pay all local bills by clarifying that tourism accounts for only about 25 percent of sales tax revenue. Representative Bartleman asserted that because Florida lacks a state income tax, removing property taxes creates an immediate 9 billion hole statewide in the first year, a 16 billion hole in the second year, and a 45 billion hole upon full elimination.

Representative Bartleman asserted that voters cannot get something for nothing, explaining that if passed, the Pembroke Pines commission will be forced to cut 17.5 percent of its budget, equal to 20 million dollars, in the first year. Representative Bartleman detailed that in the second year, the city must cut 30.3 percent of its budget, equal to 36 million dollars, and full elimination will wipe out 53 million dollars, representing 44 percent of the remaining municipal budget. Representative Bartleman warned that police and fire services, salaries, and pensions are no longer protected under this bill unless enrolled in the Florida Retirement System (FRS), leaving local departments with no safety net. Representative Bartleman provided the anticipated impact on Broward County, projecting holes of 194 million dollars in the first year, 333 million dollars in the second year, and 624 million dollars eventually, forcing

tough decisions.

Representative Bartleman characterized the reform as a tax shift rather than a true tax elimination, noting that the bill sponsor explained during interrogation that cities and counties can regain lost revenue by implementing food, beverage, and fuel taxes or localized fees, noting that people will be paying more in sales tax and fees. Representative Bartleman noted that renters receive zero benefits from this bill and will face higher rents due to limited commercial protections alongside increased fuel and sales taxes. Representative Bartleman explained that the tax shift will defund the Children's Services Council, which provides out-of-school care and summer programs, noting that her personal amendment to exclude them failed alongside a similar amendment filed by Republican Senator Harrell. Representative Bartleman added that the cuts will defund county veteran services, senior centers, Meals on Wheels, and the South Broward Hospital District safety-net hospitals, which face budget losses of 12 percent, 23 percent, and 35 percent.

Representative Bartleman emphasized that the plan will devastate the South Florida Water Management District, which is responsible for Everglades restoration, drinking water quality, and opening the C9 and C11 canals to prevent inland flooding, warning residents that property tax savings will mean little during a major flood. Representative Bartleman shared that she had filed an alternative House Joint Resolution (HJR) stop-gap bill proposing a 100,000-dollar homestead exemption that adjusted with the cost-of-living index, protected public safety, and insulated special taxing districts like mosquito control, but noted it was voted down. Representative Bartleman expressed concern that the legislature is bypassing the constitutional Budget and Tax Reform Commission, a body that meets every 20 years to study tax structures and recommend measured relief for first-time homebuyers, explaining that placing the measure directly on the ballot cements it in the constitution.

Representative Bartleman warned that if the measure turns into an economic disaster, it requires a 60 percent voter referendum to undo, citing a catastrophic 2012 income tax reform in Kansas that dropped municipal bond ratings and forced emergency school closures before the legislature could vote to fix it by 2017. Representative Bartleman noted that the legislature would not be able to fix this legislatively; it would require a vote, noting that the measure has a phase-in so the impact can be seen.

Representative Bartleman pointed out that the median homestead value for 211 out of 471 cities in Florida sits under 250,000 dollars, meaning

their local budgets will be completely wiped out, particularly cities like Parkland that lack large commercial tax bases. Representative Bartleman reported that the bill sponsor suggested dissolving affected cities and combining counties. Representative Bartleman warned that the governor is executing the measure as a blind concept, requiring voters to approve the constitutional change before the legislature drafts the implementing fine print explaining how the funding holes will be filled.

Representative Bartleman added that Broward County taxpayers already provide financial help to fiscally constrained counties, a burden that will grow exponentially under the new bill. Representative Bartleman explained it was her job to educate rather than direct votes, noting she would post videos of the bill sponsor's question and answer session and the amendments on her website. Representative Bartleman requested that residents educate themselves.

Mayor Castillo thanked Representative Bartleman for her hard work in Tallahassee and her thorough presentation. Mayor Castillo cautioned the City Commission that because the item had already passed the legislature, local officials face strict legal restrictions preventing them from spending any city funds or utilizing city facilities to advocate a position or influence voters on a ballot question. Mayor Castillo detailed that residents will have many questions and urged the administration and commission to be careful with how they release information on the topic, noting they must follow the law or face possible penalties like removal from office. Mayor Castillo affirmed that the city has a responsibility to educate the public and will provide all the information that the law allows.

Mayor Castillo, shared that he is happy to provide his opinion on the matter in an unofficial and personal capacity. Mayor Castillo explained that there are many people who are financially burdened and feel there is too much tax, noting that the Governor said that homeowners feel they are renting as they have to pay tax. Mayor Castillo noted that in his home, he pays more in property/homeowner insurance than in property tax, explaining that his household feels they are renting the house from the insurance company. Mayor Castillo explained that no matter what happens, the city will survive, emphasizing that the city will find a way, even if it is different from the norm, to keep the city moving forward. Mayor Castillo affirmed that the government and the city belong to the people, so the decisions that the residents make are for their city.

Mayor Castillo asked if the City Attorney wished to add anything.

City Attorney Goren responded that the mayor has provided facts.

Commissioner Rodriguez thanked Representative Bartleman for her presentation as well as her vote in Tallahassee on the matter. Commissioner Rodriguez noted that it is much easier to drive to City Hall than to Tallahassee, noting that residents are more than welcome to speak to their commissioners and share their concerns. Commissioner Rodriguez explained that the city has reduced its millage rate over recent years, noting that it is unrealistic to go to Tallahassee and ask the governor or representatives to provide money for services. Commissioner Rodriguez emphasized that local governments represent local interests and constituents, allowing for a better understanding of the repercussions and impacts of decisions that are made.

Commissioner Rodriguez noted that the city ceding any power to the state is no good for anybody, as it results in residents having to reach out to Tallahassee for basic public services.

Representative Bartleman explained that the bill does not specify what the city may spend the remainder of its money on. Representative Bartleman noted that the attorneys across the state are analyzing the bill to be able to tell cities what they can spend their money on. Representative Bartleman noted that there will be a lawsuit because the bill creates two classes of people due to the exemptions 5 year residency requirement. Representative Bartleman noted that the amendment could be found unconstitutional before or after it is placed on the ballot. Representative Bartleman noted that the state government is exempt from rules regulating speech and communications, so she will continue to come to meetings and speak on the bill.

Representative Bartleman explained that the state used public tax dollars for media campaigns and the creation of a calculator to advocate for the bill.

Mayor Castillo explained that the state is not subject to the same rules as local governments.

Representative Bartleman confirmed that an amendment to prohibit the use of public funds for campaigning failed, leaving local governments as the only entities restricted.

Commissioner Rodriguez noted that the state appropriated about 35 million dollars to actively campaign for the measure.

Representative Bartleman responded that the amount is what is written on the bill, although she never approved it.

Commissioner Rodriguez noted that \$35 million in taxpayer funds will be used on this.

Commissioner Schwartz requested to speak, sharing that as a legacy homeowner, a 250,000 dollar exemption means approximately half of the city's residents will pay property taxes while the other half will not, potentially doubling the financial burden on those who continue to contribute. Commissioner Schwartz expressed strong interest in securing a detailed breakdown of the local impacts because the measure will literally divide the city.

Representative Bartleman reiterated that she would attend any local meetings to discuss the issue because she is not bound by the same local restrictions. Representative Bartleman provided her phone number, 954-668-3662, urging residents to call her office for help with unemployment, driver's licenses, Medicaid, Medicare, or disability services.

ADD-3 ADDENDUM NO. 3: MAYOR CASTILLO WILL PRESENT NATHAN GANSERT WITH A CIVILIAN SERVICE AWARD AND A FORMAL LETTER OF COMMENDATION IN RECOGNITION OF HIS HEROIC RESCUE EFFORTS DURING THE NORTH PERRY AIRPORT PLANE CRASH ON FRIDAY, MAY 29, 2026.

Mayor Castillo called Nathan Gansert forward and asked the fire chief to join, declaring that a hero was in the room. Mayor Castillo recounted a plane crash that occurred the previous Friday in Pembroke Pines, where a plane taking off from North Perry Airport experienced engine problems, hit a tree, nearly struck the South Florida psychiatric building filled with patients, and toppled into a ditch. Mayor Castillo explained that Mr. Gansert witnessed the accident while driving through the city, drove into the facility, and helped two women escape the plane, demonstrating the inner goodness of human beings who run toward danger.

Fire Chief Marcelino Rodriguez presented Nathan Gansert with the Civilian Special Recognition Award from the Pembroke Pines Fire Rescue Department for his remarkable actions during the May 29th, 2026, plane crash. Chief Rodriguez stated the award honors citizens who perform commendable acts above and beyond good citizenship to benefit individuals or the community, noting that instead of just calling 911, Mr. Gansert went out of his way to provide help.

Nathan Gansert recounted driving south on University after stopping at Dollar General for medication and deciding against working overtime at Broward Health Medical Center because he was not feeling well. Mr. Gansert shared that he noticed the plane losing altitude and waving back and forth before its left wing clipped a tree. Mr. Gansert noted that as someone who flies remote-controlled jet planes, he recognized the danger, turned his car around, saw a tree branch and the flipped plane on the ground, and ran to help a girl climbing out and rescue the other passenger. Mr. Gansert explained he made sure the girls stayed flat on their backs on the grass, kept their heads straight to manage their shock and adrenaline, and called 911.

Mr. Gansert shared that he has a sister and family and wanted to ensure the girls made it home safely, noting he was nervous speaking in front of the crowd. Mr. Gansert added that the passengers urged him to disengage the fuel line, which he did not know how to do, so he remained to keep them calm until the fire department arrived within four minutes of his call. Mr. Gansert noted that he saw fluid leaking and steam rising from the plane but ignored the danger, expressing a sigh of relief when responders arrived, and noted that one passenger told him she felt embarrassed.

Commissioner Schwartz stated emotionally that Nathan Gansert saved her girls, noting that one was watching the meeting, and explained that they would get together once things improved. Commissioner Schwartz

stated that they train hard for these outcomes and praised the pilot's execution of landing in a tree to avoid property damage. Commissioner Schwartz extended gratitude to the first responders, medical teams, good Samaritans, and the community, noting that Sergeant Jackson changed his family's life 10 years ago and Mr. Gansert did it again on Friday.

PRE-5 PRESENTATION NO. 5: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO THE FLANAGAN HIGH SCHOOL BOYS TRACK AND FIELD TEAM FOR WINNING THE FLORIDA STATE CHAMPIONSHIP.

Mayor Castillo welcomed the Flanagan High School boys' track team, declaring them the FHSAA state champions who make the city proud. Mayor Castillo read the proclamation, highlighting that the team captured first place at the 2026 FHSAA track meet in Jacksonville, secured first place at the regional meet in Miramar, earned back-to-back district championships in Miami, and achieved a third consecutive BCAA counties championship at Dillard High School.

Mayor Castillo noted outstanding individual performances, including Raymond Hawkins winning the long jump, Alijah McKenzie winning the 400-meter hurdles, and the team of Hawkins, McKenzie, Ronald Daniels, and Jacob Thomas winning the 4x100-meter relay. Mayor Castillo reported that Raymond Hawkins was named Sun Sentinel track and field athlete of the year, Jacob Thomas was named Miami Herald track and field athlete of the year, Jorge Perez was recognized as BCAA South Division athlete of the year, and Malcolm Spence earned BCAA track meet MVP. Mayor Castillo added that Coach Jaysha Carter was named Sun Sentinel and Miami Herald track and field coach of the year for leading the team to a dominant performance against 153 teams.

Mayor Castillo proclaimed the team as the gold medalists and state champions and invited the commissioners to join them for a photo, joking that he only runs when chased.

- PRE-4** PRESENTATION NO. 4: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO ALFREDO OLVERA, PRESIDENT OF THE DOLPHIN DEMOCRATS, RECOGNIZING JUNE 2026 AS PRIDE MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read a proclamation declaring June 2026 as LGBTQIA+ Pride Month, stating that the city cherishes the dignity and worth of every individual and denounces discrimination based on age, gender identity, gender expression, race, color, religion, marital status, national origin, sexual orientation, or physical attributes. Mayor Castillo encouraged all residents to celebrate the achievements of the community and noted this might be the last time he is legally permitted to present this proclamation due to future state constraints, emphasizing the importance of getting it into the right hands.

- PRE-3** PRESENTATION NO. 3: CHRIS HOLLEY, FLORIDA LEAGUE OF CITIES DIRECTOR OF MEMBER SERVICES & TRAINING, WILL PRESENT A TROPHY TO THE CITY OF PEMBROKE PINES YOUTH ADVISORY BOARD FOR BEING SELECTED AS A WINNER OF THE FLC 2026 YOUTH COUNCIL EXCELLENCE AWARD FOR THE CAREER FAIR AND LIFE SKILLS EVENT.

Chris Holley introduced himself as the director of member services and training at the Florida League of Cities in Tallahassee, noting it has been a very busy time there. Chris Holley explained that the league has represented Florida's 411 cities, towns, and villages for over a century to protect local decision-making. Chris Holley thanked Pembroke Pines for being a valued member and thanked the Youth Advisory Board for participating in the youth council program, announcing them as one of three statewide winners of the 2026 Youth Council Excellence Award.

Mr. Holley explained that the contest requirements were to submit initiatives for projects that have made positive contributions to the community. Mr. Holley explained that the award recognizes the youth advisory board's career fair and life skills event, which was created in response to student questions about adulthood and connected grades 10 through 12 with nine local businesses, including the Pembroke Pines Police Department, Dade County Federal Credit Union, and Craigslist Automotive Group. Chris Holley noted that the board designed and executed the rotation model covering career exploration, financial literacy, and resume writing in partnership with the Miramar Pembroke Pines Chamber of Commerce. Mr. Holley lauded the role that the Youth Advisory Board played, detailing that through the project, the students gained experience in civic leadership.

Mr. Holley noted that the Youth Advisory Board made a positive impact on their peers and empowered them with resources and connections. Mr. Holley announced that the board would receive a trophy and a \$500 check.

Mr. Holley explained that he has moved all over Florida and that after eight years with the league and 10 years with Leon County, he considers the leadership in Pembroke Pines second to none, and urged the community not to let state or national actions or rhetoric divide them. Mr. Holley explained that there has begun to be a decline in listeners, noting that first responders are one of the most important services local governments provide, and urged the community not to allow words to splinter the city's strength.

Mr. Holley explained that the city's presentations and youth programs are very impressive, sharing that it is always a pleasure to come back to the city. Mr. Holley presented the award to the Youth Advisory Board and urged them to keep leading, serving, and making the city proud.

Ms. Roberta Joseph expressed that when she joined the board, she was

too shy and scared to speak, but learned that passion matters more than eloquence. Roberta Joseph noted she was grateful to the city for providing space for youth voices and expressed sadness about leaving the board to attend Florida State University in Tallahassee.

Commissioner Schwartz thanked Holly Bonkowski and the City Hall team, noting the program is a testament to the vision of Vice Mayor Iris Siple and represents the beginning of showing the state how to involve young people.

PRE-1 PRESENTATION NO. 1: ANNOUNCEMENT OF THE WINNER OF THE DISTRICT 1 NATALIE BELMONTE GREAT YARD AWARDS FOR MAY 2026 .

Mayor Castillo called the Lorent family forward from District One.

Assistant City Manager Stamm showcased slides of the Laurent, praising them for their beautiful landscaping and for doing a great job representing District One and the community.

Mayor Castillo commented that the family's home was beautiful and asked them what their secret was.

The winner stated that he simply loves doing landscaping and enjoys the work. His wife added that she sometimes encourages him.

Commissioner Good presented the family with a certificate and a \$50 Home Depot gift card, joking about who would get to keep the card, and commending them for exceptional homeownership.

Assistant City Manager Stamm explained that at the commission meeting after the hiatus, districts 2 and 3 will be presented.

Commissioner Schwartz asked Assistant City Manager Stamm if he was giving districts two and three an advantage by scheduling them in August after the growing season hiatus.

PRE-2 PRESENTATION NO. 2: BARNEY MCCOY FROM BROWARD COUNTY TRANSIT WILL BE PRESENTING TRANSITFORWARD 2040 TO THE CITY COMMISSION.

Barney McCoy introduced himself as the assistant general manager for service and strategic planning for Broward County Transit (BCT) and thanked the commission for the opportunity to deliver an update on the TransitForward 2040 plan initiated three years ago. Mr. McCoy noted that preliminary data had been reviewed by city staff, who requested the presentation before the full commission. Mr. McCoy outlined the discussion, noting he would cover the plan's background, strategic outlook, anticipated costs, interactive maps, and a final discussion.

Mr. McCoy explained that the plan originated as a Comprehensive Operations Analysis (COA), which is a standard transit industry term for a system checkup conducted every three to five years. Mr. McCoy detailed that BCT combined rider feedback and data with projected job and population growth to build a smarter, more efficient system, choosing to brand the COA as TransitForward 2040 to better resonate with the public. Mr. McCoy listed three primary goals for the plan, starting with changing the traditional transit paradigm of building stationary stops and running buses up and down the railways. Mr. McCoy explained that the new paradigm brings transit solutions directly closer to the customer by solving first-and-last-mile connectivity. The second goal is to enhance frequency to shorten the wait time between buses, explaining that most current routes exceed 35 to 40 minutes, which the plan intends to reduce to 10 or 15 minutes along major corridors. The third goal is to expand service hours to start earlier in the morning and run later in the evening to accommodate modern community needs. Addressing why the plan is necessary now, Mr. McCoy explained that BCT must accommodate real-world population and employment growth while adjusting for shifting post-COVID commuting patterns.

Mr. McCoy emphasized that BCT is not simply tweaking routes as it does throughout the year based on customer comments or complaints, but is completely reimagining premium mobility across the fixed-route structure, community shuttles, and express services. Mr. McCoy reported that BCT collected over 8,000 community touch points to form a statistically significant baseline, including 7,300 origin-and-destination surveys tracking where riders start, connect, and end their trips. Mr. McCoy added that data were compiled through staff interviews, listening sessions with the participating municipalities, online virtual town halls, surveys, and pop-up events across all nine county districts, noting that consultants even boarded active buses to collect 450 face-to-face passenger surveys. Mr. McCoy reviewed the underlying data points, which included census data tracking demographics, the five-year American Community Survey refresh, and longitudinal household

employment data mapping out where residents live versus where they work.

Mr. McCoy highlighted the use of non-identifiable cell phone tracking data to map real-world trip endpoints and the exact roadways utilized by commuters. Mr. McCoy explained that they also used advanced scheduling software and the existing route network to identify efficiencies, expand needed lines, and reduce service where too much existed. Mr. McCoy explained that customers wanted transit to be timely, have easy transfers, have tap-to-pay, and offer better connections. Mr. McCoy detailed that the plan is poised to result in faster trips, more frequent and efficient service, better connections, more service options, a larger service area, increased ridership, and modern amenities.

Mr. McCoy detailed that the BCT's existing service mix consists of 43 local bus routes that run late into the night. Mr. McCoy explained that the express bus operates from Southwest Broward County to downtown Miami. Mr. McCoy explained that there is a community shuttle program that is operated by the cities and consists of about 54 routes, a paratransit service meant for the disabled population, a late shift connect program that operates when fixed route services do not, and the BCT app. Mr. McCoy explained that TransitForward 2040 would add new services to the existing services, including a high-frequency bus network where buses run at least every 15 minutes, and a bus rapid transit by which buses run at least every 10 minutes on dedicated lines. Mr. McCoy explained that the plan also includes light rail transit, a commuter rail, micro transit, and enhanced amenities.

Mr. McCoy explained that microtransit is a transit industry term meaning on-demand, flexible service similar to Uber or Lyft. Mr. McCoy explained that microtransit is proposed to solve three specific structural problems, starting with backfilling areas where traditional fixed routes are straightened out to ensure existing riders retain service. Mr. McCoy detailed that the second problem is covering transit deserts along corridors like Wiles Road, Douglas Road, and portions of McNab Road, explaining that running traditional buses along those lines requires purchasing vehicles at 1 million dollars each and installing stops costing 30,000 dollars each.

Mr. McCoy asserted that microtransit delivers a higher, more frequent level of service along those corridors without traditional infrastructure costs. The third problem is managing a mode shift for underperforming community shuttles that fail to meet ridership thresholds, offering a higher level of service at a lower operational cost to the participating cities. Mr. McCoy explained that all services are tied together through enhanced

passenger amenities, including upgraded bus stops, shelters, transit transfer centers, and mobile technology. Mr. McCoy communicated that passengers would download an app or make a phone call to book a ride, meeting their driver at a designated pickup point within geo-fenced zones. Mr. McCoy noted that industry best practices show microtransit is most successful for trips measuring two to three miles, explaining that riders traveling within the zone are dropped off directly at their final destination, while riders traveling outside the zone are transported to connection points along BCT's fixed-route system.

Mr. McCoy reported that the plan serves as a launch pad for the county's next chapter, proposing over 20 microtransit zones countywide and introducing over 100 material changes to the transit network. Mr. McCoy explained that planning-level estimates project a 68 percent increase in ridership above the 23 million fixed-route trips recorded last year. Mr. McCoy explained that while traditional COAs utilize a three-to-five-year planning horizon, BCT tasked its consultant with providing a 15-year window divided into near-term, midterm, and long-term phases to intentionally coincide with major Primo bus rapid transit and light rail transit projects.

Mr. McCoy explained that the near term spans from 2026 to 2029, the mid term spans from 2030 to 2034, and the long term spans from 2035 to 2040. Mr. McCoy explained that he refers to the near term as low-hanging fruit, explaining that they are investments that do not require much investment, but do raise operating costs. Mr. McCoy explained that in the midterm, you get all the improvements found in the near term, as well as bus rapid transit, light rail transit, and commuter rail south. Mr. McCoy explained that long-term adds the implementation of commuter rail north.

Mr. McCoy explained that they do not need to get to the 15-year horizon to see the improvements, noting that the improvements are based on the growth in ridership and the return on investment. Mr. McCoy displayed a current map highlighting that in the west, they have a transit desert, locations where there are no transit services. Mr. McCoy contrasted that to the TransitForward 2040 planned map, which features transit services in the west, a straightened route structure in the central and southern parts of the county, as well as the high-frequency bus network, microtransit zones, the bus rapid transit network, the light rail transit network, and Broward Commuter Rail North and South and Florida East Coast Railway.

Mr. McCoy emphasized that this is the vision plan; therefore, it is not funded but estimated to cost about \$1.4 billion over the next 15 years.

Mr. McCoy characterized the project as a significant financial commitment on behalf of the county, but shared that they anticipate a 68% increase in ridership over the \$23 million for the \$1.4 billion estimate.

Mr. McCoy detailed the public outreach timeline, noting that their public outreach campaign began in December of 2025, beginning with the District Commissioners in December and January. Mr. McCoy highlighted that they had their first district meeting in District 7 in March and concluded two weeks ago, alongside listening sessions with 28 cities and a virtual town hall in late May. Mr. McCoy shared that consultants are currently executing pop-up events at major trip generators and transfer stations to conduct 10-to-15-minute passenger educational briefings, after which BCT will finalize the plan in late summer or early fall to capture any missed public input.

Mr. McCoy displayed transit maps specific to Pembroke Pines, showing the current network on the left consisting of community shuttles and fixed-route lines along Sheridan Street, Pines Boulevard, Hollywood Boulevard, Pembroke Road, University Drive, and State Road 7. Mr. McCoy pointed out the proposed changes on the right, highlighting an immediate western microtransit zone, a new fixed route on Pines Boulevard west of the Pembroke Lakes Mall, and the implementation of a high-frequency bus network providing 15-minute service for 15 hours a day between Young Circle and the Pembroke Lakes Mall. Mr. McCoy noted that the city's existing community shuttle lines would be preserved alongside standard University Drive and State Road 7 routes. Moving to the near-term phase, Mr. McCoy highlighted the introduction of bus rapid transit along State Road 7 and frequency improvements on University Drive. Mr. McCoy highlighted a second microtransit zone covering the eastern side of Pembroke Pines, additional frequency improvements for the Pines Boulevard bus rapid transit lines, and a new regional route traveling from Sawgrass Mills Mall down Flamingo Road to the Miramar Town Center before heading south into Miami-Dade County. Mr. McCoy concluded his presentation and invited questions.

Mayor Castillo praised the presentation as very impressive and thanked Mr. McCoy for coming to the commission.

Vice Mayor Hernandez requested Mr. McCoy's email address so he could submit questions regarding microtransit.

Mr. McCoy provided his email.

Commissioner Rodriguez thanked Mr. McCoy for coming, noting she

had previously attended the District 6 meeting hosted by County Commissioner Steve Geller, where she asked questions. Commissioner Rodriguez requested that Mr. McCoy maintain close contact with City Manager Dodge and staff member Bonilla to provide in-depth updates and information.

Mr. McCoy explained that BCT's plan is designed to self-correct based on developments occurring inside the cities, detailing that they are visiting each of the cities to learn about any updates that may affect the plan.

Commissioner Rodriguez explained that her primary concern during the Geller meeting, which she attended alongside Plantation Councilmember Louis Reinstein, was understanding the origin of the data because Pembroke Pines and Plantation have drastically changed their city centers and transportation needs over the last few years. Commissioner Rodriguez expressed appreciation that the plan is treated as a living document capable of self-correcting to reflect new local developments rather than something set in stone. Commissioner Rodriguez asked Mr. McCoy to share potential funding ideas for the projects, inquiring whether revenue would be secured through surtax, county allocations, or federal grants.

Mr. McCoy responded that funding would involve all of the above, explaining that projects would need to navigate the annual budget process downtown, where the exact flavor of funds, whether federal grants, surtax, or general fund allocations, would be determined.

Commissioner Rodriguez thanked Mr. McCoy for clarifying what microtransit is and asked if the plan would take over cities' own microtransit plans or supplement them instead.

Mr. McCoy explained that he understood that due to the third interlocal agreement signed by the cities, the existing services would be funded through surtax. Mr. McCoy communicated that the county does not have any intention to take over city microtransit programs, noting that some cities told them that they would prefer to stay with the existing community service programs, and thus it would need to be continued with the county to see how the plan operates. Mr. McCoy highlighted that he is aware that many city plans are developed for their residents specifically, explaining that more meetings with cities would take place to avoid duplicating services.

Commissioner Rodriguez responded that since surtax funds microtransit programs, which are expensive, it would be beneficial to connect with the

county to further explore those options. Commissioner Rodriguez noted that in her and Vice Mayor Hernandez's district, there is no consistent transportation, noting that transportation programs would be appreciated by residents. Commissioner Rodriguez asked how the project connects to the PRIMO plan and asked for clarification as to what would be part of the PRIMO plan and what is part of the TransitForward 2040 project.

Mr. McCoy explained that PRIMO is specific to the premium mobility plan regarding large capital projects such as the bus rapid transit and light rail transit plans. Mr. McCoy explained that building PRIMO would be the backdrop of the system, while TransitForward 2040 specifically relates to fixed-route investments that feed into the PRIMO network.

Commissioner Rodriguez clarified that PRIMO focuses on larger-scale projects while TransitForward 2040 is about the fixed-route system.

Commissioner Rodriguez asked what the plan is to continue to provide municipal presentations and updates, emphasizing that transportation planning highly impacts local operations and shuttle services. Commissioner Rodriguez shared that while the city could always reach out to the county commissioners, having Mr. McCoy and staff present is a great asset and shared her hope that they could expand on that in the future. Commissioner Rodriguez encouraged other local municipalities to ask for the presentation as well.

Mr. McCoy noted that while the county met with 28 municipalities for listening sessions, only half a dozen requested presentations before their full commissions.

Commissioner Rodriguez urged BCT to encourage other cities to request the briefing, noting that the County Transportation Director, Corey, is in tune with municipal impacts and emphasizing the importance of communication and coordination with the city.

Mr. McCoy explained that BCT coordinates with city staff regarding community shuttles on a quarterly basis as mandated by their interlocal agreement to communicate route changes. Mr. McCoy noted that BCT relies heavily on municipal staff to identify specific homeowners' associations (HOAs) or public groups requesting listening sessions, and coordinates large-scale Primo projects through the Metropolitan Planning Organization (MPO) Long Range Transportation Plan (LRTP) amendment process. Mr. McCoy promised that the county would do its part and requested that the city communicate its specific development needs.

Commissioner Rodriguez thanked Mr. McCoy and concluded her questioning.

Mayor Castillo announced that Commissioner Good would have the final commission comment, to be followed by public comment from George Koren, and noted that Jason Oestreicher was waiting patiently in the chamber. Mayor Castillo congratulated Mr. Oestreicher on his daughter's recent graduation from pre-K.

Commissioner Good thanked Mr. McCoy for the presentation and shared that it was great to see progress. Commissioner Good noted that he assumes that the project is leaning on the surtax dollars that are available, asking what the sustainable revenue source would be in order to go beyond 15 years at a 68% increase in ridership.

Mr. McCoy responded that he could not answer Commissioner Good's question at the moment and that he would follow up.

Mayor Castillo thanked Mr. McCoy for his presentation.

COMMISSION AUDITOR REPORT:

None.

APPEALS OF BOARD OF ADJUSTMENT DECISIONS:

None.

ITEMS AT THE REQUEST OF THE PUBLIC

George Koren introduced himself as a resident of 6751 Southwest 11th Street in Pines Village and explained that the city was lucky the recent small airplane crash did not occur on the east side of the airport, which would have caused a real disaster in the middle of Pines Village. Mr. Koren shared that while the airport was built first, it was originally tucked away in a safe place, away from people, where accidents would not cause real damage. Mr. Koren noted that single-family homes in Pembroke Pines, Hollywood, and Miramar grew up around the training facility in the late 1950s and early 1960s before Broward County took control of North Perry Airport and turned it into a playground for those who could afford luxury aviation.

Mr. Koren communicated that traffic was limited and tolerable until the 1970s or 1980s, but the county has steadily increased operations with total disregard for surrounding residents, noting he has never received a door knock or phone call seeking input on noise or air pollution. Mr. Koren explained that the county has stonewalled requests for vital information and noted there is no documented testing for noise, air, soil, or water pollution to ensure EPA standards for lead, particulate matter, and heavy metals are met despite annual operations exceeding 317,000. Mr. Koren called for the immediate closure of North Perry Airport to all but emergency operations until difficult questions are answered, and demanded a priority reduction in annual operations and stricter inspections of older airframes and power plants, noting recent incidents involving aircraft in the 30-plus-year-old range that disrupt the residents' way of life.

Mr. Koren explained that the county has work to do if it wishes to remain at the location, noting that residents have not been given a fair shake and that residents have to deal with the conditions daily.

Mayor Castillo thanked Mr. Koren and reported that he recently discussed the issue with County Commissioner Alexandra Davis while she was out of the country, and reported that the county is getting ready to issue two separate contracts for a comprehensive air quality study and a comprehensive safety study. Mayor Castillo noted the requests were made almost four years ago and have taken a long time, but contracts are coming in for a landing, and work should begin shortly to provide long-awaited answers. The mayor thanked and commended Mr. Koren for his community leadership.

ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS

- BA-1** DISCUSSION AND POSSIBLE ACTION TO APPOINT ONE (1) MEMBER TO THE POLICE AND FIRE PENSION BOARD, FOR A TWO YEAR TERM, WHICH WOULD EXPIRE IN JUNE 2028.

A motion was made by Mayor Castillo, seconded by Commissioner Good Jr., to approve the appointment of Jason Oestreicher to the Police and Fire Pension Board. 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:

Mayor Castillo recounted meeting applicant Jason Oestreicher at a Hispanic Vote evening event, where they discussed that Mr. Oestreicher grew up in Pembroke Pines, lives in the Silver Lakes area of District Three, and works professionally as a certified financial planner with public unions and private clients. Mayor Castillo explained that he passed his business card to Dan Rothstein because the commission needs a qualified bench for these unpaid two-year terms, noting that former member Raphael Barrero retired after completing his term. Mayor Castillo reported the clerk posted the vacancy for two months, and Mr. Oestreicher applied, after which Mr. Rothstein interviewed him and reported being highly impressed, which says a lot because Mr. Rothstein is a difficult individual to impress.

Special Projects Manager Dan Rothstein came forward and explained that Jason Oestreicher is a certified financial planner with approximately 20 years of financial experience in the public and private sectors, possesses a deep understanding of investments and long-term pension sustainability, and fully grasps the fiduciary responsibilities of a board member. Mr. Rothstein added the position is a two-year term, noting the city's other two appointees have terms expiring in June 2027, and confirmed the vacancy was posted on the city's website from March 26 until May 14.

Mayor Castillo noted that this is a \$1 billion fund to which the city and City Manager Dodge contribute approximately \$30 million annually from ad valorem taxes, meaning the commission's goal is to place the most qualified professionals on the board to increase the rate of return through conservative practices so the city contributes less while ensuring public safety personnel can rely on their pensions. Mayor Castillo affirmed that it is more important now than ever before to select the best volunteer for the position. Mayor Castillo passed the gavel to Vice Mayor Hernandez, thanked Mr. Oestreicher for his willingness to serve, and nominated Jason Oestreicher for the position.

Vice Mayor Hernandez asked City Attorney Goren if Mr. Oestreicher needed to introduce himself.

City Attorney Goren explained that he advises someone second for the record.

Jason Oestreicher introduced himself and stated his address is 1541

Northwest 182nd Terrace, zip code 33029. Mr. Oestreicher explained that having spent nearly 20 years in financial services, he holds the fiduciary standard to the highest level, promises to do his homework and ask good questions, and intends to be responsibly available to the police and fire personnel. Mr. Oestreicher shared that his parents were the only people to leave New York in 1985 to move to Pembroke Lakes; his family remains in New York, and he purchased his home 10 years ago from his father, who retired to the Keys, adding that he started his business in the community and is honored to stand before them.

Vice Mayor Hernandez commended Jason Oestreicher for his courage and asked the clerk if any city advertising dollars were placed on social media platforms or elsewhere to promote the position, referencing a previous motion by Commissioner Rodriguez to put \$750 behind board advertising.

City Clerk Hernandez responded that no city dollars were put behind the advertising of this position.

Vice Mayor Hernandez asked how many applicants there were.

Mr. Rothstein responded that they only had one timely applicant from the website posting that lasted from March 26 until May 14.

Vice Mayor Hernandez suggested to Commissioner Rodriguez that the city should put small advertising dollars toward promoting these high-value board positions on social media in the future rather than assuming residents are camping out on the city website.

Commissioner Rodriguez clarified that the city previously executed a \$500 or \$750 outreach campaign and a video when there were two vacancies, resulting in a pool of applicants. Commissioner Rodriguez noted that the current opening occurred after the person who was going to be appointed from that pool fell through due to a conflict, concluding it does not make sense to spend additional money on a redo when they already have a strong applicant pool.

Vice Mayor Hernandez clarified he was not suggesting a redo now.

Commissioner Rodriguez suggested that it could be on a discretionary ad hoc basis for future appointments.

Commissioner Schwartz thanked Mr. Oestreicher, noted that the advertisements resulted in many applicants, and shared that due to conflicts, a previous potential appointee could not proceed.

Commissioner Schwartz asked if Mr. Oestreicher investigated potential conflicts of interest with current pension board vendors or consultants under FINRA and SEC guidelines.

Mr. Oestreicher responded that under FINRA, as long as he reports the position as an outside business activity, receives no payment, and holds no voting rights, it does not present a conflict, adding that his research revealed no conflict of interest with any current parties.

Commissioner Schwartz noted the pension board has experienced unexcused attendance issues where members must vote to excuse absences, and asked if Mr. Oestreicher had reviewed the meeting calendar to ensure no scheduling conflicts exist.

Mr. Oestreicher responded that he had not been provided a calendar but noted he has a two-year-old and a four-year-old and does not go out very often, sharing that he is a punctual person who can easily commit to a schedule once provided.

Mr. Rothstein confirmed the pension board meets on the third Thursday of every month.

Commissioner Schwartz asked Mr. Oestreicher when he provided his business card to the mayor at the Hispanic Vote event, and Mr. Oestreicher and Mayor Castillo recalled it was late March or February while eating chicken.

Commissioner Schwartz explained that he was the only commissioner left off the email notification regarding the original member's resignation,

Mayor Castillo asked if Commissioner Schwartz had received the two emails from the clerk advising of the vacancy. The mayor noted that Commissioner Schwartz saw the posted opening, so he was aware of the vacancy.

Commissioner Schwartz responded that he is aware of the optics surrounding how the notification was handled. Commissioner Schwartz explained that the commission needs to establish a clear policy regarding the look-back period and look-back limitations for application libraries, suggesting that applications should become stale after 12 months.

Vice Mayor Hernandez clarified that he was only asking if advertising dollars had been used as Commissioner Rodriguez had moved to have done months ago, clarifying he was not asking about the staleness of

applications.

Commissioner Rodriguez explained she reviewed the past applications on record from the original pool to perform due diligence when this vacancy arose, and concluded that Mr. Oestreicher's application still came out on top, noting that any commissioner could have reviewed the records and encouraged past applicants to reapply.

CONSENT AGENDA:

PRIOR TO THE CONSENT AGENDA VOTE BEING TAKEN:

Vice Mayor Hernandez moved to approve consent agenda items 1 through 8, which was seconded by Commissioner Rodriguez.

Commissioner Good noted that regarding item number five, he will be out of town during the first budget hearing scheduled for Thursday, September 3rd, and requested confirmation that he can participate remotely.

City Attorney Goren responded simply that yes, he can participate remotely. The city attorney noted that the record should reflect that remote access will be confirmed by IT and administration, provided that a physical quorum of three members remains present in the chamber.

Vice Mayor Hernandez noted for the record that September 3rd is his 44th birthday and expressed his love for spending his birthday with the commission.

Mayor Castillo joked that in a couple of years, the vice mayor can join the senior hall of fame, to which the vice mayor responded that he is far from that milestone. Commissioner Good added that the date puts the meeting within 24 hours of his wife's birthday.

Approval of the Consent Agenda

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, 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 THE FIRST AMENDMENT TO WORK AUTHORIZATION #11 WITH HAZEN AND SAWYER, P.C. (HAZEN), THE CITY'S CONTINUING SERVICES CONSULTANT FOR WASTEWATER TREATMENT PLANT PROCESS ENGINEERING, PUMPING AND FORCE MAINS, IN AN AMOUNT NOT TO EXCEED \$90,638.36.

2. MOTION TO APPROVE THE AMENDMENT TO THE AGREEMENT BETWEEN CIVICPLUS, INC., AND THE CITY OF PEMBROKE PINES TO ADD THE DOCACCESS FEATURE TO THE CITY'S WEBSITE FOR THE REMAINING EIGHT MONTH PERIOD OF THE CURRENT TERM THROUGH JANUARY 31, 2027, IN AN AMOUNT NOT TO EXCEED \$19,852.69.

A motion was made to approve on the Consent Agenda

3. MOTION TO APPROVE AMENDMENT 001 FOR THE EMERGENCY HOME ENERGY ASSISTANCE PROGRAM (EHEAP) AGREEMENT JP025-10-2026.

A motion was made to approve on the Consent Agenda

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

PSEN-26-01 "ENGINEERING DESIGN SERVICES FOR SW 208TH AVENUE ROADWAY IMPROVEMENTS"

A motion was made to approve on the Consent Agenda

5. MOTION TO ESTABLISH THE FOLLOWING HEARING DATES IN SEPTEMBER 2026:

THE FIRST BUDGET HEARING ON THURSDAY, SEPTEMBER 3, 2026 AT 6:00 P.M.; **THE REGULAR COMMISSION MEETING** OF WEDNESDAY, SEPTEMBER 2, 2026 WOULD BE RESCHEDULED TO **THURSDAY SEPTEMBER 3, 2026 AT 6:30 PM** OR AT SUCH TIME AS THE FIRST BUDGET HEARING IS ADJOURNED; **FIRE ASSESSMENT HEARING** ON MONDAY, SEPTEMBER 14, 2026 AT 5:15 PM; AND **SECOND BUDGET HEARING** ON WEDNESDAY, SEPTEMBER 16, 2026 AT 6:00 P.M. FOLLOWED IMMEDIATELY BY THE REGULAR COMMISSION MEETING AT SUCH TIME AS THE SECOND BUDGET HEARING IS ADJOURNED.

A motion was made to approve on the Consent Agenda

6. MOTION TO APPROVE THE MINUTES OF THE MARCH 31, 2026, WORKSHOP MEETING - OPERATION AND MANAGEMENT OF THE BUILDING DEPARTMENT AND MARCH 31, 2026 REGULAR COMMISSION MEETING.

A motion was made to approve on the Consent Agenda

7. MOTION TO APPROVE THE MINUTES OF THE MAY 6, 2026, REGULAR COMMISSION MEETING.

A motion was made to approve on the Consent Agenda

8. MOTION TO APPROVE THE NEGOTIATED GRANT ADMINISTRATION AGREEMENT FOR RFQ #PL-25-01 "GRANT ADMINISTRATION FOR COMMUNITY REDEVELOPMENT PROJECTS" BETWEEN THE CITY OF PEMBROKE PINES AND COMMUNITY REDEVELOPMENT ASSOCIATES OF FLORIDA, INC.

A motion was made to approve on the Consent Agenda

QUASI JUDICIAL CONSENT AGENDA:

ORDINANCES AND RESOLUTIONS:

SECOND READING ORDINANCES:

FIRST READING ORDINANCES:

ADD-1 MOTION TO PASS PROPOSED ORDINANCE NO. 2026-04 ON FIRST READING.

PROPOSED ORDINANCE NO. 2026-04 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO SECTION 8.03 OF THE CITY OF PEMBROKE PINES CHARTER, AUTHORIZING THE EXECUTION OF AN AGREEMENT TO ENTER INTO SUB-SUBLEASE, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE, FOR REAL PROPERTY GENERALLY LOCATED AT 8103 SOUTH PALM DRIVE (TOWER I), 8210 FLORIDA DRIVE (TOWER II), AND 8203 FLORIDA DRIVE (TOWER III), COLLECTIVELY REFERRED TO AS PINES PLACE AND DESCRIBED IN EXHIBIT "B", WHICH PROPERTY IS SUBLEASED BY THE CITY FROM THE STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES AND OWNED BY STATE OF FLORIDA THROUGH THE BOARD OF TRUSTEES OF THE INTERNAL TRUST FUND OF THE STATE OF FLORIDA; AUTHORIZING THE CLOSING OF THE TRANSACTION CONTEMPLATED IN THE AGREEMENT EFFECTIVE UPON THE FILING BY THE CITY MANAGER WITH THE CITY CLERK OF A CERTIFICATE CONFIRMING THAT THE CLOSING REQUIREMENTS IN THE AGREEMENT HAVE BEEN SATISFIED, THE FORM OF WHICH IS ATTACHED HERETO AS EXHIBIT "C", SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE AGREEMENT; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE ALL NECESSARY DOCUMENTS AND TO TAKE ALL ACTIONS NECESSARY TO CLOSE THE TRANSACTION CONSISTENT WITH THE AUTHORITY GRANTED HEREIN; PROVIDING THAT ANY AMENDMENTS EXTENDING THE REVIEW PERIOD TO THE AGREEMENT TO ENTER SUB-SUBLEASE MAY BE APPROVED BY A DULY EXECUTED RESOLUTION OF THE CITY COMMISSION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECOND AND FINAL READING IS TENTATIVELY SCHEDULED FOR AUGUST 05, 2026.

A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to defer Proposed Ordinance No. 2026-04. 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 the title of Proposed Ordinance number 2026-04 submitted on Monday, into the record, by title.

Commissioner Schwartz asked the city attorney to specify the exact date when the due diligence period ends and when Reliant must make a decision to go all in with its deposit, noting that the volume of information received over the last few days was substantial.

City Attorney Goren responded that the agreement requires a \$3 million deposit within five days of final approval, and explained that under charter section 8.03, this real estate disposition requires an ordinance and a four-fifths vote on final reading, which is presumptively scheduled for June 17th. City Attorney Goren stated that the transaction is principally controlled by the State of Florida, which owns the land under a 2001 sublease extended in 2020 to the year 2090, and provided a good-faith estimate that the closing could occur in mid-October 2026.

Commissioner Schwartz clarified that he was asking about the specific due diligence review period date rather than the closing date.

City Attorney Goren explained that the purchaser's review period is 90 days following the effective date when the city certifies document delivery.

Commissioner Schwartz shared that this meant 90 days from June 17th.

The city attorney clarified that it is 90 days from the effective date, clarifying that it is an outside date and that the period can be extended day-by-day up to 60 days if the parties cannot agree on initial forms.

Commissioner Schwartz noted that a 90-day due diligence window from a June 17th vote puts them in mid-September.

Mayor Castillo asked when the 90 days would start.

Commissioner Rodriguez noted that the passage could be deferred, noting that this is likely why the city attorney is being vague on the exact date.

Commissioner Schwartz responded that it will be no earlier than the

middle of September, sharing his concern regarding the timeline overlap because the city must notify the Supervisor of Elections approximately 60 days before June 17th to place an item on the November ballot. Commissioner Schwartz indicated that this means that Reliant might not have gone hard with its deposit before the transmission deadline.

Mayor Castillo asked City Manager Dodge and the city attorney if they had any trepidation about transmitting a ballot question to the Supervisor of Elections while the buyer is still in due diligence, noting that if the deal fails, the city simply does not borrow the money.

Commissioner Schwartz expressed confusion regarding the uncertainty of the potential closing date and asked why the parties could not agree to a shorter due diligence period to secure the \$3 million deposit.

City Attorney Goren responded that the State of Florida is an unrepresented party in the room controlled by the Department of Environmental Protection, noting that while the city has a positive 20-year working relationship with them, the state must review all documents and sign off on estoppels and the sub-sublease for the deal to close. The city attorney noted that for these reasons, the timeframes represent the best good-faith estimate.

Commissioner Schwartz noted that financing killed the previous transaction and asked what assurances the city has that Reliant's financing is secured to prevent a repeat of the last failed deal.

City Attorney Goren clarified that neither the city nor the buyer is applying for a traditional loan because this is a cash transaction, meaning the city does not care how they find their money as long as they can deliver the funds.

Commissioner Schwartz asked if Reliant has provided any evidence that they can deliver on what is being asked of them, noting that the last deal was extended too long and required too much effort. Commissioner Schwartz asked for assurances that the financing will not fall through.

Mayor Castillo added that there is a \$3 million deposit that will be at risk if the buyer fails to close under the contract terms. Mayor Castillo explained that if the deal does not close, he will not support borrowing a single nickel regardless of the public referendum vote, noting the deal was structured to reduce public costs ahead of a potentially difficult future. Mayor Castillo explained that the previous deal took over a year to secure state legislative approval, which he had to personally obtain in Tallahassee, but noted the contract terms with this new buyer are

identical and benefit from previous documents.

City Attorney Goren noted that the timeframes are much more constrained than previously.

Mayor Castillo explained that, substantively, it is the same deal, and the company benefits from the past effort and practically gets the contract documents off the shelf. Mayor Castillo noted that the best thing to do is simply to move forward and inform the public that they are close, while noting that if the deal falls through, the commission will not touch the authority at all.

Commissioner Schwartz noted that the administration heard his request to shorten the timeframes and explained that he previously mentioned selling city property, highlighting that this is what gets it done.

Mayor Castillo commented that the administration was considering property sales long before Commissioner Schwartz mentioned what he did.

Commissioner Schwartz explained that by moving this on first reading, they can tell the public that the plan is to be able to use this transaction and bond approval to fund the public safety complex. Commissioner Schwartz asked the administration to keep the commission fully posted as state cooperation proceeds, explaining he'd like to see a shorter timeframe. Commissioner Schwartz shared that he was happy to move the item tonight.

Mayor Castillo agreed with Commissioner Schwartz that the quicker the city can transact the business, the better.

Commissioner Rodriguez requested verbal assurance from the city administration that the complex will be strictly maintained as affordable housing and that no current residents will be displaced.

City Attorney Goren responded that Exhibit K of the contract contains a declaration of covenants committing the buyer to maintain rents at 80% of the Area Median Income (AMI) and allows them to increase 50% of the units to 100% of AMI after 10 years. The city attorney noted that the agreement has language in the exhibit affirming that commitment. City Attorney Goren explained that these qualifiers are consistent with the city's current agreement with the state and emphasized that since the city is selling the buildings but retaining ownership of the land, an ongoing relationship will exist to ensure no covenant violations occur that would cause the city to lose its state lease.

Mayor Castillo added that the buyer is required to use the city's waiting list of Pembroke Pines residents to fill vacancies.

The vice mayor stated he feels a sense of PTSD from the previous failed transaction and noted that while he supports moving the first reading tonight, he has detailed questions regarding the buyer's commitment to investing in quality-of-life facility amenities across the 614 units. Vice Mayor Hernandez explained that he requires more than a couple of days to review a \$90 million proposed deal due to his personal schedule. The vice mayor requested that individual Zoom or phone appointments be scheduled with the administration before the second reading.

Mayor Castillo directed City Manager Dodge to ensure these individual briefing meetings take place without fail.

City Manager Dodge confirmed that individual meetings will be scheduled for every commissioner who has additional questions.

Commissioner Good stated bluntly that he is completely unprepared to support the item tonight, noting the property is located within his district. Commissioner Good recalled that during the previous contract negotiations, his colleagues supported his request to be kept in the loop because he receives regular communications from anxious Pines Place residents. Commissioner Good expressed deep disappointment that he received a high volume of complex details less than 48 hours before the meeting during his wedding anniversary weekend, leaving him without good answers for his constituents. Commissioner Good agreed with the vice mayor that there was too much information to decide on in such a short amount of time.

Commissioner Good pointed to obscure language in the item stating the \$90 million purchase price is subject to closing expenses, asking what subject to closing expenses entails.

City Attorney Goren responded that the city's only transaction expenses would be internal real estate attorney fees, as the bulk of transactional costs are borne by the buyer, noting this is standard custom and practice in Broward County.

Commissioner Good questioned why, if the city is going to be receiving \$90 million, it is contingent on obscure language. Commissioner Good asked if there is a million or two in closing expenses, they would be deducted from the city's payout. Commissioner Good noted that a

statement like that is strange.

Mayor Castillo shared that it sounds like standard language found in many agreements such as this.

Commissioner Good responded that it is not standard language.

City Attorney Goren explained that it is not inconsistent with standard procedure and practice in Broward County.

Mayor Castillo responded that he has seen that language a thousand times.

Commissioner Good retorted that he had not seen the language a thousand times and that if he had, he would not be asking the question.

Commissioner Good questioned the plan for non-compliant residents who currently are at less than 80% of AMI, asking how a gradual vacancy phase-in would prevent displacement and noting that definitions for gradual were missing. Commissioner Good added that after 10 years, forcing 50% of the tenants from an 80% to a 100% AMI calculation creates a selection problem of who gets chosen.

Mayor Castillo noted that he believes that what Commissioner Good is mentioning is phased in with vacancies.

Commissioner Good shared that the mayor's comments may be correct, but the information is not available, and the question is not answered.

Commissioner Good communicated that he knew what the mayor wanted to say and that he was upset that they had to have this conversation here tonight as opposed to having it previously. Commissioner Good explained that he would not provide his support on something that he is not certain about. Commissioner Good detailed that Douglas Gardens recently opened, noting that going from 70% AMI to 80% AMI results in a rent increase. Commissioner Good explained that a 5% increase in AMI results in a 5% increase in rent, noting that it is the same thing as going from 80 to 100. Commissioner Good pointed out that HUD standard AMIs increase annually, rising from \$90,000 to \$106,000 this year.

Mayor Castillo explained that this applies to every renter in the United States, as AMI is the standard that is used by HUD. Mayor Castillo shared that Commissioner Good's comments make him feel uncomfortable and agreed that, as the district commissioner, he must be

100% satisfied with his questions before a vote occurs. Mayor Castillo noted he was willing to call a special meeting in a week or two to allow due diligence and briefings to overlap without stalling the overall timeline. Mayor Castillo asserted that since he is the district commissioner, if Commissioner Good is not satisfied with this, he needs to be satisfied.

Commissioner Good highlighted a final concern regarding the city charter's 15% rule, which mandates a public referendum if a sold city asset exceeds 15% of the operating budget, and questioned whether the appraisals justified bypassing a vote.

City Attorney Goren responded that the finance director confirmed the transaction does not exceed 15% of the city's operating budget based on three independent appraisals.

Commissioner Good explained the appraisals ranged from \$90 million to \$118 million and asked what number would be used.

The city attorney responded that the range was based on whether the property was taxable or non-taxable, and since this transaction treats the asset as non-taxable, one valuation landed at \$73 million.

Commissioner Good countered that a \$90 million transaction, measured against a \$561 million operating budget, constitutes more than 15%.

Mayor Castillo reiterated that City Manager Dodge should arrange a meeting next week for Commissioner Good to sit down with the buyer and review the thresholds with Lisa Chung.

City Manager Dodge noted he would make arrangements for the meeting.

Mayor Castillo reiterated that he wants every one of Commissioner Good's questions completely answered.

The city manager noted that they were attempting to have this completed by June 17th to prevent it from pushing the sale out substantially.

Mayor Castillo commented that Commissioner Good is not averse to the idea; he just has questions, affirming that the city can still meet its goal.

Commissioner Good made a motion to defer the item, which was seconded by Vice Mayor Hernandez.

Commissioner Schwartz shared that he was sick and tired of the

disrespect the administration has for district commissioners.

Mayor Castillo explained that comments have to be related to the motion, stating that comments must remain strictly pertinent to the motion to defer, and any general complaints should be saved for old business.

Mayor Castillo called for the next item.

AFTER THE VOTE WAS TAKEN:

Commissioner Schwartz asked if he could weigh in on the matter now.

Mayor Castillo responded that Commissioner Schwartz could bring the matter up under Old Business, noting that he was disrupting the meeting and that the commission must move to the next item. Mayor Castillo asked the city attorney if there were any additional addenda.

City Attorney Goren responded that there were no other items or addenda.

RESOLUTIONS:

REGULAR AGENDA:

REPORTS OF LEAGUE AND MPO REPRESENTATIVES

Commissioner Rodriguez reported that she would attend the upcoming Florida League of Cities meeting tomorrow, noting that she hopes to introduce discussions regarding statewide property tax reform to evaluate how the League will manage the issue in the future.

Mayor Castillo congratulated Commissioner Rodriguez and Commissioner Good on their recent election to represent the city at the League, noting it was a good annual meeting.

REPORTS OF THE CITY MANAGER AND CITY ATTORNEY

City Manager Dodge reported that he had no items to report.

Mayor Castillo questioned City Manager Dodge regarding the exact timeline for delivering the administration's curbside recycling plan.

City Manager Dodge responded that the curbside recycling plan would be submitted to the commission at the beginning of August.

City Attorney Goren indicated that he had no reports.

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:

Commissioner Schwartz addressed City Manager Dodge, stating that the current situation felt like Groundhog Day. Commissioner Schwartz asserted that two years ago, Commissioner Good had the same issue with the previous contract, where the administration failed to sit down and explain how a proposed contract would impact constituents within his district. Commissioner Schwartz questioned at what point the administration intends to get the process right, noting that the timeline of the property sale is indicator-tied to the public safety bond initiative. Commissioner Schwartz requested to know why administrative efforts were not tripled to ensure the contract documents were provided to the five commissioners with ample time to read and ask questions, rather than releasing information right at the 48-hour meeting deadline. Commissioner Schwartz stated he was embarrassed by the situation, noting it was clear his colleague lacked sufficient information to make a major decision.

Mayor Castillo disputed the characterization, explaining that the commissioner is not embarrassed.

Commissioner Schwartz affirmed that he is embarrassed by the fact that he worked with the city attorney's office on the timeline and knew it would be late on Monday. Commissioner Schwartz explained that at the Focal Point he saw City Clerk Fernandez trying with all his effort to meet the deadline, explaining that's how close they were to making that 48-hour deadline.

City Manager Dodge asked for an opportunity to respond.

Mayor Castillo requested that Commissioner Schwartz not over dramatize the situation, noting that the private sector is meant for speed as it leads to more money, while government is slower and built for comfort. Mayor Castillo responded that since Commissioner Good is uncomfortable and asking reasonable questions, it is important to make him comfortable. Mayor Castillo responded that he would like to see the administration proceed as quickly as possible in answering Commissioner Good's questions, noting that he would call a special meeting to ensure that no time is lost. Mayor Castillo, addressing the potential buyer, instructed him to conduct due diligence so that no time is lost during the 90-day time frame.

City Manager Dodge explained that he spoke to the potential owner, who informed him that he would meet with each commissioner individually to answer their questions between the first and second readings. The city

manager explained that the documents reached the commission so late because the contract is a legal document and there were a few legal issues that had to be finalized at the last moment. The city manager detailed that although the contract is modeled after the previous contract, there are still questions and matters that have to be resolved.

Mayor Castillo shared that if the city manager had waited, we would have blamed him for waiting. The mayor shared that he appreciates that the city manager brought the documents to the commission at the earliest legal moment. The mayor commented that the city will get this straightened out and conduct the city's business without over dramatizing it.

Sanj Kakar, the Chief Acquisition Officer of the Reliant Group, the purchasers of the Pines Place, explained that 30 days of due diligence is typically enough time for a normal deal, sharing that they have been very familiar with the deal for a long time. Mr. Kakar explained that this is a very difficult deal to finance because the state owns the land, and the Reliant group would be the fourth link in a chain of leasing. Mr. Kakar explained that it is very difficult for his lender, and due diligence is for his lender to feel comfortable attaching a loan on a property owned by the state and not the city.

Mr. Kakar reiterated that the financing is incredibly complex as documents are needed that the lender approves of and that the state subsequently approves of as well. Mr. Kakar asserted that the due diligence (DD) in this case is more paperwork-heavy, which requires more time.

Mayor Castillo shared that he understands completely and that Mr. Kakar's statements provide more insight into some of the questions surrounding the situation. The mayor requested that Mr. Kakar make himself available to speak and meet with the commissioners and administration, and expressed his hope that the deal would conclude favorably.

Mr. Kakar explained that the Reliant group has been in the affordable housing business for three decades, sharing that he is available to have a meeting this week or whenever is convenient.

Mayor Castillo thanked Mr. Kakar.

The mayor adjourned the meeting.

ADJOURN - 9:30 P.M.

CITY OF PEMBROKE PINES

Gabriel Fernandez
City Clerk