

# 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, November 19, 2025**

**6:30 PM**

**4:00 PM Commission Workshop followed by Regular Commission Meeting at 6:30 PM (or such time as Commission Workshop adjourns)  
Pre. ADD-1 & Item 17 were added to agenda on 11-17-2025. Item 25 was updated & Pre. 2 was pulled from the agenda on 11-17-2025.**

**Commission Chambers**

### **City Commission**

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

**4:00 PM COMMISSION WORKSHOP**

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

Also present: Assistant City Manager Jonathan Bonilla, City Attorney Samuel Goren, and City Clerk Gabriel Fernandez.

City Manager Charles F. Dodge participated in the Workshop meeting by phone.

Mayor Castillo opened the workshop meeting and introduced the two topics that were presented and then opened for discussion.

**WS-1    WORKSHOP ITEM #1: PROCUREMENT PRESENTATION**

Assistant City Manager/Procurement Director Mark Gomes presented proposed revisions to the City of Pembroke Pines' procurement code. He outlined several key changes to the proposed code since the first reading ordinance was presented to the Commission:

- Raised the formal solicitation threshold from \$25,000 to \$100,000 to reflect inflation and operational growth since 1998.
- Expanded the quick quote process for purchases between \$25,000 and \$100,000.
- Removed the pre-advertisement Commission approval requirement and expanded exemptions.
- Increased the change order threshold from 5% to 10%, while retaining the \$25,000 cap.
- Allowed the City Manager to approve \$0 cost items, which previously had required Commission approval.
- Removed Section 35.39 (Equal Benefits) to comply with state law.

Assistant City Manager Gomes supported these changes with data from 2024: out of 563 Commission agenda items, 183 (33%) were procurement related. He mentioned that most items under \$100,000 had been approved without discussion, suggesting they could be handled administratively. Mr. Gomes also highlighted inefficiencies in the current process, such as delays caused by the need for Commission approval and redundant workflows across departments. He used visual comparisons to illustrate how the city's needs had evolved, reviewed solicitation ranges from \$25k-1Million+, the solicitation advertisements and awards, change orders, and no cost arrangements. Assistant City Manager Gomes concluded by stating that the proposed changes would maintain transparency through OpenGov while improving efficiency and responsiveness. Mr. Gomes also responded to the questions of the Commission.

Mayor Castillo expressed strong support for the proposed changes, noting that the team had presented a clear and compelling case and that nothing appeared excessive. The Mayor highlighted how much had changed since 1998 such as the existence of an inspector general, commission auditor, and improved data access, and said that current

internal controls were sufficient to address any concerns. Mayor Castillo acknowledged upcoming monthly disclosure memos and was open to additional reporting, so transparency was well maintained.

Commissioner Good supported most of the proposed updates but remained cautious about the quick-quote process, mentioning concerns about how bid documents became part of contracts. The Commissioner agreed that raising the city manager's \$100,000 limit made sense given rising costs and time-sensitive needs, while noting that procurement delays were administrative, not policy-driven.

One of the main objections was the proposed amendment to section 35.34, which would have allowed the city manager to enter into mutually beneficial arrangements. He spoke about how the shift would have reduced transparency, eliminated public deliberation, weakened accountability, and increased risks of inconsistent decisions, favoritism, legal exposure, and reputational harm. Since the commission would still ultimately bear responsibility, Commissioner Good spoke in favor of leaving the section unchanged and maintaining commission oversight.

Commissioner Rodriguez responded that while she was initially hesitant about raising the threshold to \$100,000, she appreciated the detailed breakdown and supported the change. She proposed a compromise: allowing the City Manager to approve items but requiring notification to the Commission, with the option to pull items for review. Commissioner Rodriguez also mentioned the need for an appeal process for the quick quote system and requested that the Commission retain the ability to intervene if concerns arise. Commissioner Rodriguez said she would also like to further explore how often contracts go out for bid. She raised a point about data privacy, warning that vendors might exploit resident data. The Commissioner advocated for stronger contract language to protect data, especially in light of practices like geofencing and license plate tracking.

Vice Mayor Hernandez supported raising the procurement threshold, noting that \$25,000 was no longer sufficient given current costs. He echoed concerns about contract lengths and the need for competitive bidding, referencing a 29-year vendor relationship as an example. He also supported Commissioner Rodriguez's point about data harvesting

and emphasized the importance of protecting resident data. The Vice Mayor praised the speed feedback signs and traffic calming measures, particularly in school zones. He also advocated for clearer public communication about how taxpayer dollars were used, suggesting signage at project sites to educate residents. He later requested a dedicated traffic calming study for District 1, citing safety concerns in neighborhoods with open street architecture.

Commissioner Schwartz expressed skepticism about the proposed changes. He questioned the effectiveness of the presentation slides and mentioned that the data did not justify raising the threshold. He emphasized the importance of Commission oversight and warned against relying too heavily on technology, which he said could lead to complacency. Commissioner Schwartz also raised concerns about project timelines and the potential for “splitting” contracts to avoid Commission review. He proposed differentiated thresholds based on the type of procurement such as services vs. capital purchases and suggested requiring financial disclosure (Form 6) for staff involved in procurement decisions.

Each of the Commissioners discussed concerns with procurement items presented to the Commission in the “Best interests of the City” that there should be definitions with the Commission ultimately having the final determination. There was also discussion about a product management solution that would allow the Commission to see how the projects are being completed with time frames.

Mayor Castillo facilitated discussion among Commissioners, encouraged amendments to the proposal, and stressed the importance of moving forward after previous deferrals.

**WS-2**    WORKSHOP ITEM #2 - STRATEGIC PLAN ROADWAY AND INFRASTRUCTURE  
IMPROVEMENT PROJECTS

Assistant City Manager Goulding presented the strategic plan's roadway and traffic improvement projects for Year One, totaling \$4.152 million. Projects included:

- Widening 196th Avenue and constructing 208th Avenue.
- Drainage improvements in multiple neighborhoods.
- Pedestrian safety enhancements and speed feedback signs.
- Traffic calming improvements near schools and in residential areas.

Assistant City Manager Goulding explained adjustments made to balance projects across districts and align with Broward County's school restructuring. Goulding confirmed that signage would be used to inform residents about strategic plan projects and their funding sources.

Commissioner Rodriguez asked about a U-turn or other options at 160 and 15th on Dykes Road and suggested educating residents about the project's funding source.

City Engineer Karl Kennedy addressed specific project details, including pedestrian crossings and traffic signal installations. He confirmed that the city was working with Broward County on approvals and that some projects are already funded and in progress. Mr. Kennedy also responded to concerns about pedestrian safety near religious institutions and school zones.

Assistant City Manager Bonilla clarified funding sources for the strategic plan. He confirmed that the city would receive surtax funds and that projects would be funded regardless of whether they qualify under capital or R&M categories. Mr. Bonilla said the city was awaiting final approval from the county but has contingency plans in place.

Vice Mayor Hernandez thanked staff for consistently assisting with district issues and referenced several ongoing traffic projects, including improvements at SW 178th, SW 12th, and concerns at SW 78th and SW 4th. He mentioned that nighttime visibility in the Silver Lakes area remained a safety issue and appreciated that speed-feedback signs had been well received by parents near schools. The Vice Mayor

revisited the long-standing challenge of securing a crosswalk on 184th Avenue for residents walking to Chapel Trail Plaza, explaining that the county had repeatedly denied the request despite high pedestrian activity, particularly during religious holidays. He requested renewed follow-up to obtain a definitive response. Vice Mayor Hernandez also clarified that Year-1 project funding represented design work rather than final decisions on lane configurations. He emphasized the need for safety measures due to the large number of school-aged children living west of I-75. Additionally, he raised concerns about fast, quiet electric scooters and golf carts creating hazards for students and said he would seek guidance on potential solutions. He concluded by acknowledging police enforcement efforts and emphasizing the importance of continued traffic-safety improvements as the city grew.

Commissioner Good provided an overview of the differing traffic patterns within the city. The east side had an open-grid street network with multiple routing options, resulting in neighborhood speeding issues, while the west side consisted largely of gated or private communities with limited access points, creating major-road capacity challenges. The Commissioner also expressed concern that the current project initially allocated no funding for District 1 and still only included about 6% of total funds after revisions. He noted that the district's primary issue was neighborhood speeding, not major road capacity, and that residents regularly raise safety concerns about children playing near streets. Commissioner Good requested a minimum of \$250,000 for a comprehensive traffic-calming study for District 1. He spoke about the need for a multi-day, data-driven study placed within neighborhoods, unlike the county's one-day counts, to accurately capture traffic behavior. He said that the funding was essential for him to support the overall project.

Assistant City Manager Bonilla confirmed that work had begun to secure traffic-engineering consultants for evaluating open-access neighborhoods and that these improvements fell under city responsibility.

Commissioner Schwartz stated that District 2 had the largest residential area without sidewalks and emphasized that children were forced to walk and play in the street, creating serious safety concerns. He commented that District 2 should have been prioritized for a traffic-calming study and said he supported expediting it. The



Commissioner stressed that safety outweighed traffic inconvenience and expressed frustration that public communication had implied the city was funding school projects, clarifying that improvements on city streets benefited the community, not the school board. He also explained that right-of-way ownership in District 2 was a mix of city and homeowner owned property, which limited sidewalk feasibility. Commissioner Schwartz reiterated that he had requested only a traffic-calming study, not a sidewalk study, and defended the use of speed-feedback signs based on recommendations from police and engineering staff as well as feedback from residents. The Commissioner said that he would continue voting based on the needs of his district and said he would not change his position unless public-safety officials advised otherwise.

Mayor Castillo asked who owned the right-of-way in District 2 and suggested creating a map to evaluate where sidewalks could be installed. He said it was the first time he had heard concerns framed as a need for sidewalks and therefore requested a sidewalk study. Commissioner Schwartz clarified that was not what he had asked for. The Mayor addressed concerns about comments related to schools and stated that he was not aware of anyone in the administration claiming that city funds would go to the school board. As discussions ensued, the Mayor urged professionalism to keep the discussion focused. He concluded the session by acknowledging the need for further discussion and announced that the Regular Commission meeting would reconvene later that evening.

## **6:30 PM REGULAR MEETING CALLED TO ORDER**

### **ROLL CALL**

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

Also present: Assistant City Manager Jonathan Bonilla, City Attorney Samuel Goren, and City Clerk Gabriel Fernandez.

City Manager Charles F. Dodge participated in the meeting by phone.

Mayor Castillo congratulated his eldest daughter and son-in-law on welcoming their first child in the spring.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Maylia Mclean.

## **NATIONAL ANTHEM**

The National Anthem was performed by Maylia Mclean.

Mayor Castillo requested City Clerk Fernandez note Commissioner Schwartz's presence after the roll call was taken.

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

**PRE-2** PRESENTATION NO. 1: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO THE PLO BULLDOGS RED FOR THEIR REMARKABLE SEASON AND WINNING THE COOPERSTOWN DREAMS PARK SUMMER TOURNAMENT.

City Clerk Fernandez announced that Presentation 2 was pulled from the agenda.

Mayor Castillo extended well wishes to Commissioner Rodriguez who recently got married.

**PRESENTATIONS:**

- PRE-8** PRESENTATION NO. 8: MAYOR CASTILLO WILL PRESENT MARIA SANJUAN FROM HISPANIC UNITY WITH A "KEY TO THE CITY" IN HONOR OF HER 40 YEARS OF HUMANITARIAN LEADERSHIP.

The Mayor presented Maria SanJuan with the Key to the City and praised her as a trailblazer in both the financial field and the local Hispanic community. He highlighted her founding of Hispanic Unity of Florida in 1982 and mentioned how it grew from offering basic support services to a large network of programs serving people from many countries. The Mayor credited her vision and leadership for securing long-term funding and announced that the organization's Hispanic Heritage Leadership Award would be renamed in her honor. Mayor Castillo described her as a leader of integrity whose work has opened doors for countless families.

Maria Teresa SanJuan thanked the Mayor and City Commission for the honor. She shared that her guiding belief had always been to help others live better lives, offering support wherever needed. She recognized that people create change through determination and hard work and that those with experience had a responsibility to guide others.

- PRE-1** PRESENTATION NO. 1: THE BROWARD SIERRA GROUP JUNIOR TEAM WILL PRESENT INFORMATION ON THE BROWARD GREEN SCHOOLS CAMPAIGN AND WILL BE RECOGNIZED WITH A PROCLAMATION FROM MAYOR ANGELO CASTILLO HONORING THEIR OUTSTANDING CONTRIBUTIONS TO THE CAMPAIGN.

Mayor Castillo introduced the Broward Green Schools Campaign and the Broward Sierra Group Junior Team.

Scott Lewis expressed pride in the students and encouraged others to get involved, followed by brief introductions from team leaders Anagha Iyer, Siyona Narang, Andy, and Audrey Duenas. The students explained that they started the campaign after experiencing local climate impacts like hotter school days and flooding. They described their work within the national Climate Reality Project which included researching policies, meeting with decision-makers, and promoting student engagement. The students then outlined the campaign's goals: transitioning Broward County Public Schools to 100% clean energy, electrifying buses, implementing composting programs, and expanding environmental education. They also noted broad support from community leaders and recent achievements, including the Broward School Board's clean-energy resolution and proclamations from several cities, which included Pembroke Pines.

Mayor Castillo commended the group, and Commissioner Rodriguez congratulated the students, praising their leadership and encouraged them to mentor younger students and expand efforts to include the city's charter schools in the future.

**PRE-4** PRESENTATION NO. 4: MAYOR CASTILLO WILL HONOR THE PFC BRUCE W. CARTER MEDAL OF HONOR YOUNG MARINES WITH A PROCLAMATION RECOGNIZING THEIR OUTSTANDING DEDICATION AND CONTRIBUTIONS IN SUPPORT OF RED RIBBON WEEK.

Mayor Castillo read the proclamation and presented it to the PFC Bruce W. Carter Young Marines and recognized their contributions during "Red Ribbon Week" in the City of Pembroke Pines. The Mayor also noted the 250th anniversary of the U.S. Marine Corps.

**PRE-5** PRESENTATION NO. 5: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO ADRIANA "KIT" JORDAN RECOGNIZING NOVEMBER 2025 AS DUTCH AMERICAN HERITAGE DAY IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read the proclamation and presented it to Adriana "Kit" Jordan, recognizing November 2025 as Dutch American Heritage Month in the City of Pembroke Pines. The Mayor praised Ms. Jordan for her volunteer efforts, including her service on the Arts and Culture Advisory Board.

Ms. Jordan accepted the proclamation and took pictures with the Mayor.

**PRE-6** PRESENTATION NO. 6: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO A MEMBER OF THE AMERICAN LUNG CANCER SCREENING INITIATIVE RECOGNIZING NOVEMBER 2025 AS LUNG CANCER AWARENESS MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read the proclamation, declaring November 2025 as Lung Cancer Awareness Month in the City of Pembroke Pines.

Kyle, a medical student from the University of Miami and President of the American Lung Cancer Screening Initiative, thanked the Mayor and Commission for the proclamation. He also spoke to promote awareness and access to lung cancer screenings for early detection which could improve outcomes and save lives.

**PRE-9** PRESENTATION NO. 9: MAYOR CASTILLO WILL PRESENT A PROCLAMATION RECOGNIZING NATIVE AMERICAN HERITAGE DAY IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read the proclamation declaring November 2025 as Native American Heritage Month in the City of Pembroke Pines. He praised the Latchford family for their leadership and dedication to preserving and promoting Native American culture.

Ms. Latchford, mother of Bailey Latchford, addressed the Mayor and Commission to express her gratitude for the recognition on Bailey's behalf. Bailey could not attend the meeting as she was pursuing dual degrees at Florida State University. Ms. Latchford also mentioned that her daughter holds the title of 2025-2026 Miss Florida Seminole and then joined the Mayor for photographs.

- ADD-1** PRESENTATION NO. ADD-1: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO RON SURIN RECOGNIZING NOVEMBER 2025 AS JUVENILE DIABETES AWARENESS MONTH.

Mayor Castillo read the proclamation and presented it to Ronald Surin recognizing November 2025 as Juvenile Diabetes Month in the City of Pembroke Pines. The Mayor recognized the work of healthcare professionals, educators, and advocacy organizations, and encouraged residents to support awareness and participate in activities that promote understanding and research toward a cure.

Mr. Surin spoke about his son, Ronald Surin II, who was born and raised in the City of Pembroke Pines and attended the charter schools during the COVID-19 pandemic. He shared his son's achievements, including playing football for the charter high school and nearing college graduation with plans for law school before tragically passing away due to ketoacidosis related to Type 1 diabetes. He emphasized the daily challenges faced by children and families managing the condition and stressed the need for greater awareness, support, and continued efforts toward finding a cure. He expressed gratitude to the Mayor and Commission for acknowledging the important issue.

- PRE-7** PRESENTATION NO. 7: ANNOUNCEMENT OF THE WINNER OF THE DISTRICT 2 NATALIE BELMONTE GREAT YARD AWARDS FOR OCTOBER 2025 .

Assistant City Manager/Planning and Economic Development Director Mike Stamm introduced the Natalie Belmonte Great Yards Award winner, Theodore and Judith McKissick for District 2.

Mr. and Mrs. McKissick expressed thanks to the Mayor and Commission for the recognition and shared secrets of maintaining their beautiful yard.

Commissioner Schwartz congratulated the McKissick family on behalf of the city and presented them with the certificate and a \$50 Home Depot gift card as part of their award. He shared light-hearted remarks and thanked them for their contributions to the community.

Code Compliance Supervisor Peter Avino explained that the Great Yards Program recognized homeowners who maintained exemplary properties and help improve neighborhood standards. He praised the McKissick family's efforts and encouraged others to follow their example.

Assistant City Manager/Planning and Economic Development Director Mike Stamm thanked Code Compliance for partnering on the program and noted how it helps shift perceptions of the Code Compliance Department by highlighting positive community contributions.

**PRE-3** PRESENTATION NO. 3: CERTIFICATES OF APPRECIATION TO BE PRESENTED TO THE HIGH SCHOOL STUDENTS WHO WERE STUDENT AMBASSADORS TO THE CITY OF PEMBROKE PINES, NOVEMBER 19, 2025.

Mayor Castillo presented certificates of appreciation to the following students that participated in the Student Ambassadors program for 2025:

**McArthur High School**

Mai Le  
Madaphcar Duval

**Flanagan High School**

Daniel Chang  
Mariana Gutierrez

**West Broward High School**

Jackson Pratts  
Edgar Sarcos  
Sofia Sessions

**Somerset Academy High School**

Gabriel Cadet  
Torin Drakeford  
Abdelhamid Saleh  
Leianna Whyte

**Franklin Academy High School**

Gabriel Stennes  
Luis Barroeta  
Maeghan Jean-Louis  
Natalie Trujillo

**Pines Charter High School**

Gabriela Salazar  
Mariam Ruiz-Serrato  
Alejandro Escudero  
Alexander Rivera

One of the student ambassadors spoke on behalf of all the student participants about the positive impact of the program. He shared that the experience helped them learn how the city operates, connect with inspiring individuals, and develop a desire to positively influence both their community. Excitement was expressed about the program's growth, and the student thanked the Mayor, city staff, and audience for supporting the students and fostering civic engagement.



Mayor Castillo asked the students to line up and shake hands with the City Commissioners and reiterated the Commission's support for the program.

Assistant City Manager Jonathan Bonilla expressed gratitude to Dr. Maraj, Ms. Katherine from the City Clerk's office, his colleagues Nalini and Angelica, and all of the participating city departments, for organizing and supporting the program.

Commissioner Schwartz also thanked the city staff for hosting the student ambassadors throughout the day.

**MAYOR CASTILLO UPDATE REGARDING SCHOOL CLOSURES**

Prior to items at the request of the public, Mayor Castillo addressed concerns about potential school closures in Broward County and expressed that the City of Pembroke Pines had no role in deciding which schools might close.

The Mayor explained about the declining enrollment, which was down roughly 50,000 students countywide; had led to the School Board evaluating under-enrolled campuses, some operating at less than half capacity. While the Mayor and the entire City Commission hoped no schools would close, they could not advocate for or against specific schools because doing so would unfairly affect others. He mentioned that new state laws allowing charter schools easier access to close or even open campuses further complicate the school board's challenges during what was described as a difficult time for public education.

Mayor Castillo rejected rumors that the City had pushed for closures or had planned for closed school buildings and said such claims were completely false. He reiterated that the list of potentially closing schools came solely from the School Board, and that the City would support the Board's decisions while lamenting any closures. The Mayor concluded by expressing sympathy for affected families and said the Commission was committed to providing clear, truthful information to dispel misinformation.

**ITEMS AT THE REQUEST OF THE PUBLIC**

Mayor Castillo introduced Vicki Frazier Williams and Jaianna Seaborne from Delta Sigma Theta Sorority, Inc.

The Mayor expressed deep appreciation for the sorority's longstanding service to the community and highlighted their mentoring work and positive impact on youth. He praised the organization as a leader in the city and thanked them for their continued contributions.

Jaianna Seaborne, Chair of Social Action for the South Broward Alumnae Chapter, thanked the Commission for the opportunity to speak and explained the sorority's mission. Ms. Seaborne also shared that Delta Sigma Theta was a historic sorority for Black women founded at Howard University in 1913. With over 300,000 members worldwide, the organization was committed to community improvement, and she affirmed that they are active, engaged, and present in Pembroke Pines.

Commissioner Good thanked the sorority for attending and also thanked Jaianna for her outreach and grace.

## **COMMISSION AUDITOR REPORT:**

None.

## **APPEALS OF BOARD OF ADJUSTMENT DECISIONS:**

None.

## **ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS**

**BA-1** BOARD APPOINTMENT: MAYOR CASTILLO WISHES TO ANNOUNCE THE APPOINTMENT OF HIRAM TURNER AS AN ALTERNATE MEMBER TO THE BOARD OF ADJUSTMENTS.

Mayor passed the gavel to Vice Mayor Hernandez and announced the appointment of Hiram Turner as the City-Wide alternate member of the Board of Adjustment.

Mr. Turner expressed his gratitude for the opportunity to serve and thanked his family for their support. He shared his excitement about contributing to the community with professionalism, respect, and integrity. The Mayor and others congratulated Mr. Turner, who also mentioned his birthday occurred on the same day as his appointment.

## **CONSENT AGENDA:**

### **Approval of the Consent Agenda**

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

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

**Nay**     0

1. MOTION TO RATIFY THE CITY MANAGER'S APPROVAL TO EXTEND THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE GROUP CONTRACT BID NO. 139-0, AND TO APPROVE THE PURCHASE OF SODIUM HYPOCHLORITE 12.5% UTILIZING THE NEW AGREEMENT FROM THE SOUTHEAST GOVERNMENTAL COOPERATIVE PURCHASING GROUP BID NO. 519-2, FROM THE AWARDED VENDORS, IN AN ANNUAL AMOUNT NOT TO EXCEED \$580,000, PURSUANT TO SECTIONS 35.18(C)(6) AND 35.29(C) OF THE CITY'S CODE OF ORDINANCES.

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

2. MOTION TO APPROVE THE PURCHASE OF FIFTY (50) MOTOROLA APX NEXT SINGLE BAND PORTABLE RADIOS, TEN (10) APX8500 ALL-BAND P25 MOBILE RADIOS, AND RELATED PROGRAMMING AND ACCESSORIES FOR THE POLICE DEPARTMENT FROM MOTOROLA SOLUTIONS, UTILIZING PRICING ESTABLISHED BY STATE OF FLORIDA CONTRACT # 43190000-22-NASPO-ACS FOR PUBLIC SAFETY COMMUNICATIONS PRODUCTS, SERVICES, AND SOLUTIONS FOR A TOTAL AMOUNT NOT TO EXCEED \$598,437.17, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.

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

3. MOTION TO AWARD IFB # PSUT-25-07 "WASTEWATER TREATMENT PLANT UNIT 1 REHABILITATION" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, RAZORBACK, LLC, IN AN AMOUNT NOT TO EXCEED \$3,092,186, WHICH INCLUDES A \$80,766 PAYMENT AND PERFORMANCE BOND, A 10% OWNER'S CONTINGENCY OF \$269,220, AND A \$50,000 OWNER'S ALLOWANCE.

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

4. MOTION TO AWARD # PSUT-25-08 "WATER TREATMENT PLANT UNIT B REHABILITATION" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, LAWRENCE LEE CONSTRUCTION SERVICES, INC., IN AN AMOUNT NOT TO EXCEED \$3,133,025 WHICH INCLUDES \$30,525 FOR PAYMENT AND PERFORMANCE BONDS, A 10% OWNER'S CONTINGENCY OF \$277,500, AND A \$50,000 OWNER'S ALLOWANCE.

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

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

(A) CobbleStone Systems Corporation. - Contract Management Software - Renewal

**ITEMS (B) THROUGH (F) WILL EXPIRE WITH NO RENEWAL TERMS AVAILABLE, THEREFORE, NO COMMISSION ACTION IS REQUIRED AS THEY ARE PRESENTED FOR NOTIFICATION PURPOSES ONLY PURSUANT TO SECTION 35.29 (F) OF THE CITY'S PROCUREMENT CODE:**

(B) Airgas USA, LLC. - Liquid Carbon Dioxide-Renewal - Non-Renewal

(C) Clean Freek's Janitorial Services, LLC - Janitorial Services for the Fire Department - Non-Renewal

(D) Industrial Communications and Electronics, Inc. - Two-Way Radio Equipment and Services - Non-Renewal

(E) Miller Legg & Associates, Inc. - Land Surveying Services - Non-Renewal

(F) Ferguson Enterprises, LLC. - Neptune Commodities and System Maintenance - Non-Renewal

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

**6. MOTION TO APPROVE REQUEST TO ADVERTISE SOLICITATION(S):**

- (A) TS-25-21 "CISCO SECURITY INCIDENT RESPONSE RETAINER ENHANCED"
- (B) PSUT-25-11 "WASTEWATER TREATMENT PLANT PROCESS ENGINEERING, PUMPING AND FORCE MAINS"
- (C) ED-25-02 "KITCHEN EQUIPMENT FOR VARIOUS CHARTER SCHOOLS"
- (D) CS-25-05 "REPLACEMENT OF EXISTING FIRE ALARM SYSTEM AT 501 MEDICAL BUILDING"
- (E) PD-25-04 "JANITORIAL SERVICES FOR THE POLICE DEPARTMENT"
- (F) PD-25-05 "POLICE DIVE TEAM UNDERWATER COMMUNICATIONS EQUIPMENT"

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

**7. MOTION TO AWARD IFB # TS-25-14, "FIBER INSTALLATION" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, UNITEC INC. IN THE AMOUNT NOT TO EXCEED \$106,942.61.**

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

**8. MOTION TO ACCEPT THE RECOMMENDATIONS WITHIN THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) REPORT (2025) AND TRANSMIT THE REPORT TO THE FLORIDA HOUSING CORPORATION.**

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

**9. MOTION TO APPROVE THE PURCHASE OF THE TRAINING ANNUAL PASS (TAP) PROGRAM FROM MAGNET FORENSICS' FOR FOUR (4) POLICE FORENSIC TECHNICIANS, IN AN AMOUNT NOT TO EXCEED \$27,980, PURSUANT TO SECTION 35.18(C)(7)(A) OF THE CITY'S CODE OF ORDINANCES.**

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

**10. MOTION TO APPROVE THE PURCHASE OF POLICE UNIFORMS AND ACCESSORIES ON AN AS-NEEDED BASIS FROM MES SERVICE COMPANY, LLC UTILIZING PRICING ESTABLISHED BY LAKE COUNTY CONTRACT # 22-730G IN AN ANNUAL AMOUNT NOT TO EXCEED \$210,418, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.**

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

11. MOTION TO APPROVE THE PURCHASE OF ONE (1) 2029 E-ONE CYCLONE CAB/CHASSIS 78FT LADDER TRUCK, FROM MATHENY FIRE & EMERGENCY IN THE AMOUNT NOT TO EXCEED \$1,422,144 PURSUANT TO SECTION 35.18(C) OF THE CITY'S CODE OF ORDINANCES.

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

12. MOTION TO APPROVE THE MINUTES OF OCTOBER 15, 2025, CLOSED DOOR SESSION ON SCHOOL SAFETY AND REGULAR COMMISSION MEETING.

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

14. MOTION TO AWARD IFB# TS-25-11 "CISCO SWITCHES" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, R2 UNIFIED TECHNOLOGIES, LLC, IN THE AMOUNT NOT TO EXCEED \$500,993.

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

15. MOTION TO APPROVE THE AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND RENAISSANCE CHARTER SCHOOL TO PROVIDE A POLICE OFFICER TO SERVE AS A SCHOOL RESOURCE OFFICER AT THE RENAISSANCE CHARTER SCHOOL IN PEMBROKE PINES AND FOR RENAISSANCE CHARTER SCHOOL TO PAY THE FULL COST OF \$198,646 FOR THE RESOURCE OFFICER FOR THE 2025-2026 SCHOOL YEAR

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

16. MOTION TO RELEASE THE PERFORMANCE BOND #106562824 ISSUED BY TRAVELERS CASUALTY AND SURETY COMPANY IN THE AMOUNT OF \$175,612.80, REPRESENTING 110% OF THE COST OF WATER AND SEWER IMPROVEMENTS CONSTRUCTED UNDER ENGINEERING PERMIT NOS. 2016-115 AND 2016-116 FOR THE SEARS REDEVELOPMENT (A.K.A. AMC THEATRE AT PEMBROKE LAKES MALL) LOCATED AT 12085 PINES BOULEVARD.

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

18. MOTION TO APPROVE THE FIFTH AMENDMENT TO THE “DESIGN CRITERIA PROFESSIONAL - TO PREPARE THE DESIGN CRITERIA PACKAGE (DCP) FOR A NEW POLICE DEPARTMENT HQ” AGREEMENT WITH ARCHITECTS DESIGN GROUP (ADG) AND APPROVE A CHANGE ORDER FOR AN AMOUNT NOT TO EXCEED \$18,200, TO INCLUDE DEVELOPMENT OPTION C - PLANNING FOR A JOINT-USE PUBLIC SAFETY BUILDING, AND ADDITIONAL CONSIDERATIONS RELATED TO THE FIRE DEPARTMENT.

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

13. MOTION TO APPROVE THE MUNICIPAL ELECTION AGREEMENT WITH THE BROWARD SUPERVISOR OF ELECTIONS (BSOE) FOR THE MARCH 10, 2026, MUNICIPAL ELECTION IN THE CITY OF PEMBROKE PINES.

**A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to approve Item 13. The motion carried by the following vote:**

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

**Nay** 0



Commissioner Good acknowledged Ms. Natalie Ramirez, chair of the Affordable Housing Advisory Committee, for her guidance and leadership in preparing a recommendation for the Florida Housing Corporation. The speaker praised her tremendous work and the excellent product that would assist with housing affordability in Pembroke Pines.

Mayor Castillo also thanked Commissioner Good in his efforts with the advisory board.

PRIOR TO THE VOTE BEING TAKEN:

Commissioner Schwartz read Item 13 into the record by title and started to discuss section 3.2 of the agreement.

Mayor Castillo asked if the Commissioner made an inquiry about the item on Monday Night Memorandum. The Mayor then spoke about the Commission's order to utilize the tool so the Commission would be prepared to vote at the Commission meeting.

Commissioner Schwartz commented that he would speak the truth and inquired about the section with the City Attorney concerning polling locations and the disenfranchisement of senior citizens in certain communities. He brought the matter forward to ensure free and fair elections and proposed to restore polling locations for seniors by the 2028 election cycle, seeking the support of his colleagues.

City Attorney Goren confirmed that Commissioner Schwartz had not discussed the matter beforehand.

Mayor Castillo suggested assigning Commissioner Schwartz the task of meeting with the Supervisor of Elections to address the issue of polling locations, with the support of the commission.

- 17.** MOTION TO APPROVE FUNDING IN THE AMOUNT OF \$4,152,788 FOR YEAR ONE ROADWAY AND INFRASTRUCTURE IMPROVEMENT PROJECTS INCLUDED IN THE THREE-YEAR STRATEGIC PLAN.

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to approve as Item 17 as amended. The motion carried by the following vote:**

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

**Nay** 1 - Commissioner Schwartz

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to amend Item 17 to include \$250k for traffic calming studies for District 1 and District 2. 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:**

Commissioner Good read Item 17 into the record by title and spoke about how the item was deferred from the prior meeting because District 1 did not originally receive any projects. He thanked staff for adding items that addressed the district's most critical issue which was traffic calming. He requested an amendment to the item to add \$250,000 for a District 1 traffic-calming study.

Mayor Castillo spoke in support of Commissioner Good's suggestion and acknowledged the thorough discussion at the workshop, noting issues raised about signage, congestion, and for transparency that the projects would not increase taxes.

Commissioner Schwartz requested for District 2 to be included in the traffic-calming study amendment.

Commissioner Good spoke in support to include District 2 but indicated there might be a need for flexibility with the funding.

Mayor Castillo inquired if the \$250,000 would be sufficient for both Districts and Assistant City Manager Bonilla responded with the suggestion to leave the amount as originally requested and that the item would be brought before the Commission if additional dollars were required.

Commissioner Rodriguez asked for clarification on whether the new traffic-calming funds will come from the strategic plan budget or a separate budget line, referencing the understanding from the workshop.

Assistant City Manager Bonilla confirmed the numbers in the Strategic Plan would still be balanced, as the revised proposal had been reduced by \$300,000.

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

**PRIOR TO THE SECOND VOTE BEING TAKEN:**

Commissioner Schwartz made a motion to require the procurement participants to file a Form 6, but Mayor Castillo ruled that it was unrelated to the item.

**QUASI JUDICIAL CONSENT AGENDA:**

**ORDINANCES AND RESOLUTIONS:**

**SECOND READING ORDINANCES:**

**19. MOTION TO ADOPT PROPOSED ORDINANCE NO. 2025-15 ON SECOND AND FINAL READING.**

PROPOSED ORDINANCE NO. 2025-15 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING ORDINANCE NO. 2028; PROVIDING FOR AN AMENDED BUDGET FOR FISCAL YEAR 2024-2025 FOR THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to adopt Proposed Ordinance No. 2025-15 on Second and Final Reading. The motion carried by the following vote:**

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

**Nay** 0

Enactment No: 2053

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Ordinance 2025-15 into the record by title.

Mayor Castillo opened the public hearing.

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

Mayor Castillo closed the public hearing.

**20. MOTION TO ADOPT PROPOSED ORDINANCE NO. 2025-18 ON SECOND AND FINAL READING.**

PROPOSED ORDINANCE NO. 2025-18 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 SIXTH AMENDMENT TO THE AGREEMENT TO ENTER INTO SUB-SUBLEASE WITH HG PINES, LLC; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to adopt Proposed Ordinance No. 2025-18 on Second and Final Reading. The motion carried by the following vote:**

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

**Nay** 0

Enactment No: 2054

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Ordinance 2025-18 into the record by title on Second Reading.

Mayor Castillo opened the public hearing.

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

Mayor Castillo closed the public hearing.

**FIRST READING ORDINANCES:**

**21. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-16 ON FIRST READING.**

PROPOSED ORDINANCE NO. 2025-16 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA AMENDING CHAPTER 35 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "PROCUREMENT PROCEDURES; PUBLIC FUNDS;" PROVIDING FOR COMPREHENSIVE REVISIONS TO THE CITY'S PROCUREMENT PROCEDURES, AS DETAILED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN; AMENDING THE PROCUREMENT THRESHOLD REQUIRING COMMISSION APPROVAL; PROVIDING FOR EXEMPTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECOND AND FINAL READING IS SCHEDULED FOR DECEMBER 17, 2025.

**A motion was made by Commissioner Rodriguez, seconded by Commissioner Good Jr., to pass Proposed Ordinance No. 2025-16 as amended on First Reading . The motion carried by the following vote:**

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

**Nay** 1 - Commissioner Schwartz

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to amend Proposed Ordinance No. 2025-16 and strike the changes being proposed to Section 35.34 "Promoting Business With The City; No Expenditure of Public Funds". The motion carried by the following vote:**

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

**Nay** 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-16 into the record by title.

Commissioner Schwartz made a friendly amendment for all procurement personnel to file an annual Form 6. Mayor Castillo ruled the matter out of order as it did not pertain to the item and made the recommendation to make the motion about the personnel matter as a Commission or New Business Item.

Commissioner Schwartz then made a motion to change the procurement threshold from \$25,000, not to exceed \$50,000. The motion died for a lack of a second.

Commissioner Good spoke in favor of the item with the exception of section 35.34. The Commissioner expressed concern about shifting certain approvals from the commission to administrative authority which could reduce fairness, transparency, and public oversight in the city's decision-making. He mentioned that uneven or unclear standards could be applied and that the community would lose opportunities to provide input. Based on the concerns, the Commissioner made the motion to remove all proposed changes to Section 35.34 of the procurement code, so that the section remained exactly as it was before. City Attorney Goren clarified the item would remain that same as it appeared on the screen without the redlines.

Mayor Castillo inquired if there were any objections from the Assistant City Manager and Mr. Bonilla replied there were no objections.

Vice Mayor Good confirmed that Commissioner Good was in favor of the proposed changes to sections A, B, and D, but not section C to the procurement code.

Mayor Castillo opened the public hearing.

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

Mayor Castillo closed the public hearing.

**AFTER THE VOTE WAS TAKEN:**

City Attorney Goren clarified that the Second and Final Reading of the item was scheduled for December 17, 2025, unless there was a condition in which the City Commission changed the meeting date.

**22. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-17 ON FIRST READING**

PROPOSED ORDINANCE NO. 2025-17 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, PERTAINING TO THE SUBJECT OF ZONING AND LAND DEVELOPMENT; AMENDING CHAPTER 155 OF THE CITY OF PEMBROKE PINES CODE OF ORDINANCES TO UPDATE PROVISIONS, DELETE PROVISIONS THAT HAVE EXPIRED, HAVE BECOME OBSOLETE, HAVE HAD THEIR EFFECT, HAVE SERVED THEIR PURPOSE, OR HAVE BEEN IMPLIEDLY REPEALED OR SUPERSEDED; REPLACING INCORRECT CROSS-REFERENCES AND CITATIONS; CORRECTING GRAMMATICAL, TYPOGRAPHICAL, AND LIKE ERRORS; REMOVING INCONSISTENCIES, REDUNDANCIES, AND UNNECESSARY REPETITION IN THE CHAPTER; AND IMPROVING THE CLARITY OF THE CHAPTER AND FACILITATING THEIR CORRECT INTERPRETATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND, PROVIDING FOR AN EFFECTIVE DATE.

**A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to pass Proposed Ordinance No. 2025-17 on First Reading . The motion carried by the following vote:**

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

**Nay**     0



PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-17 into the record by title.

Vice Mayor Hernandez thanked Assistant City Manager Mike Stamm and Assistant City Manager Bonilla for their responses to his questions provided in the Monday Night Memo. The Vice Mayor also spoke in support of the item.

**23. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-18 ON FIRST READING.**

PROPOSED ORDINANCE NO. 2025-18 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 SIXTH AMENDMENT TO THE AGREEMENT TO ENTER INTO SUB-SUBLEASE WITH HG PINES, LLC; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

SECOND AND FINAL READING IS SCHEDULED FOR NOVEMBER 19, 2025.

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to pass Proposed Ordinance No. 2025-18 on First Reading . The motion carried by the following vote:**

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

**Nay** 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-18 into the record by title on First Reading.

Mayor Castillo spoke about how close the city was to completing the agreement and thanked Elliot White for traveling from Massachusetts to attend the meeting. The Mayor then asked the City Attorney to weigh in on the matter.

City Attorney Goren responded that the city had made significant progress since the beginning of the year. City Attorney Goren also described the legislative action that provided protective tax-exemption language benefiting the city's affordable housing interests, particularly at the Howard C. Forman Campus. He outlined the complex structure of ownership and subleases involving the State of Florida, the City of Pembroke Pines, and other parties; noted the importance of complying with state approvals through the Department of Environmental Protection (DEP); and emphasized that the amendment would allow time to finalize required state reviews. City Attorney Goren affirmed legal support for the long-term sub-sublease running through 2090 and recommended commission approval.

Commissioner Schwartz asked to speak with Elliot White, requesting details on his team's work during July and when they believed the project could meet deadlines. He expressed frustration that he received very short notice for the July emergency meeting and noted that such major matters did not develop in 24 hours. Despite this concern, he voiced support for the project moving forward and welcomed Mr. White to the community, expressing optimism that this would be the final extension before closing.

Elliot White, representing HG Pines, LLC, confirmed that his team worked with city officials during July to secure the extension, though he couldn't recall exact dates. He described ongoing efforts with the Department of Environmental Protection (DEP) and acknowledged agreement with commissioners' statements about closing in the near future.

Mayor Castillo opened the public hearing.

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

Mayor Castillo closed the public hearing.

## **RESOLUTIONS:**

### **REGULAR AGENDA:**

- 24.** DISCUSSION AND POSSIBLE ACTION FOR THE CITY COMMISSION TO DESIGNATE A VOTING DELEGATE TO THE NATIONAL LEAGUE OF CITIES ANNUAL BUSINESS MEETING IN SALT LAKE CITY, UTAH, ON NOVEMBER 22, 2025.

**A motion was made by Commissioner Schwartz, seconded by Commissioner Good Jr., to approve Commissioner Rodriguez as the voting delegate to the National League of Cities annual business meeting. The motion carried by the following vote:**

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

**Nay** 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Item 24 into the record by title.

Mayor Castillo mentioned the purpose of the item which was to designate a voting delegate to the National League of Cities annual business meeting in Salt Lake City, Utah, on November 22, 2025. He confirmed none of the commissioners were available to attend the meeting. The Mayor then asked the City Attorney if a motion could be made and by resolution conveyed to the league as if the city representative was present.

City Attorney Goren responded with a short answer of yes but to the extent that for any reason there was a need to record a subsequent vote, the representative would have to record themselves present to vote. This would at a minimum give the city the legal opportunity to do so and the record would reflect the opportunity.

Mayor Castillo confirmed no member of the Commission could be present as they all had prior commitments.

Commissioner Schwartz made the recommendation to nominate the Mayor, via Resolution as the designate on behalf of the city and the Mayor confirmed he would be unable to attend.

The Mayor inquired if the city would be unable to pass the league's agenda and City Attorney Goren responded that a representative would have to be appointed in the event there was a need for a vote. The Mayor weighed in and about Commissioner Rodriguez being the appointee.

Commissioner Rodriguez said she had informed the secretaries that she would not be able to attend.

Discussions ensued and Commissioner Schwartz made the recommendation to nominate Commissioner Rodriguez.

City Attorney Goren the appointment would ratify and confirm Commissioner Rodriguez's appointment to the National League event if there was a need for her to vote.

- 25.** 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 2027.

**A motion was made by Mayor Castillo, seconded by Commissioner Schwartz, to appoint Marc Liebeskind 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:

City Attorney Goren read Item 25 into the record by title.

Mayor Castillo passed the gavel to Vice Mayor Hernandez and explained that the previously appointed nominee for the Police and Fire Pension Board withdrew after an accusation-framed as a question-suggested a conflict of interest involving his employment at a major investment bank. The mayor said the comment as unfounded, harmful, and not vetted by the city attorney. The nominee's firm then concluded there could be a conflict, and the appointee declined the position. The Mayor said he asked the city attorney to conduct an ethics review, which confirmed no statutory conflict existed. The Mayor apologized publicly to the former nominee, praising his character and willingness to volunteer.

City Attorney Goren responded about the independent discussion he had with the pension board's general counsel, Robert Klausner. After reviewing Florida statutes, ethics opinions, and the bank's relationship to the pension fund, both attorneys concluded there was no voting or recurring conflict existing under state law. The only potential issue would be if the nominee needed to vote on a future contract modification that involved his employer, but it would not bar him from serving. City Attorney Goren confirmed that the nominee and firm were legally clear to serve and noted that his review supported that conclusion.

To avoid a similar situation, Mayor Castillo asked Assistant City Manager Daniel Rotstein to review the remaining applicants.

Assistant City Manager Rotstein stated he reviewed all eleven original applicants and spoke with most of them. He recommended appointing Marc Liebeskind, describing him as a longtime resident with nearly 40 years in the community, substantial financial experience, prior service on city boards, and professional licensing.

Commission Schwartz, Commissioner Good, and Vice Mayor Hernandez spoke in support of the nomination.

Vice Mayor Hernandez facilitated the discussion and City Attorney

Goren reminded the Vice Mayor of the procedure, explaining that nominations must be opened to additional candidates, followed by public comment prior to the vote.

## REPORTS OF LEAGUE AND MPO REPRESENTATIVES

Commissioner Rodriguez reported that there were no League of Cities reports since the last meeting due to holiday scheduling and said Vice Mayor Hernandez did attend one meeting. The Commissioner said the usual general meeting that would have occurred on Thursday had been canceled, and that the League's holiday party was approaching. Commissioner Rodriguez also noted that the League had shared information about property taxes, and that the city had prepared material for state representatives. She urged everyone to review the information, emphasizing that both the league and the city should advocate strongly regarding property tax issues in the upcoming state legislative session.

Mayor Castillo thanked Commissioner Rodriguez for the report and acknowledged her work with the City Attorney to ensure they could record a vote for the upcoming national conference that the city was unable to attend.

## REPORTS OF THE CITY MANAGER AND CITY ATTORNEY

MOTION TO COMBINE THE DECEMBER 3, 2025, AND DECEMBER 17, 2025, MEETINGS TO DECEMBER 11, 2025.

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to approve to combine the December 3, 2025, and December 17, 2025, Commission Meetings to one meeting to be held on December 11, 2025, at 7 pm. 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:**

Assistant City Manager Bonilla reported that the City Manager's Office received several inquiries about merging the December 3rd and December 17th Commission Meetings, to be held in a single meeting on Thursday, December 11, 2025.

After reviewing the calendar, Commissioner Schwartz said there was an event scheduled which could have potentially caused a conflict amongst staff.

Assistant City Manager/Planning and Economic Development Director Mike Stamm addressed the Commission that there was also a Planning and Zoning meeting scheduled for December 11, 2025.

Assistant City Manager Bonilla responded to the Mayor's inquiry about the scheduling of the Commission Meeting on the same date.

City Manager Dodge confirmed that separate accommodations could be made for the P&Z meeting if the Commission desired to reschedule the meeting for December 11th.

Vice Mayor Hernandez made the recommendation to have the meeting at a later time to accommodate a schedule conflict without objection.

**COMMISSION ITEMS:**



26. COMMISSIONER JAY D. SCHWARTZ ITEM #1: DISCUSSION AND POSSIBLE ACTION TO DIRECT THE CITY ADMINISTRATION TO PREPARE A SURVEY TO BE REVIEWED BY THE CITY COMMISSION AT THE NEXT CITY COMMISSION MEETING FOR THE PURPOSE OF ASKING FOR THE PUBLIC'S DIRECT INPUT INTO PRIORITIZING PUBLIC SAFETY, ROADS, AND PARK INVESTMENTS BASED ON CURRENT ITEMS IN THE CITY STRATEGIC PLAN. THE SURVEY SHOULD INCLUDE CURRENT COST PROJECTIONS OF PROJECTS PRESENTED TO THE CITY COMMISSION IN OCTOBER 2025. THE SURVEY WOULD BE SENT TO EVERY HOUSEHOLD THAT PARTICIPATED IN THE \$302,000 SPECIAL ELECTION HELD IN MARCH 2025. COMMISSIONER SCHWARTZ WILL PROVIDE AT TONIGHT'S MEETING THE NUMBER OF VOTERS AND THE NUMBER OF UNIQUE HOUSEHOLDS THAT PARTICIPATED THROUGH THE BROWARD COUNTY SUPERVISOR OF ELECTIONS CERTIFIED DATA FOR THE PURPOSES OF CALCULATING THE COST TO PRODUCE AND MAIL THESE SURVEYS TO OUR CONSTITUENTS. THE COMMISSION SHOULD ALSO CONSIDER A CITYWIDE SURVEY THAT INCLUDES ALL REGISTERED HOUSEHOLDS, NOT TO EXCEED \$75,000 IN TOTAL COSTS.

Mayor Castillo passed the gavel to Vice Mayor Hernandez.

Commissioner Schwartz requested a brief recess so the entire Commission could be present for the discussion.

Vice Mayor Hernandez took a 4-minute recess and then handed the gavel back to the Mayor to transition to item 26.

Commissioner Schwartz read Item 26 into the record by title and proposed that city administration create a psychometrically valid, statistically reliable public survey to be reviewed at the next commission meeting. The survey would ask residents to prioritize public safety, roads, and park investments based on the city's strategic plan and include updated cost projections from October 2025. He explained that the survey could be mailed to the 6,400 households that participated in the March 11, 2025, special election or potentially to all 56,700 city households, with a total cost not to exceed \$75,000.

Commissioner Schwartz shared his concerns about the accuracy of past turnout and noted discrepancies in voter participation and residency. He mentioned the city should not rely on assumptions about why previous ballot items passed or failed and spoke about the need for deeper resident input. He discussed issues raised by residents, such as concerns over artificial turf and field drainage, and stressed the importance of gathering reliable, single-response-per-household feedback.

The Commissioner proposed using unique-ID postcards that would allow residents to complete the survey online, with a paper option available upon request. He believed the survey could be completed by mid-February, which would help establish a clear direction for 2026 planning. Commissioner Schwartz also referenced unfilled budget vacancies as possible funding sources and reiterated his desire to understand why certain districts, particularly Districts 3 and 4, rejected the prior measure at higher rates. He concluded by inviting feedback from his colleagues and expressed his intention to find another method to gather the same information if the commission does not support the proposal.

Mayor Castillo asked whether Commissioner Schwartz was formally making a motion as written. Commissioner Schwartz responded that he introduced the concept but was seeking feedback before making a formal motion. The motion died for a lack of a second.

- 27.** COMMISSIONER JAY D. SCHWARTZ ITEM #2: CODE ENFORCEMENT MATTERS, INCLUDING ALLEGED VIOLATIONS OF THE CITY CODE AND APPLICABLE STATE AND COUNTY LAWS, REQUIRE TIMELY AND SOMETIMES IMMEDIATE REVIEW AND CONSIDERATION BY THE CITY'S PROFESSIONAL STAFF ON A 24/7 BASIS. CH. 162, FS IS THE STATE LAW THAT GOVERNS CODE ENFORCEMENT, SUPPLEMENTED BY THE CITY'S OWN CODE OF ORDINANCES. OFTENTIMES, THE TIME GIVEN TO ALLEGED VIOLATORS AND OTHERS FOR COMPLIANCE MAY DIFFER AND SHOULD BE UNIFORM, IF AT ALL POSSIBLE, TO AVOID CONFUSION AND TO SUPPORT EVENHANDEDNESS IN ALL CODE MATTERS. COMMISSIONER SCHWARTZ WILL MOVE TO ASK PUBLICLY THAT THE CITY ADMINISTRATION AND THE CITY ATTORNEY'S OFFICE COORDINATE TOGETHER TO PROVIDE FURTHER ENHANCED AND WORKABLE POLICIES AND PROCEDURES, CONSISTENT WITH FL LAW, TO MORE CAREFULLY REVIEW COMPLIANCE TIMES IN A GOOD FAITH EFFORT TO SECURE MORE UNIFORM COMPLIANCE TIMES AND RELATED ENHANCEMENT OF THE CURRENT PROCESSES.

**No action was taken on item 27.**

Commissioner Schwartz read Item 27 into the record by title and began by thanking the City Attorney's office for providing language for his item, then explained why he felt a public discussion was necessary. After seeing a Channel 7 "Help Me Howard" story claiming that residents were being targeted by the city, and without prior notice from city administration, he became concerned.

The Commissioner said he conducted a full independent review of the case, requesting all public records including emails, texts, and staff notes, and reviewed 645 pages provided by the City Attorney, plus additional but still incomplete records from administration. He expressed disappointment that some documents he requested were not shared among departments and emphasized that the seven-month delay depicted in the news story did not reflect how Pembroke Pines should treat residents. He stressed that residents expected timely responses, should never have felt threatened, and that staff should never have been pressured by elected officials. Commissioner Schwartz explained that his goal was to develop policies, working with the City Attorney and City Administration, that ensured fairness, transparency, consistent compliance timelines, and prevented any perception of targeting.

Mayor Castillo interjected respectfully and suggested that Commissioner Schwartz separate the overall process discussion from references to a specific case. He noted that the agenda item was about process, not a case, and asked Commissioner Schwartz to stick to the item without delving into case details.

Commissioner Schwartz replied that discussing the case provided context, but he agreed to frame his points in process terms. He reiterated that he wanted all of the Commissioners to have the same information he reviewed, even though the specific case details were not included in this item. He mentioned examples like tall-grass complaints and the "blue house on Taft" to illustrate the lack of clear guidelines for code enforcement. He noted his frequent involvement in reporting issues on behalf of residents, especially in districts without HOAs, and highlighted that people often used his own name to avoid neighbor conflict. He praised the code enforcement division while calling for best-practice research from Broward, Miami-Dade, Palm Beach, and

throughout the state. He concluded by saying this was not criticism of staff but a request for improvements so code enforcement could not be questioned and so the city could avoid negative news coverage again.

Mayor Castillo then stepped in with questions. He asked the City Attorney whether he had drafted the item's language, and after hearing that he had emphasized that code enforcement procedures were governed by state law. He confirmed with the City Attorney that state statute applied uniformly across all counties and cities in Florida and that Pembroke Pines followed the law.

City Attorney Goren confirmed he had provided some of the language for the item and explained that Florida's Chapter 162 governed code enforcement statewide. He stated that the city followed the law and that while best practices might exist, any changes had to be within the constraints of state statute.

Mayor Castillo then questioned whether the improvements sought by Commissioner Schwartz were even legally allowable and suggested that if best practices existed and were compliant with statute, they should be examined.

Commissioner Schwartz clarified that he was not seeking to debate individual cases but wanted to address gaps, such as the absence of a repeat-offender policy. He explained that some properties cycled through courtesy notices and compliance repeatedly over many months, causing cases to stretch unnecessarily long.

The Mayor asked if Commissioner Schwartz had read the full statute, cautioning that the state legislature strictly controlled code enforcement and was unlikely to support changes like stronger repeat-offender regulations. He suggested that any solution pursued should focus on what was legally possible within the current statute rather than expecting legislative reform.

Commissioner Schwartz reiterated that what he wanted was research into best practices the city could legally adopt, not changes that would contradict state law.

The Mayor elaborated on the challenges created by state law, noting that

long compliance timelines frustrated every city. He gave an example of an illegally parked vehicle repeatedly appearing and disappearing, forcing the city to restart the enforcement process each time. He stressed that the statute made resolving some issues difficult and that Pembroke Pines was viewed by other cities as a strong model of code enforcement. He reinforced that voluntary compliance by most residents was what kept the system functioning.

Mayor Castillo then gave direction for Commissioner Schwartz to meet with city administration, code enforcement, and the City Attorneys to research applicable best practices, including ICMA guidelines with review of the statute, evaluate what was lawful, and come back with a proposal for legal improvements to code enforcement. He emphasized that the commission would support any improvements that complied with the law. Commissioner Schwartz agreed to work with administration as suggested.

The Commission briefly indicated support, agreeing that if there was room for legal and positive enhancements to code enforcement, the city should pursue them collaboratively.

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

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURN - 11:30 P.M.**

**CITY OF PEMBROKE PINES**

---

**Gabriel Fernandez**  
**City Clerk**