

# 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, March 18, 2026**

**6:30 PM**

**Organizational Meeting followed by the Regular Commission Meeting.  
For Item OM-1, Exhibit 1 was updated and Exhibit 2 was added on  
3/16/2026. Exhibit 3 for Item 10 was updated on 03/18/2026.**

**Commission Chambers**

### **City Commission**

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

## 6:55 PM ORGANIZATIONAL MEETING CALLED TO ORDER

Mayor Castillo announced and recognized those in attendance who contributed to the success of the city, including former Mayor Frank Ortis and his wife, Barbara Ortis. The mayor continued by recognizing the First Lady of Pembroke Pines, Lisa Castillo, and expressed his appreciation to her for both her city role and her role in their family. Mayor Castillo continued by recognizing Cooper City as a friend of the City of Pembroke Pines, and recognized Commissioner Jason Smith and former Commissioner Max Pulcini and thanked them for their attendance. The mayor further recognized Mercedes Santana-Woodall, the Commissioner for the South Broward Drainage District, and thanked her for the work that she does.

Mayor Castillo recognized State Representative Robin Bartleman and expressed his appreciation for the work that she does and for her presence. The mayor then recognized Patty Archer, the President of the Miramar Pembroke Pines Regional Chamber of Commerce and commended her on her 57 years of service.

Mayor Castillo announced the passing of Julie Lakosky, who had been an Executive Secretary to the City Commission for forty years, due to ongoing battle with cancer. The mayor expressed his sorrow regarding her passing.

## 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.

## RESOLUTION

**OM-1** MOTION TO ADOPT PROPOSED RESOLUTION NO 2026-R-05.

PROPOSED RESOLUTION NO 2026-R-05 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, DECLARING THE RESULTS OF THE GENERAL ELECTION HELD ON MARCH 10, 2026; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to adopt Proposed Resolution No. 2026-R-05. 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: 3943

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2026-R-05 into the record by title.

**OATHS OF OFFICE**

**OATH OF OFFICE ADMINISTERED FOR COMMISSIONER DISTRICT 1**

Mayor Castillo announced the administering of the Oath of Office for Commissioner of District 1 to Thomas Good Jr.

Before administering the Oath of Office, Thomas Good Jr.'s wife, Patti Good, spoke briefly about her husband's history in the Navy and in public service. Patti Good addressed Thomas Good Jr.'s longstanding service to District 1 and highlighted that he has always conducted himself with passion and integrity. Patti Good continued that Thomas Good Jr. always puts others first and leads with admirable kindness. Patti Good emphasized that for her husband, it is not about titles or recognition but about making a difference in the lives of his constituents. Patti Good expressed the great pride held by her and her family toward Thomas Good Jr.

Thomas Good Jr. was administered the Oath of Office by his wife, Patti Good.

Commissioner Good acknowledged contributors to his campaign, as well as his opponent, Dennis Hinds, who was in attendance. Commissioner Good commended Dennis Hinds for the race that he ran. Commissioner Good recounted that during his campaign, he experienced the best of the city and was met with incredible kindness and hospitality by the city's residents. Commissioner Good continued that through his campaign, he had the opportunity to interact with residents who shared their stories and struggles with him, including seniors and young families.

Commissioner Good expressed that his interactions with residents reminded him of the value of the City of Pembroke Pines. Commissioner Good shared his deep appreciation for his campaign team, including his wife, Patti Good, Amy Rose, and Michael Kaplan, as well as family, friends, and volunteers. Commissioner Good continued by thanking his colleagues, including all the elected officials and organizations that support him. Commissioner Good thanked all the communities that constitute his body of support, including multi-cultural and immigrant families, LGBTQ neighbors, and residents living with disabilities, and commended them for the courage and life that they bring to the city.

Commissioner Good shared his deep appreciation for military families and veterans and affirmed that their sacrifices and service are highly valued. Commissioner Good lauded the seniors and thanked them for building and establishing the foundation that we currently stand on and will continue to stand on in the future. Commissioner Good addressed

the younger members of the audience and encouraged them to be driven by their dreams and goals. Commissioner Good emphasized that the City of Pembroke Pines belongs to everyone, not just those who agree with him.

Commissioner Good expressed that tonight is not the end of his campaign but the continuation of the promises that he has made to lead humbly and represent the people of the City of Pembroke Pines.

Commissioner Good provided special recognition to his wife, former Broward County School Board Member Patti Good, describing her as his 24/7 support system. Commissioner Good recounted the time when he swore his wife in when she became a school board member and expressed that, although time has passed, she is still full of wisdom and passion. Commissioner Good presented his wife with flowers as an expression of his love and affection.

## **OATH OF OFFICE ADMINISTERED FOR COMMISSIONER DISTRICT 4**

The mayor announced that State Representative Robin Bartleman would administer the oath of office for District 4 Commissioner Michael Hernandez.

Representative Robin Bartleman shared that when she looks at Commissioner Hernandez, she sees the future of Pembroke Pines. Representative Bartleman communicated that she did not expect him to hold public office when she first met him but now has expectations that he will have a long career in public service. Representative Bartleman highlighted portions of Commissioner Hernandez's public service career, recounting how he has addressed difficult issues like SROs, and she expressed her deep admiration for how, when she speaks to residents at Century Village, they are familiar with and enamored with Commissioner Hernandez.

Representative Bartleman continued that residents know and trust that they can reach out to Commissioner Hernandez and that he will resolve and address whatever issues they may have. Representative Bartleman emphasized that being a public servant is about more than creating ordinances and balancing budgets, but also about ensuring that the public feels listened to and that they can trust that you will advocate and fight for them. Representative Bartleman highlighted all the ways that Commissioner Hernandez is an effective elected official and lauded his commitment to standing up for what he believes is right and for his constituents.

Representative Bartleman shared that Commissioner Hernandez is a great partner for her in her role as a representative and that she often calls Commissioner Hernandez for his opinions and input on various topics. Representative Bartleman continued that she is able to use Commissioner Hernandez as an accurate reference to understand what effect actions in Tallahassee may have locally on Pembroke Pines.

Representative Bartleman expressed that she has seen how Commissioner Hernandez has grown and how much the community loves him. Representative Bartleman conveyed that it was an honor to swear him in. Representative Bartleman lauded the entire Hernandez family and expressed that acts of service are a characteristic of the entire family.

Michael A. Hernandez was administered the Oath of Office by Representative Robin Bartleman.

Commissioner Hernandez recounted that this is his third election in 22 months. Commissioner Hernandez expressed his deep appreciation to his family for their consistent support and echoed Representative Bartleman's statement that public office is not about the money or the recognition. Commissioner Hernandez conveyed his gratitude to Representative Bartleman, whom he has known for approximately a decade. Commissioner Hernandez continued by recognizing his mother, Olga, and her husband, Commissioner Hernandez's in-laws, his godson Luke and Liam, his brother, and all his friends and family.

Commissioner Hernandez offered thanks to Ryann Greenberg, his campaign manager, Jeff Garcia, and Michael Worley, and expressed his appreciation for their support. Commissioner Hernandez thanked Mayor Castillo for his support and recounted how he became acquainted with the mayor. Commissioner Hernandez continued that without the mayor's and first lady's support and endorsements, he would never have been appointed or elected twice.

Commissioner Hernandez expressed his appreciation for his colleagues, especially Commissioner Rodriguez and Commissioner Good, and shared that although they do not always vote together, he values how they are able to reconcile their differences and resolve issues for the 172,000 residents of Pembroke Pines. Commissioner Hernandez continued by thanking all those who supported his campaign, including Congresswoman Debbie Wasserman Schultz, Broward County Commissioner Nan Rich, Property Appraiser Marty Kiar, former Mayor Frank Ortis, IAFF Local 2292, the Broward AFL-CIO, the Broward Teachers Union, the Realtors of Broward, the Hispanic Vote, the Broward Democratic Party, and Lourdes Diaz. Commissioner Hernandez shared that although he knows there are challenges in the city, he believes that if you live in the city, then you have found something that you love about the City of Pembroke Pines.

Commissioner Hernandez stressed that love for a city does not happen without the leadership of the City Manager. Commissioner Hernandez praised City Manager Dodge as well as his team, including the Assistant City Managers, the City Attorney, and Charter School professionals. Commissioner Hernandez emphasized that he believes that both administration and labor have incredibly important roles to play in the future of the city and shared his concerns regarding the relationship between the two. Commissioner Hernandez shared his hope that the relationship between labor and administration can be improved in order to make sure that the city can continue to be proud of its first responders.

Commissioner Hernandez continued that the city's first responders are

it's pride. Commissioner Hernandez clarified that although he is a city commissioner, he gets a wide variety of calls on a myriad of topics, such as Social Security. Commissioner Hernandez continued that even when it is not something that is in the city's purview, it is about being able to serve, listen, and respond to the concerns of the public. Commissioner Hernandez shared his hope that throughout history, it will be shown that Pembroke Pines is a leader in citizen engagement.

Commissioner Hernandez stressed that he wants to ensure that the public feels that their commissioners are always available and that they can actively engage with them. Commissioner Hernandez reiterated that Pembroke Pines should lead the way in citizen engagement and referenced the We Love Pembroke Pines Foundation. Commissioner Hernandez continued that we can only achieve our status as a city by engaging with one another and looking out for each other. Commissioner Hernandez shared that he becomes upset when he witnesses addition by division. Commissioner Hernandez expressed his hope for collaborative leadership, increased voter turnout, and the rejection of cynicism and apathy.

Commissioner Hernandez expressed his hope that there would be more civic engagement at all levels, including the local government level. Commissioner Hernandez concluded by expressing his appreciation for the love and support he has received.

Mayor Castillo welcomed the former United States Secretary of Health and Human Services, Donna Shalala.

Secretary Shalala shared her belief that there is nothing better than local government. Secretary Shalala communicated that there is a lot of work to do and there are many concerns about the government, but that the best government is the one that is closest to the people. Secretary Shalala stressed the importance of electing outstanding individuals and congratulated Commissioner Hernandez on his election.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Leah Cohen.

## **NATIONAL ANTHEM**

The National Anthem was performed by Leah Cohen.

**ADJOURN ORGANIZATIONAL MEETING AT 7:37 PM****7:52 PM REGULAR MEETING CALLED TO ORDER****ROLL CALL**

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

Also present: City Manager Charles F. Dodge, City Attorney Samuel Goren, and City Clerk Gabriel Fernandez.

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

No items pulled from the agenda.

**PRESENTATIONS:**

- PRE-1** PRESENTATION NO. 1: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO TAMER ALTILLAWI FROM SUFRAT MEDITERRANEAN GRILL RECOGNIZING MARCH 2026 AS GREEK AMERICAN HERITAGE MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read the proclamation and described the ways in which Greek Americans have contributed to the United States, including socially, culturally, educationally, and civically. The mayor conveyed that the city is proud to recognize and present this proclamation to Tamer Altillawi from Sufrat Mediterranean Grill, recognizing March 2026 as Greek American Heritage Month in the City of Pembroke Pines. The mayor recommended the restaurant and highlighted its contribution to the local business community and commended how it celebrates Greek culture via cuisine and community engagement.

- PRE-2** PRESENTATION NO. 2: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO LOUIS DESLOUCHES ON BEHALF OF HIS WIFE KASIA ORZECHOWSKA, FIGHT COLORECTAL CANCER AMBASSADOR AND ADVOCATE RECOGNIZING MARCH 2026 AS COLORECTAL CANCER AWARENESS MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read the proclamation, sharing the facts and statistics of colorectal cancer in the United States, stating that it is the second leading cause of cancer deaths among men and women combined. The mayor shared that colorectal cancer is now the leading cause of death for men and women under the age of 50. Mayor Castillo communicated that it is one of the cancers that can be prevented by screening, although many Americans are not up to date on their screenings. Mayor Castillo, on behalf of the City Commission, proclaimed March 2026 as Colorectal Cancer Month.

- PRE-4** PRESENTATION NO. 4: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO JAMES R. DUNN FROM THE EMERALD SOCIETY RECOGNIZING MARCH 2026 AS IRISH AMERICAN HERITAGE MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read the proclamation and spoke on the history of Irish Americans and spoke on their resilience and contributions. The mayor shared the important role that Irish Americans have played in many fields, including public service, business, education, the arts, and many more. Mayor Castillo communicated that the acts of Irish Americans have been a great inspiration to people of all backgrounds. The mayor, on behalf of the City Commission, proclaimed March 2026 as Irish American Heritage Month.

Mayor Castillo presented the proclamation to the President of The Emerald Society, Patrick Hanrahan, as well as Emerald Society Board Members James R. Dunn and Robby Robinson.

Commissioner Rodriguez acknowledged the representatives from Sufrat were present at the Commission Meeting to accept the proclamation recognizing Greek Heritage Month.

The representatives thanked the Mayor and Commission for the honor.

**PRE-3** PRESENTATION NO. 3: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO SAMMY SZAJNERT FROM THE ATHLETIC TRAINERS ASSOCIATION OF FLORIDA RECOGNIZING MARCH 2026 AS NATIONAL ATHLETIC TRAINING MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo spoke on the mission of the Athletic Trainers Association of Florida to advance education in the profession of athletic training to enhance health care for the populations professionals serve. The mayor communicated how highly skilled athletic trainers are and emphasized their role as health care professionals. Mayor Castillo, on behalf of the City Commission, proclaimed March 2026 as National Athletic Training Month.

Mayor Castillo presented the proclamation to Sammy Szajnert, who shared information regarding the work done by the Athletic Trainers Association of Florida and facts about the roles that athletic trainers play. Mr. Szajnert expressed his appreciation for the time and acknowledgment of athletic trainers by the commission and mayor.

**PRE-5** PRESENTATION NO. 5: PRESENTATION TO THE CITY'S FINANCE DEPARTMENT OF THE GOVERNMENT FINANCE OFFICERS ASSOCIATION (GFOA) CERTIFICATE OF ACHIEVEMENT AWARD FOR EXCELLENCE IN FINANCIAL REPORTING FOR THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024.

THIS IS THE TWENTY-THIRD (23RD) CONSECUTIVE YEAR THAT THE CITY HAS EARNED THIS PRESTIGIOUS AWARD. THE CERTIFICATE OF ACHIEVEMENT IS THE HIGHEST FORM OF RECOGNITION IN GOVERNMENTAL ACCOUNTING AND FINANCIAL REPORTING, AND ITS ATTAINMENT REPRESENTS A SIGNIFICANT ACCOMPLISHMENT BY A GOVERNMENT AND ITS MANAGEMENT.

Mayor Castillo announced that the City of Pembroke Pines' Finance Department earned the Government Finance Officers Association (GFOA) certificate. The mayor announced that this is the 23rd year in a row that the Finance Department has won this prestigious award. The mayor explained that the award is the highest form of recognition in the category of governmental and financial accounting. The mayor emphasized that the achievement of the award is a very significant accomplishment and expressed his appreciation for the Finance Department.

Mayor Castillo presented the proclamation to Finance Director and Assistant City Manager Lisa Chong and the Finance Department. Director Chong expressed her thanks to staff as well as the commission, mayor, and City Manager Dodge for their support and recognition.

**5. MOTION TO APPROVE THE FACILITY USE AND IMPROVEMENTS AGREEMENT WITH SOMERSET ACADEMY FOR A TEN-YEAR PERIOD, ALLOWING SOMERSET TO CONSTRUCT CAPITAL IMPROVEMENTS TO FIELD NO. 7 AT PEMBROKE SHORES PARK, INCLUDING THE INSTALLATION OF AN ARTIFICIAL TURF FIELD**

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to approve Item No. 5. 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 5 into the record by title.

Commissioner Schwartz clarified that, days before he received the current meeting's agenda, he had placed an item related to a study that the University of Florida had done regarding artificial turf. Commissioner Schwartz continued that he placed the item in the queue, and it was processed normally. Commissioner Schwartz continued that he only became aware of item five after he received the agenda, and after he had already put in his item related to the study. Commissioner Schwartz shared that he had been reached out to by related parties within Somerset who informed him that the process had been going on for five years.

Commissioner Schwartz clarified that he wants to address item five separately from his item. Commissioner Schwartz requested that the city attorney pull up page eleven of the agreement for Somerset.

Commissioner Schwartz paused to praise Somerset Academy, sharing that after Hurricane Dorian, the students of Somerset Academy donated toys to the victims of the hurricane. Commissioner Schwartz continued that he coached at Pembroke Shores and spent a decade on field seven as a coach and watched his son play on that field, emphasizing that Pembroke Shores Park is very significant to him. Commissioner Schwartz shared that, as a result of his care for Pembroke Shores Park, he has attempted to have the east side of the city look as good as Pembroke Shores Park.

Commissioner Schwartz questioned if the city attorney had retrieved the page that he requested, to which the city attorney responded that he had not and was waiting for the city clerk to retrieve the section. Commissioner Schwartz clarified that he was requesting sections 11.6.3 through 11.6.14, sharing that it is in relation to liability insurance. Commissioner Schwartz continued that section 11.6.5 on professional accountability states that professional liability errors and omissions insurance was not required. Commissioner Schwartz addressed section 11.6.6 regarding environmental pollution liability insurance and noted that the agreement does not require it. Mayor Castillo pointed out that the matters had not been questioned in the Monday Night Memo.

Commissioner Schwartz addressed 11.6.14 and noted that there is no ability to hold a tournament under the agreement. Commissioner

Schwartz emphasized that he wants to ensure that Somerset has the ability to host tournaments, describing that to him, this was the primary factor behind this effort to improve the park. Commissioner Schwartz shared his concern that Somerset would lose the opportunities afforded to every other club in the city, including the ability to have tournaments.

Mayor Castillo questioned whether Assistant City Manager Christina Goulding was available to answer Commissioner Schwartz's questions.

City Manager Dodge responded that she is available; however, he emphasized that the document and the insurance requirements were reviewed and recommended by the human resources department. The city manager reiterated that there were no issues raised by Somerset and affirmed that there are no problems with the agreement.

Commissioner Schwartz responded that the agreement states that no insurance is required, even though previous sections of the document indicate that the organization should hold the city harmless. Commissioner Schwartz questioned how the organization will be protected if it is not required to have insurance.

Mayor Castillo, seeking clarity, asked whether Somerset had asked for tournaments or not, to which Assistant City Manager Goulding replied that they had not.

Commissioner Schwartz clarified that he was inquiring as to how Somerset can have major investment and programming on field seven and questioned what would happen if WPPO wants to host an event on their field. Commissioner Schwartz asked how Somerset would be protected if another organization is on their field, if we have an insurance requirement that is not required to cover people.

Mayor Castillo and Assistant City Manager Goulding responded by stating that it is not Somerset's field and that the field belongs to the city. Assistant City Manager Goulding requested that Commissioner Schwartz repeat his question.

Commissioner Schwartz clarified that earlier in the document, there is an indemnification clause and communicated that it states that any organization shall hold the city harmless. Commissioner Schwartz continued that the lack of insurance requirements was unusual to him. Commissioner Schwartz shared that his desire is to move forward while protecting everyone. Commissioner Schwartz noted that his goal is to make sure that Somerset, WPPO, or any other organization will be protected and argued that the lack of insurance requirements opens the

possibility of lawsuits. Commissioner Schwartz questioned how the Commission and the city could protect Somerset from exposure to legal issues.

Assistant City Manager Goulding responded that the risk department did, in fact, review the document. The assistant city manager explained that the boxes in the agreement that Commissioner Schwartz was referring to did not relate to injuries, which are covered under the general liability policy they are required to carry. Assistant City Manager Goulding shared that when the field is built, it will belong to the city and become the city's asset, so it is governed like any other facility use agreement the city has, like West Pines Optimist.

Commissioner Schwartz continued that there are ground maintenance crews that interact with Bermuda turf and shared that some of the crews operate successfully while others do not. Commissioner Schwartz, addressing the city manager, questioned whether staff are prepared for certified personnel to maintain artificial turf within established standards, so the asset does not degrade in any way. Commissioner Schwartz reiterated that he used that field for a decade and is aware that the maintenance crews do not always meet expectations.

Commissioner Schwartz shared that another field had to be re-done because of a faulty sprinkler system, noting that things happen. Commissioner Schwartz questioned what guarantees Somerset has that its \$1.5 million investment will be protected by the city and be maintained by certified professionals. Commissioner Schwartz conveyed that, outside of general language, he does not see any firm commitments in the agreement that the city will do its part. Commissioner Schwartz elaborated that he also does not see what protective or remedial measures Somerset can take if the city causes damage.

Assistant City Manager Goulding answered that the parks maintenance contractor does maintain artificial turf, including at the high school, as well as the turf in the elementary and middle schools. Assistant City Manager Goulding continued that it would take between 18 and 24 months to construct the field. The assistant city manager continued that the commission had already been notified on the contract database some months ago that the contract with CGA was expiring. Assistant City Manager Goulding clarified that in the new contract they will include the new field as well as the new field's turf because the new field's turf is slightly different than other turf covered by the contract.

Commissioner Schwartz reiterated that he is concerned and wants to ensure that certified professionals would be overseeing and maintaining

the assets, as it is a substantial investment.

Assistant City Manager Goulding affirmed that she also wants to protect Somerset's interests.

Commissioner Schwartz continued that he wants to ensure that Florida Department of Environmental Protection Agency (FLDEP) is reviewing draft language regarding artificial turf and boundaries. Commissioner Schwartz shared that he believes the Florida DEP is looking at two considerations, one residential in nature and one commercial in nature. Commissioner Schwartz defined commercial as a public space that anyone can access. Commissioner Schwartz continued that the current draft language defines a 100 foot boundary next to a waterway, explaining that field seven backs up to an estuary and a lake.

Commissioner Schwartz reiterated once more that his main concern was making sure that Somerset's assets receive protection and that Somerset can be free of deep commitments and financial requirements, only for other agencies to make decisions. Commissioner Schwartz communicated that under the draft language the City of Pembroke Pines would not have any jurisdiction pertaining to the installation or permitting process. Commissioner Schwartz shared that this is because, under state law, cities are not able to interfere with properties that are less than one acre.

Commissioner Schwartz detailed that, as there will be limited involvement from the city, if Somerset was relying upon the building department's expertise they would be disappointed. Commissioner Schwartz aired his concern that the city may not be able to assist or protect Somerset under the current terms of the agreement.

Mayor Castillo raised a point of order and questioned the city attorney if he was aware of the language draft from FDEP about this matter, as none of what was being discussed was in the Monday night memo.

City Attorney Goren responded that the rule Commissioner Schwartz was referring to was 62-308.100, which references synthetic turf. The city attorney shared that the FDEP has language defining synthetic turf but stressed that it is not finalized.

Mayor Castillo questioned the city attorney if, based on the information from FDEP, there is anything that makes him concerned that the Somerset investment may be threatened.

City Attorney Goren said that the answer to the mayor's question is that,

upon his and his team's recent review, there is nothing that threatens the Somerset investment project.

The city attorney stated that, thus far, there is nothing incompatible between the draft from FDEP and the terms of the city's agreement.

Commissioner Schwartz clarified that regarding the Monday night memo, he advised the city manager that he was communicating with Somerset and had exchanged information. Commissioner Schwartz affirmed that he received the agenda at 5:00 p.m. on Thursday and worked over the weekend to try to receive as much information as possible to provide to Somerset.

Commissioner Schwartz communicated that throughout the entire process, he was receiving updates and coordinating with the city attorney's office to make sure there are no issues. Commissioner Schwartz shared that he is not opposed to moving forward with the agreement but simply wanted everyone on the record to acknowledge that there are moving parts outside of the city's control that should be monitored.

Commissioner Schwartz, on the record, requested that Mr. Dickerson, representing Somerset, contact the drainage district, the water management district, and other environmental groups and organizations. Commissioner Schwartz expressed his appreciation to Somerset for investing in their community, describing them as the fabric of Pembroke Pines, and he reiterated his fervent desire to protect Somerset.

Commissioner Schwartz shared that he has spent many hours recently discussing this topic and communicated that he was comfortable with progressing in support of the agreement. Commissioner Schwartz expressed his desire for there to be follow-up between administration and Somerset regarding the discussions taking place in Tallahassee. Commissioner Schwartz affirmed that the city is not in the business of making promises that cannot be kept. Commissioner Schwartz expressed his support for the item and ended his statements.

The mayor shared that he feels comfortable supporting the item based on the conversations that he has had with the city attorney and related parties.

City Attorney Goren, for the record, shared that the language states that "these standards do not modify the property rights of any entity, including any fee symbol interest or any less than fee interests such as an easement or rights of way." The city attorney shared that he is aware that

Somerset has some protection and that if there is something incompatible with the contractual obligations, then the rule would influence it, which it does not. The city attorney continued that the contractual relationship, which protects the property, is protected by the proposed rule.

Vice Mayor Hernandez expressed his appreciation to related parties for their belief in the City of Pembroke Pines. The vice mayor questioned the timeline but expressed his faith that both Somerset and the City of Pembroke Pines agreed on the item, as evidenced by the item being present before the commission now. Vice Mayor Hernandez thanked Assistant City Manager Goulding and everyone else he communicated with on this matter, including the Somerset staff. The vice mayor expressed his desire to move the item forward and vote on it for the sake of time.

Mayor Castillo agreed with the vice mayor's suggestion and expressed his thrill at the fact that the item is under consideration and expressed his faith that the item would pass and that Somerset would have a safe and impressive field. The mayor reminisced on how growing up in New York, he was disappointed at being rained out and unable to use fields that were excessively muddy. The mayor expressed his hope that with this measure, Somerset will not have to experience that same issue and shared his enthusiasm about the benefits of this field. The mayor shared his firm support for the item and the investment.

Commissioner Rodriguez shared words of gratitude to Somerset and its related parties for their investments in Pembroke Pines. Commissioner Rodriguez lauded how Somerset is sharing the field with the entire community as opposed to reserving it exclusively for themselves.

The following member of the public spoke on the item:

Principal of Somerset Academy Charter Middle/High North Campus, Dr. Bernardo Montero, thanked the mayor, the commission, and the city manager for the opportunity. Dr. Bernardo Montero shared that he is proud of the school, the student athletes, and the investment in the city. Dr. Bernardo Montero expressed that the school's athletic program had been suffering for a long time, as they have not had a home field for at least approximately 24 years. Dr. Bernardo Montero detailed that the coaches, the community, and the student and parent body have shared their excitement. Dr. Bernardo Montero once again thanked the city for the love and support they had received.

The following members of the public filled out request to speak forms, but did not speak on the item:

Neil Charley, 940 NW 19th Avenue, Pembroke Pines, FL  
Francisco Mestre, 14905 SW 15th Street, Pembroke Pines, FL  
Christopher Pazos, 17307 SW 7th Street, Pembroke Pines, FL  
Tatiana Espinal, 1831 NW 185th Avenue, Pembroke Pines, FL  
Iveth Cardona, 1151 NW 182nd Way, Pembroke Pines, FL  
Noah A. Grullon, 1831 NW 185th Avenue, Pembroke Pines, FL  
Jennifer Magnone, 1162 NW 182nd Way, Pembroke Pines, FL  
Bernardo Montero, 14401 Cedar Court, Miami Lakes, FL

- 14.** COMMISSIONER JAY D. SCHWARTZ ITEM #1: DISCUSSION AND POSSIBLE ACTION TO DIRECT THE CITY ATTORNEY'S OFFICE TO DRAFT AND ADOPT A RESOLUTION ACCEPTING THE FINDINGS WITHIN THE MARTIN COUNTY WEBINAR ON THE ECOSYSTEM IMPACTS OF ARTIFICIAL TURF, PRESENTED BY MARCO SCHIAVON AND JASONE KRUSE, UF/IFAS, AND TO TRANSMIT THE WEBINAR CONTENTS WITH RESOLUTION TO THE CITY OF PEMBROKE PINES ENVIRONMENTAL BOARD.

WEBINAR LINK BELOW:

<https://www.youtube.com/watch?v=-y9KROISDPc>

**No formal action taken.**

Commissioner Schwartz read Item 14 into the record by title.

Commissioner Schwartz expressed his thanks to Mary Stephens from the Environmental Board, who shared that Martin County has encouraged the University of Florida to present findings on the environmental impacts of artificial turf. Commissioner Schwartz provided information on the University of Florida presentation and detailed that the first half of the webinar focused on methods of temperature measurements as well as the impact on player safety and urban environments.

Commissioner Schwartz requested that the transcript be passed along and included as back up to the minutes for the next meeting [**Attached hereto as Exhibit “1”**].

Commissioner Schwartz noted the environmental differences between Florida and California, which is where the studies being presented were focused on. Commissioner Schwartz shared that he has lived in Pembroke Pines for 37 years and claimed that the weather channels report Pembroke Pines as the hottest city in Broward County every day. Commissioner Schwartz indicated that the Economic and Planning Department, as well as the Environmental Board do an excellent job working to increase the city’s shade coefficient.

Commissioner Schwartz continued that the webinar showed a variety of statistics that indicated that when artificial turf is added, it produces more heat and energy demands and increases the use of air conditioners. Commissioner Schwartz noted that the presentation stated that, in order to cool the artificial turf to usable temperatures, sprinklers are commonly used on artificial turf. Commissioner Schwartz continued that the study found that artificial turf averages between 50 to 70 degrees hotter than natural alternatives.

Commissioner Schwartz shared that the presentation addressed concerns ranging from injuries to microplastics but noted that it focused more on the impact of water runoff related to artificial turf. Commissioner Schwartz communicated that he found the webinar to be incredibly educational and invited anyone who may be interested to view it. Commissioner Schwartz shared that the webinar revealed that the State of Florida does not want to invest money in research and that within the state, there are no locations or methods by which one can recycle expired and worn artificial turf.

Commissioner Schwartz detailed his desire for the webinar to be transferred back to the Environmental Board so they can advise the commission on the best path forward. Commissioner Schwartz advocated for natural turf to lower temperatures and protect the environment, and expressed that he was not expecting this item to be under consideration at the same time as the Somerset item but clarified that this item was completely different. Commissioner Schwartz shared that he is aware that there are members of the Environmental Board who desire the opportunity to meet and discuss environmental safety with administration.

Mayor Castillo thanked Commissioner Schwartz for his comments and shared that he also watched the webinar and clarified that the webinar's presenters prefaced their presentation by stating that they did not have the data to make any findings. The mayor asserted that the presenters only shared information that attempted to compare the use of unspecified artificial turf in a desert area to that of an area consisting of the Everglades. The mayor continued that artificial turf fields have changed and developed over time. The mayor stated that the filler has a large impact on the heat index and that the city is proposing installing turf on soccer fields, but soccer is not played during the hottest periods of the year.

The mayor clarified that, additionally, if the fields needed to be cooled down, they could be watered. Mayor Castillo touted that turf is constantly rained on and has its own drainage system and substrate and emphasized that they are governed by science. The mayor asserted that there has only been hype, not evidence, that there is an environmental risk associated with the use of high quality artificial turf. Mayor Castillo noted that artificial turf will not contain fertilizers, which contain large amounts of nitrogen that are bad for the water supply, nor pesticides, which also have a noted negative impact on the environment.

Mayor Castillo reviewed the history of the commission's votes on artificial turf fields and noted that the turf fields installed in the past still operate effectively, and there are no heat-related incidents; rather, they are frequently used. The mayor continued by noting that the commission had unanimously voted to install artificial turf at the charter schools.

Commissioner Schwartz clarified that former Commissioner Siple had asked for the turf field, and Commissioner Schwartz introduced it for the east campus but collegially extended it to the central campus.

Mayor Castillo addressed the topic of whether artificial turf fields are safe for players. The mayor claimed that the topic of the safety of turf

fields is an issue of serious concern that has been raised without any justification whatsoever. The mayor posited that there is no data in existence that shows that artificial turf fields are neither more nor less dangerous than other turf fields.

Commissioner Schwartz retorted that the NFL Players Association has requested that the NFL get rid of artificial turf.

Mayor Castillo countered that they were discussing youth soccer, not the NFL.

Commissioner Schwartz responded that even though historically artificial turf fields have not been viewed as dangerous, that does not necessarily mean that they are safe, comparing the matter to asbestos.

Mayor Castillo retorted by questioning the credibility of the webinar, as they prefaced that they had no data to make any claims and accused Commissioner Schwartz of filibustering. The mayor continued that when it comes to safety, he trusts experts like Dr. Sanjay Gupta, who, when asked if turf fields were safer than grass fields, said data does not show a significant difference in terms of injury rates. The mayor continued that Dr. Gupta said that data indicate that there were higher rates of injury on grass fields when compared to turf fields. The mayor continued that Dr. Gupta posited that the reason for this was the maintenance of the surface and indicated that grass requires more work to maintain. The mayor added that Dr. Gupta found that when it comes to safety, surface maintenance is the most important factor.

Commissioner Schwartz questioned the mayor as to when Dr. Gupta made those statements, to which the mayor responded that he could provide that to Commissioner Schwartz.

Mayor Castillo expressed that he had previously desired to display the video during the commission meeting but was advised that YouTube would likely have an issue with that. The mayor communicated that he would share the link to Dr. Gupta's statement on artificial turf fields.

Mayor Castillo continued that players have grown tired of playing on muddy fields and not being able to play due to rainouts. The mayor reaffirmed that those who have concerns about young people playing on fields are not the athletes who have been requesting them. Mayor Castillo expressed his skepticism about claims that artificial turf has polluting effects and claimed there is no data that supports such claims.

The mayor stated that the commission does not need resolutions to

communicate with advisory boards, stating that members can simply share links and request that others watch it.

Commissioner Schwartz continued that he simply wrote resolution because he was not aware of what the appropriate term would be.

Mayor Castillo stressed that the purpose of having an advisory board is that it is independent.

Vice Mayor Hernandez congratulated Somerset and reiterated that the discussion on the matter had nothing to do with Somerset. The vice mayor continued that the entire commission supported Somerset's proposal and expressed his agreement with the mayor on the current item under discussion. The vice mayor shared his appreciation for Commissioner Schwartz's concern and interest in the topic of artificial turf. Vice Mayor Hernandez further reiterated that what is being discussed does not relate to the commission's support for field improvements.

Mayor Castillo shared that he welcomed the Environmental Board to do as they like, whether that be studying, webinars or something else.

Commissioner Schwartz detailed that he would like collegial work and questioned which assistant city manager or employee is assigned to the Environmental Board and asked whether they were in attendance.

City Manager Dodge responded that the liaison to the Environmental Board was not in attendance. The city manager shared that the assistant city manager who works with the Environmental Board is Mike Gomes.

Commissioner Schwartz shared that he does not want to approach the Environmental Board alone because the mayor does not support approaching the discussion as a group.

Mayor Castillo retorted that he has previously clarified that the commission has never communicated with advisory boards by resolution nor assigned them workloads. The mayor continued that the advisory board is free to review whatever they would like to and shared that they are already aware of the webinar, as it was originally shared by a board member.

Commissioner Rodriguez communicated that Commissioner Schwartz could suggest that his appointees review the webinar.

Commissioner Schwartz shared that Mary Stevens, who shared the link

initially, is not one of his appointees.

The mayor explained that if the appointee wanted to present the webinar to the Environmental Board, she could. The mayor clarified that the board and its members are independent and do not need mayoral approval.

Commissioner Schwartz thanked the mayor and shared that the mayor's comments were the response that he was seeking.

## **ITEMS AT THE REQUEST OF THE PUBLIC**

Scott Barnett, 19346 SW 5th Street, Pembroke Pines, FL; a representative of the Budget Advisory Board, congratulated Commissioner Good and Vice Mayor Hernandez. Mr. Barnett shared that there was a video released detailing what the city provides and the potential consequences of proposed legislation. Mr. Barnett communicated that the advisory board has had very in-depth discussions with relevant parties, including administration, on this topic.

Mr. Barnett shared that the board has asked the city to analyze best and worst-case scenarios on the impact the homestead tax legislation could have on the city. Mr. Barnett shared that he would like the commission to more efficiently relay information to the public to counter misinformation and provide a better understanding of what services the city provides to its residents. Mr. Barnett continued that he would like the public to understand that there is no waste, bloat, or unnecessary expenses and that the city operates efficiently.

Mr. Barnett thanked the mayor and vice mayor for their support and shared that there is a brief opportunity for the city to inform and spread awareness on the services that the city provides. Mr. Barnett encouraged the commission to find other methods to spread public awareness in addition to the video that was recently released.

Commissioner Rodriguez commented that she usually watches or attends the Budget Advisory Board's meetings and questioned how Mr. Barnett and the board would like the information to be presented to the public. Commissioner Rodriguez suggested the board conduct a survey amongst themselves and their families to analyze preferred methods of receiving information on this issue.

Commissioner Rodriguez continued that she is aware that there is a very limited period for the city to act. The commissioner shared that when the special session ends, the city will only be able to educate residents on the legislation and no longer be able to spend taxpayer funds to disseminate information to the public. Commissioner Rodriguez expressed the importance of informing the public in the most effective and direct manner.

Mr. Barnett thanked Commissioner Rodriguez for her suggestions and for her work with the League of Cities, which is also discussing the proposed legislation in Tallahassee. Mr. Barnett reiterated that multiple organizations are aware of the risks of the legislation and affirmed that the concern is that residents who are less politically connected may not

be aware of the proposals. Mr. Barnett communicated that he is aware of the city's limitations and is aware that the board does not share those same limitations.

Mr. Barnett suggested providing more information on the impact of the proposal on each individual service and department. Mr. Barnett thanked the commission and shared that the board will continue having discussions on this matter.

Mayor Castillo thanked Mr. Barnett for his work and commended the city for creating the Citizens' Budget Council, as it involves citizens and allows them to directly review the city's spending and budgeting practices. Mayor Castillo explained that the Citizens' Budget Council exudes confidence and expressed his pride in the city's budgetary practices. Mayor Castillo shared that there exist individuals who believe that the City of Pembroke Pines would be able to operate efficiently without property tax revenue. The mayor explained that without property tax revenue, the city would not be able to pay for the police or rescue services.

The mayor, in response to Commissioner Schwartz, shared that he could not provide information on the current standing of the legislation in Tallahassee and that there are many unknowns surrounding this matter. The mayor continued that many senators do not want the legislation, and there is not much clarity on the amount of support in the House. The mayor claimed that many are aware that the proposals are not feasible.

Commissioner Schwartz added that, to his knowledge, the house passed it, but the senate does not seem inclined to do the same. Commissioner Schwartz commended the uniqueness of the video the city released and claimed that it did an excellent job drawing the viewer's attention. Commissioner Schwartz continued that there was some nuance in the video but, the general messaging was clear. Commissioner Schwartz questioned whether the city should spend additional money in the absence of a special session.

Commissioner Schwartz clarified his question and asked at what point a social media campaign would be prudent. Commissioner Schwartz shared that, in his opinion, it is only prudent if a special session is called. Commissioner Schwartz continued that senators have communicated very effectively and have continually communicated the Senate's feelings on the issue. Commissioner Schwartz questioned when Mr. Barnett's next session would be.

Mr. Barnett responded that the next meeting would be in a few weeks.

Commissioner Schwartz communicated his belief that the budget board should wait to further discuss this matter until a special session is announced. Commissioner Schwartz noted the possibility of the commission putting forth a ballot initiative in November and shared that there has been discussion on how to advertise and raise popular support for the initiative. Commissioner Schwartz cautioned that if the city advertises to the public and works to encourage them to say no to the proposal in Tallahassee, which may or may not pass, it may conflict with the actual needs of the city.

Commissioner Schwartz continued that he is concerned about using resources to educate residents on something that may not actually become a reality.

Mayor Castillo responded that he believes the city needs to educate residents regardless of whether a special session is called or not.

Commissioner Schwartz commented that the city should be discussing how to educate the public on the topic of public safety.

Mayor Castillo agreed with Commissioner Schwartz and informed the city manager of Commissioner Schwartz's request.

Commissioner Schwartz continued that public education takes place at town halls and commented that when town hall doors are locked, the option to engage with residents is lost.

Mayor Castillo responded that town hall doors are locked due to the necessity for rules.

Commissioner Schwartz retorted that the town hall problem was created so that the solution to that problem could be claimed.

Mr. Barnett expressed his appreciation to the staff and relevant individuals. Mr. Barnett, addressing Commissioner Schwartz, shared that whether legislation passes or not, now is the time to proactively create a plan, similar to what is done for capital improvement design plans.

Commissioner Rodriguez added that the goal is not to sway how residents vote on a ballot initiative; it is simply to inform them about information regarding the budget and how it could be affected.

Mr. Barnett and Mayor Castillo agreed with Commissioner Rodriguez.

Mr. Barnett affirmed that the board does not have a political directive.

Commissioner Rodriguez continued that it is surprising how little constituents know about what their tax dollars fund. Commissioner Rodriguez communicated that when constituents do not know what taxes are used for, tax-related apathy sets in. Commissioner Rodriguez expressed that it is never too late nor too early to educate residents and reaffirmed that the goal is education, not political persuasion. Commissioner Rodriguez continued that spending money towards a resident education initiative is a good investment in her opinion, to increase resident knowledge on local government.

Commissioner Rodriguez addressed the vice mayor's concerns about low voter turnout rates and suggested that education on the functions of local government could spur local government public engagement. Commissioner Rodriguez continued that this conversation is not about the Florida Legislature, but one focused on informing residents on how the city utilizes tax revenue. Commissioner Rodriguez explained that it is a disservice to residents if the city does not prepare for the ramifications of legislation until a special session is called. Commissioner Rodriguez communicated that residents need to be educated now on how their tax dollars are being spent, regardless of what happens in Tallahassee.

Ryann Greenberg, 19485 SW 67th Street, Pembroke Pines, FL agreed with Commissioner Rodriguez that the public needs to be educated immediately. Ms. Greenberg communicated that she posted the video that the city created and noted that people do not understand where their tax dollars go. Ms. Greenberg expressed that the format of information needs to be kept brief to hold people's attention, and she communicated the need to combat the idea that the city is guilty of fraud, waste, and abuse.

## **COMMISSION AUDITOR REPORT:**

None.

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

None.

## ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS

There were no board appointments announced.

### CONSENT AGENDA:

#### Approval of the Consent Agenda

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Schwartz, 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 PROPOSED AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND RPW SOLUTIONS, LLC D/B/A BCG PENSION RISK CONSULTANTS ("BCG") EFFECTIVE ON THE DATE AGREEMENT IS EXECUTED BY BOTH PARTIES FOR A TOTAL AMOUNT NOT TO EXCEED \$165,000.

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

2. MOTION TO AWARD IFB # ED-26-01 "E-RATE CISCO SWITCHES FOR WEST CAMPUS" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, DOF CREATIONS, LLC., IN THE AMOUNT NOT TO EXCEED \$324,548.62.

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

3. MOTION TO RESCIND THE AWARD OF IFB # TS-25-15 "NEMA 4X ENCLOSURES" FROM TADEOS ENGINEERING LLC, IN THE AMOUNT OF \$87,214.32, AND TO AWARD THE MOST RESPOSIVE/RESPONSIBLE BIDDER, GHA TECHNOLOGIES INC., IN AN AMOUNT NOT TO EXCEED \$90,000.

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

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

- (A) Gloval, Inc. - Armored Car Services (City-wide) - Renewal
- (B) InfoSend, Inc. - Printing and Mailing Services for Utility Billing - Renewal
- (C) Morton Salt, Inc. - Purchase of Sodium Chloride (Solar Salt) CO-OP - Renewal

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

**6. MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 18, 2026, REGULAR COMMISSION MEETING.**

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

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

- (A) TS-26-01 "VMWARE ANNUAL RENEWAL"

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

**8. MOTION TO REJECT ALL BIDS FOR IFB # PSUT-25-05 "EXTERIOR STRIPPING / COATING OF WATER STORAGE TANK" AND TO AUTHORIZE THE ADVERTISEMENT OF IFB # PSUT-26-01 "EXTERIOR STRIPPING / COATING OF WATER STORAGE TANK RE-BID".**

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

**9. MOTION TO APPROVE THE RENEWAL OF THE MASTER SERVICES AND MULTI-ITEM PURCHASING AGREEMENT WITH AXON ENTERPRISE, INC. FOR THE POLICE DEPARTMENT IN THE AMOUNT NOT TO EXCEED \$4,983,198.06 OVER A FIVE-YEAR PERIOD PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S CODE OF ORDINANCES.**

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

- 10. MOTION TO APPROVE TASK ORDER #2 WITH FLORIDA ATLANTIC UNIVERSITY (FAU) TO COMPLETE A VULNERABILITY ASSESSMENT (VA) PLANNING DOCUMENT PURSUANT TO THE EXISTING MASTER RESEARCH AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND FAU, IN AN AMOUNT NOT TO EXCEED \$198,700.

A motion was made to approve on the Consent Agenda

**QUASI JUDICIAL CONSENT AGENDA:**

**ORDINANCES AND RESOLUTIONS:**

**SECOND READING ORDINANCES:**

**FIRST READING ORDINANCES:**

**RESOLUTIONS:**

- 11. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2026-R-03.

PROPOSED RESOLUTION NO. 2026-R-03 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT WITH BERGERON SW RANCHES US 27, LLC, AND BERGERON US 27, LLC; AUTHORIZING THE CITY MANAGER TO EXECUTE THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT WITH BERGERON SW RANCHES US 27, LLC, AND BERGERON US 27, LLC; PROVIDING FOR RECORDATION; 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 Resolution No. 2026-R-03. 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: 3944

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2026-R-03 into the record by title.

**12. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2026-R-04.**

PROPOSED RESOLUTION NO. 2026-R-04 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING THE TOWN HALL MEETING REQUEST COMMISSION POLICY ATTACHED HERETO AS EXHIBIT "A," RELATED TO TOWN HALL MEETING REQUESTS BY ELECTED OFFICIALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to adopt Proposed Resolution No. 2026-R-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

Enactment No: 3945

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2026-R-04 into the record by title.

**REGULAR AGENDA:**

**13. DISCUSSION AND POSSIBLE ACTION REGARDING THE SALE OF PINES PLACE TOWERS.**

**No formal action taken.**

City Attorney Goren read Item 13 into the record by title.

City Manager Dodge explained that the purchase and sale agreement with Hayden Glade, HG Pines, was rescinded by them due to complications obtaining financing on their part. The city manager continued that at the start of the process, the city received another offer for less than the negotiated amount with HG Pines. The city manager shared that the company he is referring to has contacted him and is interested in the project at a value slightly higher than what Hayden Glade was offering at \$90,250,000.

The city manager requested that the commission allow him the opportunity to negotiate with that company and then bring back a recommendation to the commission. City Manager Dodge communicated that he does not believe that the process will take as long because the company seems to be accepting of the terms that Hayden Glade and the commission previously approved. The city manager continued that this time, he needs to obtain assurances that the company has the financial resources necessary.

Mayor Castillo explained that Hayden Glade is a good company and that the city provided substantial aid, including getting legislation passed in Tallahassee to support them. The mayor described how he personally went to Tallahassee to advocate for policy on their behalf, and the legislation was passed by the legislature and signed by the governor. The mayor shared that the city's work on Hayden Glade's behalf enhances the value of the Pines Place deal. Mayor Castillo outlined the city's options to either accept the new company's offer or to allow bidding, noting that if bidding occurs and the city does not get the amount that it wants, there may be regrets.

Mayor Castillo continued that the amount that is being offered by the new company is the amount that the city previously indicated it wanted, which the city manager agreed is on the higher end of what is possible. The mayor suggested that, in this case, the rules do not resolve the issue and business judgment is required. The mayor affirmed that he would stand by and support whatever the commission decides to do, but encouraged use of business judgment and reiterated that he does not believe there are any wrong answers as long as the bid amount is not significantly lower than the current offer amount.

Commissioner Rodriguez expressed that because it is a large sale, she is comfortable starting the process but would like more information on

the company, their finances, and whether they will agree to respect previously agreed-upon rent pricing policies. Commissioner Rodriguez noted that the commission had a significant amount of time to become acquainted with Hayden Glade and would like to be similarly acquainted with and informed about the new company.

Commissioner Schwartz commented that Hayden Glade had his full support, but it was a complicated transaction. Commissioner Schwartz acknowledged that the city needs money for public safety and parks and recreation, needs to keep rents affordable, and needs to maintain its assets. Commissioner Schwartz noted that he is particularly interested in the company's speed of closing and stressed that it needs to be able to close before the city's millage discussion in June, suggesting a 60-day time frame.

Commissioner Schwartz shared that if the company cannot meet that time frame, it will not be timely enough for next year's fiscal budget. Commissioner Schwartz noted that given the conversation on tax reduction, it is important to either privately sell or invest in the city's assets, either of which would need to be included in the city's fiscal budget. Commissioner Schwartz expressed his appreciation to the company for seeing the potential to invest in the community.

Commissioner Schwartz shared his belief that with Hayden Glade, nobody anticipated that finances would be an issue so late into the process. Commissioner Schwartz expressed his discomfort with the idea of the city working so hard once more for the plans to not become actualized. Commissioner Schwartz asked if the city manager is aware of how swiftly the potential opportunity could manifest.

City Manager Dodge communicated that it is his belief that in the next 30 days he will be able to bring back more information and provide better answers to questions. The city manager emphasized that real estate transactions are often complicated and therefore, he could not guarantee Commissioner Schwartz that there would be a closing prior to the end of the fiscal year. The city manager clarified that before proceeding, he first needs to provide the commission with an agreement that they can discuss. The city manager continued that closing would be decided after that agreement is made and after due diligence has been conducted.

City Manager Dodge continued that he believes that whether or not closing occurs prior to the adoption of the budget, the revenue would not be allocated for operating, meaning there would be no effect on millage. The city manager communicated that his plan is to present a purchase agreement from the company within the next thirty days or possibly the

next two commission meetings.

Commissioner Schwartz questioned whether the information the city manager provides will require a workshop. Commissioner Schwartz expressed his desire to be able to have the appropriate amount of time to consider a project of this magnitude without the pressure of other agenda items.

City Manager Dodge responded that the agreement brought to the commission would be conclusive because the deal would be very similar to the Hayden Glades offer, including considerations regarding caps on rent. The city manager reiterated that it is his belief that within 30 days, Commissioner Schwartz should have the information that he is looking for.

Commissioner Good communicated that he is not opposed to considering the other offer and noted their aggressive history in the previous process with Hayden Glades. Commissioner Good noted the work and money put in legislatively to make the Hayden Glades deal work and posited that money is important, but so are living conditions. Commissioner Good noted that he had previously conveyed his concerns to the mayor about rent considerations and expressed that he was open to reviewing the agreement or going out to bid.

Commissioner Good requested that he continue to be included in and informed on considerations, as this project has a big impact on his district. Commissioner Good expressed his belief that the city manager would do what is best for the city.

Vice Mayor Hernandez expressed that he agrees with Commissioner Good but raised a point of clarification as to whether a motion was required here, to which the mayor responded that it was not. The vice mayor shared that this matter is critical to the city's finances and noted that it is important to have information about what the revenue may be used for.

Mayor Castillo shared that he believes it is important for the city to cooperate with housing providers when the city is the sponsor of the project. The mayor detailed that Hayden Glade had agreed to terms regarding the order by which applicants would be offered to fill vacancies, residency requirements, background checks, and much more. The mayor expressed his support for allowing recruits to be offered affordable housing units and emphasized the benefit to the fire department and the housing complex.

City Manager Dodge confirmed that he understood the positions of the commissioners and the mayor and will provide updates as the process advances.

## **REPORTS OF LEAGUE AND MPO REPRESENTATIVES**

Commissioner Rodriguez reported that a general membership meeting would be taking place on March 19, 2026, at its usual location. Commissioner Rodriguez reported that she was in Washington D.C. in the morning, as well as earlier in the month, for the National League of Cities Congressional Conference, which focuses on federal proceedings as opposed to state proceedings. Commissioner Rodriguez informed the commission that she had assembled documents and literature and would be distributing them.

Commissioner Rodriguez explained that the Bridges and Safety Infrastructure for Community Success (BASICS Act) reflects how federal projects can be more responsive to the priority needs of each region and district regarding transportation. Commissioner Rodriguez continued that the BASICS Act would target bridge funding based on condition and ownership, strengthen flexible formula programs for local and regional project delivery, direct safety dollars at high-risk growth, support both metropolitan and rural transportation planning capacity, and reinforce accountability in locally driven projects. Commissioner Rodriguez concluded that the main purpose of all of it is to bring the infrastructure funds down to the local level, explaining that they are looking to directly fund those who manage the infrastructure.

Commissioner Rodriguez shared details about Per- and Polyfluoroalkyl Substances (PFAS) filtration and where the filtration systems go, explaining that in one session she attended, it was explained that they would likely be going into hazardous waste landfills. Commissioner Rodriguez made note of a law called Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) that handles hazardous waste sites and specified that under that law, the polluter pays; therefore, if the city contributes to the landfills and they are deemed in violation of CERCLA, the city would be liable. Commissioner Rodriguez shared that there are current efforts to transfer liability from cities to those who are creating the PFAS to avoid the city having to pay for both the filtration and for circumstances under CERCLA.

Commissioner Rodriguez continued that the Environmental Protection Agency (EPA) did not have much guidance regarding PFAS. Commissioner Rodriguez noted that she attended a session that addressed communications and ADA compliance regarding websites. Commissioner Rodriguez noted that by later this year, the website, if it is not already, must be completely ADA compliant, including PDF documents. Commissioner Rodriguez noted the importance of keeping ADA guidelines in mind and highlighted that the city has been sent

resources to ensure compliance. Commissioner Rodriguez noted that many cities have faced lawsuits and therefore strongly encouraged the city to ensure that the website is ADA-compliant.

Commissioner Rodriguez continued that she attended a session focusing on government usable tax exemptions to incentivize development in opportunity zones. Commissioner Rodriguez noted that there are changes regarding opportunity zone designations. Commissioner Rodriguez shared that, whether they apply to the City of Pembroke Pines or not, there are new laws in place granting the city new opportunities to work with organizations and developers. Commissioner Rodriguez noted that she inquired as to how the Live Local Act would interact with the new legislation and reported that it can be used to incentivize and provide developers with a chance to work with the city. Commissioner Rodriguez noted that she will make all the information and documents that she acquired available for review.

Commissioner Good provided the MPO report, which featured a discussion on surtax revenue and whether it can be utilized for bond issues. Commissioner Good elaborated that bonding using surtax dollars is not specified in any agreement and can only be applied to maintenance and repair projects. Commissioner Good clarified that the money cannot be used for capital projects but can be used for overlays and similar circumstances; those funds can be bonded. Commissioner Good added that every year, a request for funding must be made.

Commissioner Good noted that he is aware the city attorney is working with the surtax attorney. Commissioner Good communicated that a mass transit project sought to construct a rail line on US 27. Commissioner Good shared that there were plans to do a PD&E and study the feasibility of the plan but, then they decided to cancel the plan. Commissioner Good stated that if the three counties wanted to do the project, they would have to pay the high costs to conduct a Project Development and Environment Study (PD&E). Commissioner Good asked City Manager Dodge for more follow up as what he found important was that all PD&Es would have to be paid by the benefiting agency, meaning the city would have to get a PD&E for projects funded by federal or state money.

Commissioner Good continued that if the city does not pay for a PD&E, the city will not be able to have its project. Commissioner Good concluded that his understanding is that the Department of Transportation will begin requiring PD&E's to be paid for by the benefiting agency, which may have dramatic impacts on the city.

Commissioner Rodriguez communicated that the last director’s meeting for the League of Cities was a conversation with a city manager from Hollywood who was engaging in SRO discussions with the school board. Commissioner Rodriguez requested that administration share the presentation and clarified that Hollywood is taking the lead and insisting on payment in full, considering that cities may soon be in more difficult financial situations. Commissioner Rodriguez encouraged her colleagues to watch the presentation.

## **REPORTS OF THE CITY MANAGER AND CITY ATTORNEY**

City Manager Dodge communicated that he would like to establish three workshops. The city manager outlined that on March 31, 2026, there would be a regular commission meeting and recommended at 4:00 p.m. that day, there would be a workshop for the billing department bid spec review, to which the commission agreed.

Mayor Castillo clarified that the State of the City Address was also on March 31, 2026.

Commissioner Rodriguez highlighted the importance of the State of the City and requested that the event be promoted more efficiently to bolster civic engagement and interest in local government.

City Manager Dodge continued he would like to have the Budget Visioning Retreat on April 22, 2026, at 6:00PM.

Commissioner Schwartz indicated that it is too early for him to commit and asked if he could let him know on March 31, 2026, at the next meeting.

Commissioner Rodriguez indicated that she would not be available on the date of April 22nd.

City Manager Dodge indicated that he would choose another date and present them to the Commission at the March 31, 2026, meeting.

Vice Mayor Hernandez indicated that he would not be available on April 23rd.

City Manager Dodge continued that the last workshop would be on April 29th, 2026, at 6:00 p.m. on the topic of municipal solid waste sustainable efforts.

Commissioner Schwartz commented that for the meeting on April 29th, he can inform the city manager if he is available at the meeting on March 31st, 2026.

City Manager Dodge indicated that he would propose new meeting dates at the meeting on March 31st, 2026.

City Attorney Goren indicated that he would coordinate with the city manager and administration to begin working on the Pines Place transaction. The city attorney emphasized that he welcomed the new

information from the new company and thanked the mayor.

**COMMISSION ITEMS:**

15. COMMISSIONER JAY D. SCHWARTZ ITEM #2: DISCUSSION AND POSSIBLE ACTION TO HAVE THE CITY ATTORNEY AND APPROPRIATE CITY STAFF EVALUATE THE REGULATION OF LIVESTOCK AND FARM ANIMALS FOR THE PURPOSES OF PROTECTING THE PUBLIC AGAINST NEGATIVE ENVIRONMENTAL AND HEALTH IMPACTS, WHILE PROTECTING THE LIVESTOCK AND FARM ANIMALS FROM INHUMANE LIVING CONDITIONS.

**No formal action taken.**

Commissioner Schwartz read item 15 into the record and requested that the Assistant City Manager and Director of Planning and Economic Development Mike Stamm, speak and provide information on the land code. Commissioner Schwartz explained that at a recent Board of Adjustment hearing there were concerns about horses and their byproducts and the impacts on neighbors, animals, and the environment. Commissioner Schwartz shared that the code is not exhaustive and that the code requires approximately 36,000 square feet for an animal. Commissioner Schwartz noted that when considering what else was on a property, including homes and other structures, space for animals to graze decreases.

Mayor Castillo questioned if there was a case in front of the Board of Adjustment, to which Commissioner Schwartz responded that the case had been settled and was related to a structure where manure was dispensed. The mayor questioned what district this pertained to and clarified that some properties in District Four allow for the possession of a horse.

Commissioner Schwartz, in response to the mayor, clarified that there was testimony that there was unprocessed horse manure being spread onto another property, as well as testimony regarding manure runoff into the waterways.

Assistant City Manager Stamm noted that the city's land development code allows livestock and animals in two districts, the agricultural zoning district and the state zoning district. The assistant city manager continued that in the districts, there are very limited standards, and the item that was discussed was regarding a variance in how close a barn can be to the property line, elaborating that the code requires 50 feet while the barn was approximately 25 feet. Assistant City Manager Stamm continued that the code does not discuss what the space within the 35,000 required may look like.

Assistant City Manager Stamm elaborated on the layout of the property and explained that the space for the horse to graze in was under 10,000 square feet, but the city code does not regulate how much space is required, only that the lot allows for it. Assistant City Manager Stamm communicated that, compared to other cities, the city's code is not as exhaustive nor specific. Assistant City Manager Stamm continued that the Florida Department of Agriculture regulates horses and recommends between one and two acres for every grazing animal, but the department defers to local zoning ordinances for guidance.

Assistant City Manager Stamm elaborated that this really could not have been discussed at the Board of Adjustment because that was not the issue being considered. Assistant City Manager Stamm shared that the code is silent on whether it is humane to keep horses in relatively smaller spaces and the effect of having animals producing manure next to waterways.

Commissioner Schwartz continued that the code is silent about how to store manure on property and composting, among other circumstances. Commissioner Schwartz continued that, as the code does not cover these circumstances, there is a reliance on people doing what is right and being considerate. Commissioner Schwartz requested that the city staff and city attorney review possibilities to protect the environment, animals, and the neighborhood.

At the questioning of the mayor, the city attorney responded that there have been limited discussions on this matter; however, it has been assessed that the FDEP has authority and jurisdiction in this matter. City Attorney Goren continued that the city may have very limited authority and options to legislate on this matter if the state preempts the issue. The city attorney expressed his willingness to continue reviewing this matter if it is the will of the commission.

Mayor Castillo shared that he believed that the space required was more associated with exercising horses as opposed to grazing. The mayor shared that he does not know much about the topic and supported Commissioner Schwartz and the administration in their further research into the issue.

Commissioner Schwartz communicated that he is not trying to make this his special project and commented on how eye-opening the presentation was. Commissioner Schwartz, on the topic of noxious odors, affirmed that manure needs to be composted and secured. Commissioner Schwartz shared that he has been around horses for his entire life and expressed his shock that the neighbor who applied for the variance, built the structure illegally and is an ex police officer. Commissioner Schwartz communicated that when the land development code was updated, the fee structure was changed for appeals, now costing \$2,200 to appeal.

Commissioner Schwartz continued that circumstances related to the fee structure are also left unspecified in the code. Commissioner Schwartz requested input from other departments and agencies, also requesting that staff and the city attorney present their findings when they are available.

In response to the mayor, Commissioner Rodriguez communicated that she is aware of the issue and watched the meeting. Commissioner Rodriguez emphasized that something needs to be done about the manure running off into the water. Commissioner Rodriguez encouraged Assistant City Manager Stamm to review other cities' regulations and do some research on potential solutions.

Mayor Castillo reminisced about how his father told him stories about how he would carry water from the river and sought to avoid the cattle crossing of the river. The mayor elaborated that anything that is on land ends up in the water.

Dave Brubeck, 5801 SW 199th Avenue, Pembroke Pines, FL expressed his concern about potential violations of federal regulations and warned that the city may be culpable. Mr. Brubeck raised concerns regarding how every member was sworn in and noted that many of the members and speakers, particularly those individuals applying for the variance, presented testimony that he described as self-contradicting. Mr. Brubeck formally requested that the city examine his complaints, as he is concerned that they may have committed perjury. Mr. Brubeck noted that he was also concerned about the zoning of the structure and shared that the placement of the manure on several yards in the neighborhood was a very important issue to him.

Mr. Brubeck reiterated that he was officially notifying that the city is in violation of federal regulations and requesting that the testimony of the applicants be investigated for perjury.

Mayor Castillo asked Mr. Brubeck to document his concerns and share them.

Mr. Brubeck replied that all his concerns were documented and submitted to the council through Mr. Wilder.

The mayor asked City Attorney Goren if there was anything further.

City Attorney Goren responded that at the direction of the commission, by consensus, it would be for the issues raised by the commission along with professional staff would be done in due course.

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

**NEW BUSINESS:**

Mayor Castillo asked City Attorney Goren to re memo the commission on the ballot question items other than the bond and their status going back to the last election.

**OLD BUSINESS:**

**ADJOURN - 10:29 P.M.**

**CITY OF PEMBROKE PINES**

---

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