

City of Pembroke Pines, FL

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



Meeting Agenda

Wednesday, June 3, 2026

5:30 PM

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

Commission Chambers

City Commission

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

WELCOME TO YOUR CITY COMMISSION.

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

WHO ARE THE CITY COMMISSIONERS?

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

WHAT IS A CITY COMMISSION MEETING?

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

WHAT IS THE AGENDA?

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

CAN YOU SPEAK AT THE MEETING?

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

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

TELEVISED

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

WEBSITE ACCESS TO LIVESTREAM:

Online at <https://www.ppines.com/135/Watch-Meeting---Live-Stream>
Live Stream of the Commission Meeting can also be viewed on Youtube at www.youtube.com.

VIEW AGENDAS:

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

ACCOMMODATIONS:

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

GABRIEL FERNANDEZ, CITY CLERK
CITY OF PEMBROKE PINES
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025
954-450-1050
GFERNANDEZ@PPINES.COM

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

FURTHER INFORMATION

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

THANK YOU.

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

5:30 BOARD NIGHT ANNUAL REPORT WORKSHOP

WS-1 [26-2519](#) WORKSHOP ITEM NO. 1: BOARD NIGHT: PRESENTATION OF THE ANNUAL REPORTS OF THE PEMBROKE PINES CITY BOARDS FOR 2025-2026:

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

Sponsors: City Commission

Attachments: [1. 2025-2026 Arts and Culture Advisory Board Annual Report - June 2026](#)
[2. 2025-2026 Board of Adjustment \(BOA Final Report\)](#)
[3. 2025-2026 Charter Academic Village Advisory Annual Report to the City Com](#)
[4. 2025-2026 Charter Elementary Middle SAB Annual Report to the City Commi](#)
[5. 2025-2026 Citizen Budget Advisory Annual Report](#)
[6. 2025-2026 Diversity and Heritage Board Report](#)
[7. 2025-2026 Economic Development Board EDB Annual Report](#)
[8. 2025-2026 Education Advisory Board Annual Report](#)
[9. 2025-2026 Environmental 2025-2026 EAB Annual Report](#)
[10. 2025-2026 PZ Annual Board Report](#)
[11. 2025-2026 Youth Advisory Board 2025-2026 Annual Report to Commission](#)

ROLL CALL

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

ROLL CALL**PLEDGE OF ALLEGIANCE**

NATIONAL ANTHEM**ANNOUNCEMENT OF ITEMS TO BE PULLED FROM AGENDA****PRESENTATIONS:**

PRE-1 [26-2518](#) PRESENTATION NO. 1: ANNOUNCEMENT OF THE WINNER OF THE DISTRICT 1 NATALIE BELMONTE GREAT YARD AWARDS FOR MAY 2026 .

Sponsors: Planning and Economic Development

Attachments: [1. Great Yards District 1](#)

PRE-2 [26-2588](#) PRESENTATION NO. 2: BARNEY MCCOY FROM BROWARD COUNTY TRANSIT WILL BE PRESENTING TRANSITFORWARD 2040 TO THE CITY COMMISSION.

Sponsors: City Commission

Attachments: [1. Transit Forward Partner Briefing Pembroke Pines May](#)

PRE-3 [26-2591](#) PRESENTATION NO. 3: CHRIS HOLLEY, FLORIDA LEAGUE OF CITIES DIRECTOR OF MEMBER SERVICES & TRAINING, WILL PRESENT A TROPHY TO THE CITY OF PEMBROKE PINES YOUTH ADVISORY BOARD FOR BEING SELECTED AS A WINNER OF THE FLC 2026 YOUTH COUNCIL EXCELLENCE AWARD FOR THE CAREER FAIR AND LIFE SKILLS EVENT.

Sponsors: Recreation and Cultural Arts

PRE-4 [26-2609](#) PRESENTATION NO. 4: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO ALFREDO OLVERA, PRESIDENT OF THE DOLPHIN DEMOCRATS, RECOGNIZING JUNE 2026 AS PRIDE MONTH IN THE CITY OF PEMBROKE PINES.

Sponsors: Castillo

PRE-5 [26-2611](#) PRESENTATION NO. 5: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO THE FLANAGAN HIGH SCHOOL BOYS TRACK AND FIELD TEAM FOR WINNING THE FLORIDA STATE CHAMPIONSHIP.

Sponsors: Castillo

Attachments: [1. Flanagan Track Team](#)

ADD-2 [26-2586](#) ADDENDUM NO. 2: STATE REPRESENTATIVE ROBIN

BARTLEMAN WILL PRESENT A BRIEF LEGISLATIVE UPDATE TO THE CITY COMMISSION AND RESIDENTS OF THE CITY OF PEMBROKE PINES.

Sponsors: Castillo

ADD-3 [26-2670](#) ADDENDUM NO. 3: MAYOR CASTILLO WILL PRESENT NATHAN GANSERT WITH A CIVILIAN SERVICE AWARD AND A FORMAL LETTER OF COMMENDATION IN RECOGNITION OF HIS HEROIC RESCUE EFFORTS DURING THE NORTH PERRY AIRPORT PLANE CRASH ON FRIDAY, MAY 29, 2026.

Sponsors: Castillo

ITEMS AT THE REQUEST OF THE PUBLIC

COMMISSION AUDITOR REPORT:

APPEALS OF BOARD OF ADJUSTMENT DECISIONS:

ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS

BA-1 [26-2607](#) DISCUSSION AND POSSIBLE ACTION TO APPOINT ONE (1) MEMBER TO THE POLICE AND FIRE PENSION BOARD, FOR A TWO YEAR TERM, WHICH WOULD EXPIRE IN JUNE 2028.

Sponsors: City Clerk

Attachments: [1. Application and Resume - Jason Oestreicher](#)

CONSENT AGENDA:

1. [26-2569](#) MOTION TO APPROVE THE FIRST AMENDMENT TO WORK AUTHORIZATION #11 WITH HAZEN AND SAWYER, P.C. (HAZEN), THE CITY'S CONTINUING SERVICES CONSULTANT FOR WASTEWATER TREATMENT PLANT PROCESS ENGINEERING, PUMPING AND FORCE MAINS, IN AN AMOUNT NOT TO EXCEED \$90,638.36.

Sponsors: Utility

- Attachments:**
- [1. WO 11 Headworks Amendment 1 Proposal and Fee Schedule](#)
 - [2. Hazen and Sawyer PC Third Amendment](#)
 - [3. Hazen and Sawyer PC - 2024 Second Amendment](#)
 - [4. Hazen and Sawyer PC-2024 First Amended Agreement](#)
 - [5. Hazen & Sawyer PC-Original Agreement](#)

2. **26-2579** MOTION TO APPROVE THE AMENDMENT TO THE AGREEMENT BETWEEN CIVICPLUS, INC., AND THE CITY OF PEMBROKE PINES TO ADD THE DOCACCESS FEATURE TO THE CITY'S WEBSITE FOR THE REMAINING EIGHT MONTH PERIOD OF THE CURRENT TERM THROUGH JANUARY 31, 2027, IN AN AMOUNT NOT TO EXCEED \$19,852.69.

Sponsors: Technology Services Department

- Attachments:**
- [1. CivicPlus - City Website Schools Subsite Intranet Recreation Audio-Eye Serv](#)
 - [2. Addendum Terms and Conditions \(VE\)](#)
 - [3. DocAccess Updated \(VE\)](#)

3. **26-2593** MOTION TO APPROVE AMENDMENT 001 FOR THE EMERGENCY HOME ENERGY ASSISTANCE PROGRAM (EHEAP) AGREEMENT JP025-10-2026.

Sponsors: Community Services

- Attachments:**
- [1. SWFP JP025-10-2026 A1](#)
 - [2. SWFP JP025-10-2026 Executed](#)

4. **26-2606** MOTION TO APPROVE REQUEST TO ADVERTISE SOLICITATION(S):

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

Sponsors: Engineering Division and Community Services

- Attachments:**
- [1. \(A\) PSEN-26-01 - Engineering Design Services for SW 208th Avenue Roadw:](#)
 - [2. \(B\) Boiler Plate](#)

5. **26-2608** MOTION TO ESTABLISH THE FOLLOWING HEARING DATES IN SEPTEMBER 2026:

THE FIRST BUDGET HEARING ON THURSDAY, SEPTEMBER 3, 2026 AT 6:00 P.M.; THE REGULAR COMMISSION MEETING OF WEDNESDAY, SEPTEMBER 2,

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

Sponsors: Budget

Attachments: [1. September 2026 Calendar](#)
[2. 2026 TRIM Timetable for FY27 Budget](#)

6. [26-2558](#) MOTION TO APPROVE THE MINUTES OF THE MARCH 31, 2026, WORKSHOP MEETING - OPERATION AND MANAGEMENT OF THE BUILDING DEPARTMENT AND MARCH 31, 2026 REGULAR COMMISSION MEETING.

Sponsors: City Clerk

Attachments: [1. 03-31-2026 Workshop Meeting Minutes - Draft](#)
[2. 03-31-2026 Regular Commission Meeting Minutes - Draft](#)

7. [26-2598](#) MOTION TO APPROVE THE MINUTES OF THE MAY 6, 2026, REGULAR COMMISSION MEETING.

Sponsors: City Clerk

Attachments: [1. 05-06-2026 Regular Commission Meeting Minutes - Draft](#)
[2. 05-06-2026 Commissioner Schwartz Full Transcript Exhibit A](#)

8. [26-2610](#) MOTION TO APPROVE THE NEGOTIATED GRANT ADMINISTRATION AGREEMENT FOR RFQ #PL-25-01 "GRANT ADMINISTRATION FOR COMMUNITY REDEVELOPMENT PROJECTS" BETWEEN THE CITY OF PEMBROKE PINES AND COMMUNITY REDEVELOPMENT ASSOCIATES OF FLORIDA, INC.

Sponsors: Planning and Economic Development

Attachments: [1. CRA - Grand Administration Agreement 2026 - 2467-20260430 v.1 cv 4](#)
[2. Exhibit A - RFQ PL-25-01 - Grant Administration For Community Rec](#)
[3. Exhibit B - Community Redevelopment Associates of Fl, Inc - Bid Subr](#)
[4. Feasibility Analysis - Grant Administration](#)

QUASI JUDICIAL CONSENT AGENDA:**ORDINANCES AND RESOLUTIONS:****SECOND READING ORDINANCES:****FIRST READING ORDINANCES:**

ADD-1 [2026-04](#) MOTION TO PASS PROPOSED ORDINANCE NO. 2026-04 ON FIRST READING.

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

EXTENDING THE REVIEW PERIOD TO THE AGREEMENT TO ENTER SUB-SUBLEASE MAY BE APPROVED BY A DULY EXECUTED RESOLUTION OF THE CITY COMMISSION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECOND AND FINAL READING IS TENTATIVELY SCHEDULED FOR JUNE 17, 2026.

Sponsors: City Manager

Attachments:

- [1. 2026-04 \(Sale to Reliant - Sec. 8.03\) 4905-6707-6010 1](#)
- [2. Exhibit A - Agreement to Enter into Sub-SubLease \(AFS 6.1.26\) \(Buyer Signe](#)
- [3. Declaration of Restrictive Covenants \(Affordable Housing\) 6-1-26](#)
- [4. Exhibit B - Pines Place Apartments -Sketch Legal \(1\)](#)
- [5. 2628-14 DCF Sublease with 5 amendments](#)
- [6. Broward County 2026 Income Limits and Rent Limits FHFC](#)
- [7. Summary of Defeasance Analysis -updated 3-2026](#)
- [8. Autrey Appraisals - Appraisal](#)
- [9. Vance Real Estate Service - Appraisal](#)
- [10. Adrian Gonzalez & Assoc., PA - Appraisal](#)
- [11. Pembroke Pines Business Impact Estimate Form \(Updated\)\(2025\) 6-1-26](#)
- [12. Pines Place RGM Affordable Housing Resume](#)
- [13. City Manager Certificate of Closing Reliant 4913-5393-7842 1](#)

RESOLUTIONS:

REGULAR AGENDA:

REPORTS OF LEAGUE AND MPO REPRESENTATIVES

REPORTS OF THE CITY MANAGER AND CITY ATTORNEY

COMMISSION ITEMS:

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

NEW BUSINESS:

OLD BUSINESS:

ADJOURN - 11:30 P.M.

CITY OF PEMBROKE PINES

Gabriel Fernandez
City Clerk