

City of Pembroke Pines, FL

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



Meeting Agenda

Wednesday, July 30, 2025

4:00 PM

Emergency Special Meeting

Commission Chambers

City Commission

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

WELCOME TO YOUR CITY COMMISSION.

WE ARE PLEASED THAT YOU HAVE DEMONSTRATED AN INTEREST IN YOUR COMMUNITY BY ATTENDING A CITY COMMISSION MEETING. WE HOPE THAT YOU WILL ATTEND MORE OF THESE MEETINGS IN THE FUTURE.

WHO ARE THE CITY COMMISSIONERS?

THEY ARE ELECTED OFFICIALS WHO ARE THE POLICY FORMULATORS FOR THE CITY. THEY FORMULATE THE LAWS THAT GOVERN OUR COMMUNITY ON A DAILY BASIS.

WHAT IS A CITY COMMISSION MEETING?

IT IS A FORMAL MEETING OF THE MEMBERS OF THE CITY COMMISSION TO TRANSACT CITY BUSINESS. THIS BUSINESS IS CONDUCTED IN A MANNER PRESCRIBED BY LAWS AND REGULATIONS WHICH REQUIRE CERTAIN FORMAL ACTIONS AND THE FOLLOWING OF SPECIFIED PROCEDURES.

WHAT IS THE AGENDA?

THE AGENDA IS A PREPARED SCHEDULE OF THE ITEMS BEING CONSIDERED BY THE CITY COMMISSION FOR ACTION. THE AGENDA AND EXPLANATORY MATERIAL ARE DELIVERED TO EACH CITY COMMISSIONER PRIOR TO EACH MEETING IN ORDER TO GIVE EACH MEMBER TIME TO STUDY.

CAN YOU SPEAK AT THE MEETING?

YES! ALL REGULAR CITY COMMISSION MEETINGS AND PUBLIC HEARINGS PROVIDE TIME FOR THE PUBLIC TO EXPRESS THEIR VIEWS CONCERNING ITEMS ON THE AGENDA.

THE CITY ALSO HAS A PROCEDURAL ORDINANCE FOR CONDUCTING CITY COMMISSION MEETINGS WHICH ALLOWS A TIME AT THE REGULARLY SCHEDULED COMMISSION MEETING FOR ANYONE FROM THE PUBLIC TO EXPRESS THEIR VIEWS ON ANY TOPIC.

TELEVISED

THE PUBLIC CAN LISTEN TO AND VIEW COMMISSION MEETINGS ON TELEVISION AT: COMCAST CHANNEL 78, AND AT&T U-VERSE CHANNEL 99.

WEBSITE ACCESS TO LIVESTREAM:

Online at <https://www.ppines.com/135/Watch-Meeting---Live-Stream>

Live Stream of the Commission Meeting can also be viewed on Youtube at www.youtube.com.

VIEW AGENDAS:

Agendas may be viewed at <https://ppines.legistar.com/Calendar.aspx>

ACCOMMODATIONS:

IF ANY MEMBER OF THE PUBLIC REQUIRES ADDITIONAL INFORMATION ABOUT THIS CITY COMMISSION MEETING, PLEASE CONTACT:

DEBRA ROGERS, CITY CLERK
CITY OF PEMBROKE PINES
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025
954-450-1060
DROGERS@PPINES.COM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

FURTHER INFORMATION

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE SHOULD CONTACT THE CITY CLERK, 450-1050 AT LEAST 48 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATION. IF ANYONE REQUIRES AUXILIARY AIDS FOR COMMUNICATION PLEASE CALL THE CITY CLERK AT LEAST THREE WORKING DAYS PRIOR TO ANY MEETING AT 954-450-1060.

THANK YOU.

WE THANK YOU FOR YOUR INTEREST IN ATTENDING THE CITY COMMISSION MEETING AND HOPE YOU WILL JOIN US AGAIN. IF YOU HAVE QUESTIONS OR DESIRE FURTHER EXPLANATIONS, PLEASE CONTACT THE CITY MANAGER AT 954-450-1040.

4:00 PM REGULAR MEETING CALLED TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****ORDINANCES AND RESOLUTIONS:****FIRST READING ORDINANCES:**

1. [2025-10](#) MOTION TO PASS PROPOSED ORDINANCE NO. 2025-10 ON FIRST READING.

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

Sponsors:

City Manager

Attachments:

- [1. Proposed Ordinance 2025-10 - Approving the Fifth Amendment 4901-4539-96](#)
- [2. Fifth Amendment to Sub-Sublease. 7-24-25 4929-8595-6694 2](#)
- [3. Pembroke Pines Business Impact Estimate Form 2025-10 7-30-25](#)

SECOND READING ORDINANCES:

2. [2025-10](#) MOTION TO PASS PROPOSED ORDINANCE NO. 2025-10
[Second](#)
[Reading](#) ON SECOND AND FINAL READING.

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

ADJOURN - 11:30 P.M.

CITY OF PEMBROKE PINES

Debra E. Rogers, CMC
City Clerk