

# 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

**Thursday, December 11, 2025**

**7:00 PM**

**Regular Commission Meeting, Item # ADD-1 was added to the agenda and Exhibit # 17 was added to Item # 10 on 12/9/2025. Item # 21 and Exhibit # 4 on Item # 40 were updated on 12/10/2025.**

**Commission Chambers**

### **City Commission**

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

## **7:00 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.

Prior to the start of the meeting, Mayor Castillo extended well wishes to the West Broward Bobcat Football team on their upcoming championship game.

Vice Mayor Hernandez arrived at the Commission Meeting at approximately 7:30PM.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Valerie Bookman.

### **NATIONAL ANTHEM**

The National Anthem was performed by Valerie Bookman.

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

There were no items pulled from the agenda.

### **PRESENTATIONS:**

**PRE-8** PRESENTATION NO. 8: BROWARD COUNTY MAYOR MARK BOGEN WILL MAKE A PRESENTATION TO THE CITY COMMISSION REGARDING THE BROWARD HEART PROJECT.

Mayor Castillo introduced Mark Bogen, former Mayor of the Broward County Commission.

Mayor Bogen thanked the Commission and described a preventive heart scan program in Broward County that detected life-threatening conditions in people with no symptoms. He shared examples, including former Major League Baseball player Steve Sachs and himself, whose scans revealed severe blockages that led to life-saving treatment. He explained that more than 7,000 residents had been scanned, with over half requiring medical care, and that the program was inspired by his mother's sudden death from a heart attack. The Mayor emphasized that the test was free, painless, and available to residents, and urged widespread participation and promotion.

Mayor Castillo inquired about how the test worked, whether insurance was required, and whether there was any cost.

Mayor Bogen explained that Broward County and partners funded the test, making it free without insurance, and that residents could sign up online and receive help through his office if needed.

*City Administration Direction*

Mayor Castillo requested City Manager Dodge to share the program through the city's social media and thanked Mayor Bogen for his work.

Commissioner Good praised Mayor Bogen for personally creating, funding, and promoting a life-saving program at no cost to residents. He emphasized that saving lives was the most meaningful work in public service and urged people to take advantage of the test while funding was available. He thanked the mayor and stated he would be the next participant.

Commissioner Schwartz commended Mayor Bogen's long-standing commitment to public service and highlighted the impact of the program on residents and their families. He thanked both the mayor and the county commissioners for supporting the initiative and called for broader countywide and municipal support, increased funding, and greater public awareness to expand the program's reach.

Mayor Bogen acknowledged that the program only succeeded because of county commission support. He explained that the test initially faced skepticism because it was not widely used elsewhere, despite being based on Mayo Clinic research. He criticized the lack of preventive use in the medical community, stated that the program had now proven its effectiveness, and reiterated his goal of expanding awareness and adoption to save more lives.

Commissioner Rodriguez thanked Mayor Bogen for his persistence in securing funding despite early resistance. She emphasized the importance of innovative government involvement in public health and encouraged eligible colleagues to take the test, stressing its importance and urgency.

**PRE-4** PRESENTATION NO. 4: ALAN SNYDER WILL MAKE A PRESENTATION TO THE CITY COMMISSION REGARDING THE MIRAMAR-PINES ROTARY CLUB.

Mayor Castillo introduced Alan Snyder and invited him to speak about the Miramar-Pembroke Pines Rotary Club.

Mr. Snyder thanked the mayor and commissioners for the opportunity to speak and explained that he served on the Rotary Club's board. He provided background on Rotary as a global, nonpolitical service organization and described the club's key local initiatives, including the Food for Thought program that provided weekly meals to food-insecure children and a recent holiday event that partnered with police and Target to support low-income students. Mr. Snyder highlighted the club's long-standing partnerships with Miramar and Pembroke Pines, praised former Commissioner, Iris Siple for her support, and explained the value of having a city liaison.

Mayor Castillo proposed a rotating system in which the vice mayor would serve as the club's city representative, with the vice mayor designate as alternate and thanked Mr. Snyder for the Rotary Club's service to the community.

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

Mayor Castillo read the proclamation and presented it to the PLO Bulldogs Red Team in recognition of their outstanding season, which included an impressive record and an undefeated championship win at the Cooperstown Dreams Park Summer Tournament against national competition.

The Mayor proclaimed December 11, 2025, as 12U PLO Bulldogs Red Day in the City of Pembroke Pines and congratulated the following team members before taking a photo with them:

Tyler Brawner, Matthew Rodriguez, Luis Ramirez, William "Bubba" Gelthaus, Alexis Fonseca Jr., Mathew Barrios, Aarish Zahed, Ari Kolton, Jael Marmol, Anthony Santibanez, Jamie Lopez, and Matthew Escalona.

The coach thanked the Mayor and Commission for the proclamation and spoke about the team's achievements.

**PRE-3** PRESENTATION NO. 3: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO RYAN CASE RECOGNIZING DECEMBER 11, 2025, AS "RICK CASE BIKES FOR KIDS' DAY" IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read the proclamation and presented it to Ryan Case in recognition of "Rick Case Bikes for Kids Day" in the City of Pembroke Pines on December 11, 2026.

Mr. Ryan Case spoke about the company's commitment to the community, noting that his father, Rick Case, treated customers as friends, employees as family, and actively gave back through local sponsorships and volunteer efforts. Mr. Case thanked the city, expressed appreciation for the partnership, and wished everyone happy holidays.

**PRE-5** PRESENTATION NO. 5: PRESENTATION OF THE NATIONAL PROCUREMENT INSTITUTE'S (NPI) 2025 ACHIEVEMENT OF EXCELLENCE IN PROCUREMENT (AEP) AWARD TO THE CITY OF PEMBROKE PINES' PROCUREMENT DEPARTMENT.

Mayor Castillo recognized the City of Pembroke Pines Procurement Department for receiving the 2025 Achievement in Excellence in Procurement Award from the National Procurement Institute. He explained that the award reflected the highest standards in public procurement, including innovation, professionalism, accountability, and leadership, and noted that Pembroke Pines ranked among an elite group of agencies across the U.S. and Canada. The Mayor praised Assistant City Manager Mark Gomes and his team for responsible stewardship of public funds, continuous improvement, and their positive impact on efficiency, sustainability, and service to the community, and congratulated them on their achievement.

Assistant City Manager and Procurement Director, Mark Gomes thanked the Mayor, Commission, and City Manager Dodge for their support and for giving him the opportunity to lead the Procurement and Sustainability team. He highlighted the vital work of his team; including procurement specialists, the police division, and the sustainability team in keeping the city running smoothly, from roads and commission chambers to school band equipment, and expressed his gratitude for their daily hard work and dedication.

**PRE-6** PRESENTATION NO. 6: MAYOR CASTILLO WILL PRESENT GUSTAVO AGUILAR A PROCLAMATION RECOGNIZING THE 250TH ANNIVERSARY OF THE UNITED STATES POSTAL SERVICE IN THE CITY OF PEMBROKE PINES.



Mayor Castillo read the proclamation recognizing the 250th anniversary of the U.S. Postal Service, highlighting its vital role in connecting communities, supporting commerce, delivering secure communications, and providing jobs, including for veterans.

Kisha Davis, Vice President of Broward County Area Local, thanked the city for the recognition, emphasized efforts to improve staffing and reduce overwork, and expressed gratitude for continued community support of the United States Postal Service.

- PRE-7** PRESENTATION NO. 7: MAYOR CASTILLO WILL PRESENT A PROCLAMATION AT THE REQUEST OF COMMISSIONER GOOD, RECOGNIZING SOPHIA GARCIA AND SOFIA PESTANA FOR RECEIVING THE GIRL SCOUTS PRESTIGIOUS SILVER AWARD FOR THEIR PROJECT TO RAISE AWARENESS ABOUT CORAL BLEACHING AND THE IMPORTANCE OF PROTECTING MARINE ECOSYSTEMS.

Mayor Castillo, Commissioner Rodriguez, and Commissioner Good read the proclamation and recognized Girl Scouts Sophia Garcia and Sophia Pestana of Troop 14005 for earning the prestigious Silver Award, the highest honor for cadet-level Girl Scouts for grades 6-8. Their project, "Saving Corals is the Morals," partnered with Miami Waterkeeper to address coral reef decline, educate the public on coral bleaching, and promote marine conservation.

The Scouts expanded outreach through a YouTube channel and an in-person event, reaching over 330 people and contributing 4,100+ service hours to projects on environmental sustainability, mental health, food insecurity, care for seniors, and veterans.

- PRE-2** PRESENTATION NO. 2: ANNOUNCEMENT OF THE WINNER OF THE DISTRICT 3 NATALIE BELMONTE GREAT YARD AWARDS FOR NOVEMBER 2025 .

Mayor Castillo along with Assistant City Manager Mike Stamm, Code Enforcement Supervisor Peter Avino, and Commissioner Rodriguez presented the Natalie Belmonte Great Yards Award to Michael and Andrea Badya for District 3.

Mr. Badya shared his secrets for maintaining his beautiful yard before being presented with a certificate and gift card.

Assistant City Manager Mike Stamm encouraged the audience to use the QR code to nominate residents who have great yards in their area.

**RESOLUTIONS:**

**39. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-46.**

PROPOSED RESOLUTION NO. 2025-R-46 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT WITH THE TOWN OF SOUTHWEST RANCHES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT WITH THE TOWN OF SOUTHWEST RANCHES; APPROVING PENDING TRANSFER OF THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to adopt Proposed Resolution No 2025-R-46. 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: 3935

Item 39 was taken out of order without objection.

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Resolution 2025-R-46 into the record by title.

Commissioner Schwartz inquired if the Town of Southwest Ranches had already passed their connected resolution.

Mayor Castillo read key provisions into the record, clarifying that the agreement did not create a utility service area in Southwest Ranches, that conflicting land-use or zoning changes would constitute a material breach, and that the property could not be used for detention, residential, or incinerator purposes.

Barbara Hall, Esquire with Greenberg Taurig, responded affirmatively to the questions of Commissioner Schwartz and Mayor Castillo.

City Attorney Goren confirmed that all required conditions imposed by the Commission were properly reflected in the agreement.

Mayor Castillo confirmed no members of the public wished to speak on the item.

**AFTER THE VOTE WAS TAKEN:**

Ms. Hall thanked City Attorney Goren, Assistant City Attorney Paul Hernandez, and Utilities Director Tim Welch for their collaborative efforts to prepare the agreement.

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

Toby Milman, 1711 NW 105th Avenue, Pembroke Pines, FL addressed the Mayor and Commission and raised serious concerns about speeding/racing on Taft Street, describing it as dangerous and citing past fatalities. She urged the city to increase police presence and take stronger action. She also criticized Florida Power & Light for multiple rate increases, expressing frustration over high electric bills on a fixed budget and stating she intended to continue advocating publicly for change.

Mayor Castillo thanked Ms. Milman for speaking and stated that the Deputy Chief was present and would look into the speeding concerns on Taft Street immediately and follow up with the resident. The Mayor also explained that the City did not control FP&L rates but noted that the Commission had previously passed a resolution opposing the increases due to affordability concerns.

Commissioner Schwartz expressed appreciation for Ms. Milman's ongoing advocacy and community involvement. He said he would personally follow up, review the available data related to speeding concerns, and provide an update within about a week with the resident.

### **COMMISSION AUDITOR REPORT:**

None.

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

None.

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

There were no board appointments announced.

### **REGULAR AGENDA:**

**41. DISCUSSION AND POSSIBLE ACTION REGARDING RETIREMENT OF COMMISSION AUDITOR DANIEL O'KEEFE.**

**A motion was made by Commissioner Schwartz and seconded by Commissioner Rodriguez to approve the continuation of the agreement with Forvis Mazars for Commission Auditor Services following the retirement of Dan O'Keefe. The motion carried by the following vote:**

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

**Nay** 0

**PRIOR TO THE VOTE BEING TAKEN:**

Mayor Castillo introduced the agenda item regarding the retirement of Commission Auditor Daniel O'Keefe and invited him forward. The mayor praised Mr. O'Keefe's independence, professionalism, problem-solving ability, and the positive impact of his work on the city. While expressing regret at his departure, the mayor thanked him sincerely and wished him well in retirement.

Daniel O'Keefe, Commission Auditor reflected on his tenure, describing it as a rewarding journey and acknowledged his colleagues who helped build the audit program. Mr. O'Keefe expressed pride in the current audit team, particularly highlighting Christie Clements, Jamie Amos, and Eddie Castaneda as a "dream team" that exceeded expectations.

Commissioner Good inquired about the purpose of the item and Mayor Castillo responded that Mr. O'Keefe was looking to recommend a successor.

Commissioner Schwartz spoke about the previous audit office that merged with Forvis Mazars Auditors Office and spoke in favor of Mr. O'Keefe's recommendation.

Mr. O'Keefe stated that while he felt sad about leaving, he was confident the city would be in good hands moving forward. He formally recommended Christie Clements to assume the lead contact role for the commission auditor engagement, with the understanding that the final decision rested with the commission.

Mayor Castillo explained that although he respected Mr. O'Keefe's recommendation for succession, he personally believed the commission auditor role should be put out to competitive bid for transparency and appearance reasons, while stating he would accept the commission's decision either way.

Vice Mayor Hernandez thanked Mr. O'Keefe for his service and stated that he was not in support of going out to bid. He expressed confidence in the existing audit firm and team. While he praised Christie Clements'

professionalism, he said his personal preference for the designated commission auditor would be Eddie Castaneda due to his extensive experience with the city, emphasizing that this view did not reflect any lack of confidence in Ms. Clements. He reaffirmed the importance of the auditor's independence from city administration.

Commissioner Good spoke about the importance of the audit team as a whole rather than any single individual, stating that his interactions with the firm had always been team-based. He acknowledged past concerns he had raised about auditors but said those concerns had been addressed through additional resources and recent performance. He stated that he was currently satisfied with the team's competence, responsiveness, and independence, and that he did not support rebidding at that time. He noted that he would reconsider if the team structure or performance changed significantly in the future.

Commissioner Rodriguez thanked Mr. O'Keefe and the audit team for their accessibility and support in major decision-making. She stated that she did not support going out to bid, citing the firm's strong performance, expanded resources following its merger, and timely completion of audits under pressure. She supported maintaining continuity unless significant team changes occurred and requested clarification on why Christie Clements was recommended over Eddie Castaneda.

In response, Mr. O'Keefe explained that he recommended Christie Clements because internal auditing was her full-time professional focus, while acknowledging Eddie Castaneda's advantage of being local and readily available. He reiterated that both were highly capable and left the final decision to the commission.

Commissioner Schwartz spoke in support for the team-based approach, recounting long-standing professional experiences with Mr. O'Keefe and the audit staff. He emphasized responsiveness, lack of politics, and performance-driven accountability as factors in his support. He stated that he was comfortable with Christie Clements assuming the lead role and made a motion to approve her as successor.

AFTER THE VOTE WAS TAKEN:

Mayor Castillo expressed thanks to the Commission Auditor and Mr.

O'keefe went to shake hands with the Mayor and Commission.

**CONSENT AGENDA:**

**Approval of the Consent Agenda**

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

- Aye** 5 - Mayor Castillo, Vice Mayor Hernandez, Commissioner Good Jr., Commissioner Rodriguez, and Commissioner Schwartz
- Nay** 0

1. MOTION TO APPROVE THE REPAIR OF THE EAST HOLLY LAKE REMOTE WATER STORAGE TANK, WITH CROM LLC, IN AN AMOUNT NOT TO EXCEED \$154,190, PURSUANT TO SECTION 35.18(C)(7)(D) OF THE CITY'S CODE OF ORDINANCES.

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

2. MOTION TO RATIFY THE CITY MANAGER'S APPROVAL OF EXPENDITURES EXCEEDING \$25,000 UNDER THE EXISTING AGREEMENT WITH FLORIDA POOL FILLS, INC., UTILIZING THE PRICING ESTABLISHED BY THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE GROUP (CO-OP) BID NO. 23-05-12-HR, FOR THE PURCHASE OF SWIMMING POOL CHEMICALS (LIQUID CHLORINE - SODIUM HYPOCHLORITE) FOR THE RECREATION AND CULTURAL ARTS DEPARTMENT, PURSUANT TO SECTIONS 35.18(C)(6) AND 35.21(A)(1) OF THE CITY'S CODE OF ORDINANCES.

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

3. MOTION TO AWARD IFB # TS-25-13 "AXIS CAMERAS RE-BID" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, OFFICE DEPOT LLC, IN THE AMOUNT NOT TO EXCEED \$107,292.62.

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

4. MOTION TO APPROVE THE PURCHASE OF PROMOTIONAL EXAMINATIONS FOR THE RANKS OF BATTALION CHIEF, CAPTAIN, LIEUTENANT, AND DRIVER/ENGINEER FROM EMPKO INC., IN AN AMOUNT NOT TO EXCEED \$31,100, PURSUANT TO SECTION 35.18(C)(2) OF THE CITY'S CODE OF ORDINANCES.

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



5. MOTION TO AWARD IFB # TS-25-15 "NEMA 4X ENCLOSURES" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, TADEOS ENGINEERING LLC, IN THE AMOUNT NOT TO EXCEED \$87,214.32.

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

6. MOTION TO AWARD IFB # TS-25-16 "NETAPP CVO" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, PRESIDIO NETWORKED SOLUTIONS LLC, IN THE AMOUNT NOT TO EXCEED \$68,906.16 FOR A THREE-YEAR PERIOD.

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

7. MOTION TO AWARD IFB # TS-25-17 "VEEAM SOFTWARE SUPPORT AND MAINTENANCE RENEWAL" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, GOLDEN FIVE LLC. IN THE AMOUNT NOT TO EXCEED \$80,647.32, FOR A ONE (1) YEAR PERIOD.

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

8. MOTION TO AWARD IFB# TS-25-20 "SOPHOS ENDPOINT PROTECTION PRODUCTS" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, ARIF INTERNATIONAL CORPORATION, IN THE AMOUNT NOT TO EXCEED \$178,307.21, FOR A THREE (3) YEAR PERIOD.

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

9. MOTION TO APPROVE THE SOLE SOURCE PURCHASE OF (1) MX908 HANDHELD MASS SPECTROMETER CHEMICAL DETECTION SYSTEM AND RELATED ACCESSORIES, IN THE AMOUNT NOT TO EXCEED \$99,929.57, UTILIZING OPIOID LITIGATION SETTLEMENT FUNDS, FOR THE POLICE DEPARTMENT FROM 908 DEVICES INC., PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S CODE OF ORDINANCES.

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

11. MOTION TO APPROVE THE PEMBROKE PINES-FLORIDA STATE UNIVERSITY CHARTER ELEMENTARY SCHOOL 2025-2026 UPDATED PANHANDLE AREA EDUCATIONAL CONSORTIUM (PAEC) PROFESSIONAL LEARNING CATALOG.

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

12. MOTION TO APPROVE THE 2025-2026 EMPLOYEE EVALUATION SYSTEMS (PAGES & PASA) FOR THE CITY OF PEMBROKE PINES CHARTER SCHOOL TEACHERS AND SCHOOL-BASED ADMINISTRATORS.

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

13. MOTION TO APPROVE THE PURCHASE OF LIFEPAK 35 MONITOR/DEFIBRILLATOR, SUPPLIES AND ACCESSORIES FROM STRYKER SALES, LLC., IN AN AMOUNT NOT TO EXCEED \$79,911.49, PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S PROCUREMENT CODE.

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

14. MOTION TO APPROVE THE PURCHASE OF EMS PEDIATRIC TRAINING SIMULATOR MANIKINS AND ACCESSORIES FROM BOUND TREE MEDICAL, LLC, UTILIZING PRICING ESTABLISHED BY THE SEMINOLE COUNTY CONTRACT NO. IFB 604500-23/GCM, IN AN AMOUNT NOT TO EXCEED \$30,091.97, PURSUANT TO SECTION 35.18(C) (5) OF THE CITY'S CODE OF ORDINANCES.

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

15. MOTION TO APPROVE THE SOLE SOURCE PURCHASE OF THREE (3) COVERT POLE CAMERA SYSTEMS AND ASSOCIATED ACCESSORIES FROM OBSIDIAN INTEGRATION LLC, IN THE AMOUNT NOT TO EXCEED \$14,527 AND SOLE SOURCE PURCHASE OF VEHICLE DROP KIT AND ASSOCIATED ACCESSORIES FROM SAUL MINEROFF ELECTRONICS, INC., IN THE AMOUNT NOT TO EXCEED \$30,034, UTILIZING URBAN AREA SECURITY INITIATIVE (UASI) GRANT FUNDS, PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S CODE OF ORDINANCES.

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

16. MOTION TO APPROVE THE SOLE SOURCE PURCHASE OF ONE (1) TETHERED DRIVER MOUNTED DISPLAY (DMD) SYSTEM FROM TRIDENT TRAINING SOLUTIONS, LLC, IN THE AMOUNT NOT TO EXCEED \$110,000, UTILIZING URBAN AREA SECURITY INITIATIVE (UASI) GRANT FUNDS, PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S CODE OF ORDINANCES.

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

17. MOTION TO AWARD IFB # TS-25-19 "SHAREFILE SOFTWARE LICENSING RENEWAL" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, NEW TECH SOLUTIONS INC., IN THE AMOUNT NOT TO EXCEED \$71,115.

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

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

(A) All Staff Health Services, Inc. - CS-23-02 Home Healthcare Services - Personal Care, Homemaker & Respite Services - Renewal

(B) CSI Catalano's Nurses Registry, Inc. - CS-23-02 Home Healthcare Services - Personal Care, Homemaker & Respite Services - Renewal

(C) Doviniti-J15:12, Inc. d/b/a Homewatch Caregivers of Southwest Broward - CS-23-02 Home Healthcare Services - Personal Care, Homemaker & Respite Services - Renewal

(D) Trinity Health Care Services, LLC. - CS-23-02 Home Healthcare Services - Personal Care, Homemaker & Respite Services - Renewal

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

(E) Ceres Environmental Services, Inc - AD-21-02 Disaster Debris Management Services - Non-renewal

(F) Crowder-Gulf Joint Venture, Inc - AD-21-02 Disaster Debris Management Services - Non-renewal

(G) D & J Enterprises, Inc. - AD-21-02 Disaster Debris Management Services - Non-renewal

(H) Eastern Waste System, Inc - AD-21-02 Disaster Debris Management Services - Non-renewal

(I) KDF Enterprises, LLC - AD-21-02 Disaster Debris Management Services - Non-renewal

(J) Southern Disaster Recovery, LLC - AD-21-02 Disaster Debris Management Services - Non-renewal

(K) Tetra Tech, Inc - AD-21-03 Disaster Recovery Monitoring and Reimbursement Assistance - Non-renewal

(L) T.F.R. Enterprises, Inc - AD-21-02 Disaster Debris Management Services - Non-renewal

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

19. MOTION TO APPROVE THE PROPOSED COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND THE BTU - BROWARD TEACHERS UNION FOR THE FOLLOWING SCHOOL YEARS 2025-26, 2026-27, AND 2027-28.

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

20. MOTION TO APPROVE THE MINUTES OF NOVEMBER 19, 2025, WORKSHOP AND REGULAR COMMISSION MEETING.

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

21. MOTION TO APPROVE AN AGREEMENT WITH H&R PAVING, INC., FOR THE MILLING AND RESURFACING OF THE FOLLOWING LOCATIONS: NW 172ND AVE AND PINES BLVD, THE TRAILS (SW 207TH TER AND NW 199TH AVE), AND WALDEN LAKE, UTILIZING PRICING ESTABLISHED BY THE CITY OF MIAMI IFB NO. 1115382, FOR AN AMOUNT NOT TO EXCEED \$1,162,830.22, WHICH INCLUDES \$4,266.00 FOR PAYMENT AND PERFORMANCE BONDS, AND A 10% OWNER'S CONTINGENCY IN THE AMOUNT OF \$105,324.02, AND TO APPROVE AN AGREEMENT WITH WEEKLEY ASPHALT PAVING, INC., FOR THE MILLING AND RESURFACING OF THE FOLLOWING LOCATIONS: HIATUS RD FROM PINES BLVD TO PEMBROKE RD, JOHNSTON ST FROM FLAMINGO RD TO HIATUS RD, AND JOHNSON ST FROM HIATUS RD TO PALM AVE, UTILIZING PRICING ESTABLISHED BY THE BROWARD COUNTY IFB NO. PNC2124420B1, FOR AN AMOUNT NOT TO EXCEED \$1,951,543.89, WHICH INCLUDES \$9,436.44 FOR PAYMENT AND PERFORMANCE BONDS, AND A 10% OWNER'S CONTINGENCY IN THE AMOUNT OF \$176,555.22, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.

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

22. MOTION TO AWARD IFB # RE-25-03 "REPLACEMENT OF WINDOWS AND DOORS TO IMPACT RATED MATERIAL AT VARIOUS CITY PARKS RE-BID" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, DAN ENTERPRISES TEAM LLC, IN THE AMOUNT NOT TO EXCEED \$906,721.14, WHICH INCLUDES A PAYMENT AND PERFORMANCE BOND IN AN AMOUNT NOT TO EXCEED \$17,793.48 AND A 10% OWNER'S CONTINGENCY IN THE AMOUNT OF \$80,811.61.

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

23. MOTION TO APPROVE THE 2025 CITY OF PEMBROKE PINES/SOUTHWEST FOCAL POINT SENIOR CENTER TRANSPORTATION OPERATING PROCEDURES (TOP).

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

24. MOTION TO AWARD IFB # CS-25-02 "INSTALLATION OF NEW PROPANE TANK" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, ALL FLORIDA CONTRACTING SERVICES, LLC, IN THE AMOUNT NOT TO EXCEED \$274,780, WHICH INCLUDES A 10% OWNER'S CONTINGENCY IN THE AMOUNT OF \$24,980.

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

25. MOTION TO AWARD IFB # PSPW-25-10 "ACADEMIC VILLAGE COOLING TOWER" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, CON-MECH INC., IN THE AMOUNT NOT TO EXCEED \$551,060.16, WHICH INCLUDES \$14,629.92 FOR THE PAYMENT AND PERFORMANCE BOND, AND A 10% OWNER'S CONTINGENCY FEE OF \$48,766.39.

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

26. MOTION TO APPROVE THE SOLE SOURCE PURCHASE OF HOLMATRO RESCUE EXTRICATION TOOLS AND EQUIPMENT FROM NORTH AMERICAN FIRE EQUIP, INC. DBA (NAFECO), INC., IN THE AMOUNT NOT TO EXCEED \$55,530, AND PURCHASE SUPERVAC 16" EXHAUST FANS FROM MUNICIPAL EQUIPMENT COMPANY, LLC, IN THE AMOUNT NOT TO EXCEED \$48,501, UTILIZING PRICING ESTABLISHED BY THE LAKE COUNTY CONTRACT NO. 22-730H, UTILIZING URBAN AREA SECURITY INITIATIVE (UASI) GRANT FUNDS, PURSUANT TO SECTIONS 35.18(C)(3) AND 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.

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

27. MOTION TO AWARD IFB # CS-25-04 "PEST CONTROL SERVICES FOR VARIOUS CITY LOCATIONS" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, ROLLINS, INC. DBA NORTHWEST EXTERMINATING CO, LLC, IN THE ANNUAL AMOUNT NOT TO EXCEED \$32,798.92, WHICH INCLUDES AN ANNUAL OWNER'S CONTINGENCY IN THE AMOUNT OF \$2,981.72.

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

28. MOTION TO AWARD IFB # TS-25-12 "VERTIV LIEBERT UPS" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, CONCOURSE TECH INC., IN AN AMOUNT NOT TO EXCEED \$204,167.25.

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

29. MOTION TO APPROVE THE FACILITY USE AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND BRAXTON COLLEGE INC.

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

30. MOTION TO APPROVE RECOMMENDATIONS OF THE PEMBROKE PINES ELEMENTARY, MIDDLE, ACADEMIC VILLAGE AND FSU ELEMENTARY CHARTER SCHOOL ADVISORY BOARDS FOR DISTRIBUTION OF THE 2025-2026 FLORIDA SCHOOL RECOGNITION PROGRAM (A+) FUNDS.

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

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

(A) PSUT-25-13 "MASTER LIFT STATION NO. 4 (MLS4) PUMP, MOTOR AND CONTROL PANEL REPLACEMENT"

(B) PSUT-25-15 "CARBON DIOXIDE, LIQUID, BULK DELIVERY"

(C) CS-25-06 "A/C MAINTENANCE AT THE PEMBROKE PINES HEALTH PARK"

(D) PD-25-06 "POLICE MOBILE COMMAND POST GENERATOR REPLACEMENT"

(E) RE-25-08 "PAVILION REPLACEMENT PROJECT AT VARIOUS PARKS"

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

32. MOTION TO APPROVE THE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AT FOUR CITY PARKS, AS IDENTIFIED IN THE CITY'S STRATEGIC PLAN, IN AN AMOUNT NOT TO EXCEED \$486,076.68, THROUGH PLAYCORE WISCONSIN CORPORATION D/B/A GAMETIME C/O DOMINICA RECREATION PRODUCTS, INC., UTILIZING OMNIA PARTNERS CONTRACT #2017001134, PURSUANT TO SECTION 35.18(C)(6) OF THE CITY CODE OF ORDINANCES.

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

33. MOTION TO AWARD IFB # RE-25-05 "PINES RECREATION CENTER RENOVATION" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, BEJAR CONSTRUCTION INC., IN THE AMOUNT NOT TO EXCEED \$1,480,184.16, WHICH INCLUDES THE COST TO PROVIDE PAYMENT AND PERFORMANCE BONDS IN THE AMOUNT OF \$26,431.86, AND AN OWNER'S CONTINGENCY IN THE AMOUNT OF \$132,159.30.

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

- 10.** MOTION TO APPROVE THE CHARTER SCHOOL 2025-2026 SCHOOL IMPROVEMENT PLANS FOR THE PEMBROKE PINES ELEMENTARY, FSU ELEMENTARY, MIDDLE, AND ACADEMIC VILLAGE CHARTER SCHOOLS; THE 2025-2026 PROACTIVE DISCIPLINE GUIDES FOR THE ELEMENTARY, MIDDLE AND FSU ELEMENTARY CHARTER SCHOOLS; THE 2025-2026 PARENT/STUDENT HANDBOOKS FOR THE ELEMENTARY, MIDDLE, FSU ELEMENTARY AND ACADEMIC VILLAGE CHARTER SCHOOLS, INCLUDING THE DISCIPLINE MATRIX AND THE BROWARD SCHOOL DISTRICT CODE OF CONDUCT FOR THE ACADEMIC VILLAGE; AND THE PEMBROKE PINES CHARTER SCHOOL WELLNESS POLICY FOR 2025-2026.

**A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to approve Item No. 10 amended as amended. The motion carried by the following vote:**

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

**Nay** 0

**A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to amend Item No. 10 to remove and delete any reference to the Promise Program. 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 1ST VOTE BEING TAKEN:**

Commissioner Schwartz read Item 10 into the record by title and spoke to thank the advisory boards, principals, and staff for their work and explained that recent changes to Broward County's disciplinary policies required clarification and alignment. Specific sections of the documents addressing student rights, behavior expectations, classroom-level discipline, and consequences for profanity. The Commissioner also spoke about the Broward County Promise Program still being referenced in the documents even though the county discontinued it in 2023 and requested confirmation from the city attorney that the commission could remove those references.

City Attorney Goren confirmed that the Commission had full legal authority to amend the charter school documents, explaining that the city owned and governed the charter programs. Mr. Goren stated that any necessary corrections, revisions, or clarifications could be made directly by the Commission during the meeting without sending the documents back for further review.

Mayor Castilo clarified the Commission's role as the governing board for the city's charter schools and explained that different school systems followed different disciplinary rules. He also mentioned that the recommendations before the Commission came from school principals and invited school administration to speak further on the disciplinary provisions and the Promise Program.

Assistant City Manager Jonathan Bonilla explained that the Promise Program had been sunset in late 2023 and that city charter school students were never eligible for it. He noted that although the Academic Village handbook referenced the program, it explicitly stated that charter students did not participate. He agreed that the reference should be struck from future documents for clarity.

Principal Peter Bayer explained that the Promise Program was a Broward County initiative intended as an alternative to suspension and was never used by the city's charter schools. He stated that the reference remained in the handbook only to avoid confusion for parents with



children in both county and charter schools. He added that the program had been discontinued because it was not effective and that both school leadership and local law enforcement had concerns about it potentially creating more problems than it solved.

**PRIOR TO THE 2ND VOTE BEING TAKEN:**

City Attorney Goren advised using “removed or deleted” instead of “strike” from the document for the record.

Commissioner Good stated that the success of the Promise Program was a matter of opinion and asserted that, based on personal knowledge, the program had been successful. The Commissioner explained that it provided alternatives for youth who got into minor trouble, allowing them to avoid permanent records while learning about consequences. He also noted that parents of participating children were very thankful for the program’s impact on their children’s future, and that the program was not terminated because it failed and should not be remembered as ineffective. Commissioner Good added that civil citation alternatives still existed for youth.

Police Chief Vargas confirmed that youth civil citations continued to exist through an inquiry from the Mayor.

Commissioner Rodriguez added that although the Promise Program had sunsetted, the effective components, such as counseling and additional student services remained in place, and only certain parts of the program were removed.

- 34.** MOTION TO RESCIND THE AWARD TO V-ENGINEERING CORP AS APPROVED AT THE AUGUST 6, 2025 MEETING, AND TO AWARD A CONTRACT TO ACOSTA TRACTORS INC., TO PROVIDE THE CONSTRUCTION OF TRAFFIC CALMING MEASURES AT PINES VILLAGE, IN THE AMOUNT NOT TO EXCEED \$478,006.66, UTILIZING PRICING ESTABLISHED BY THE CITY OF CUTLER BAY ITB NO. 23-10, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY’S CODE OF ORDINANCES.

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to defer Item No. 34. The motion carried by the following vote:**

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

**Nay** 0

Mayor Castillo acknowledged Item 19 on the consent agenda regarding passage of the Broward Teacher Union's Collective Bargaining agreement, making the starting teacher's salaries the third largest in the state of Florida.

PRIOR TO THE VOTE BEING TAKEN:

Commissioner Good read Item 34 into the record by title and stated that the decision to pull the item had been difficult despite its apparent benefits. The Commissioner noted recent developments and planned to seek colleagues' support for an upcoming motion. Commissioner Good then requested that staff provide a brief history explaining how the Pines Village locations were selected to receive roundabouts.

City Manager Dodge responded that community meetings had been held, some occurring prior to the strategic plan, and noted that one proposed location was being deferred because Broward County Utilities had not completed its work. City Manager Dodge called on the City Engineer to provide additional explanation.

City Engineer Carl Kennedy explained that the Planning and Engineering Departments had studied the Pines Village area and identified potential locations for traffic circles, roundabouts, and road diets. He stated that locations were selected based on areas with the highest cut-through traffic, driveway spacing, intersection width, and existing infrastructure constraints. He noted that the locations were identified approximately four years earlier and were selected strategically to balance traffic needs and physical feasibility.

Assistant City Manager Mike Stamm added that the City had conducted a community survey and multiple community meetings, recalling that the initial survey occurred around 2014. He explained that the evaluations considered driveway locations, roadway widths, and long-term infrastructure conditions, and confirmed that the selected locations stemmed from that earlier community engagement process.

Commissioner Good acknowledged familiarity with the prior studies but emphasized that the determinations were based on work conducted

roughly 12 years earlier. The Commissioner expressed caution, noted that recent community feedback showed mixed support for a roundabout, and that only one roundabout was now proposed due to ongoing Broward County construction. Commissioner Good highlighted that additional funds had recently been allocated for a new traffic calming study, mentioning that updated data could identify more effective or alternative solutions. The Commissioner additionally raised concerns about cost, timing, coordination with the County's construction, and the availability of future funding. Commissioner Good requested deferral of the item to allow further discussion with staff and alignment between past studies and forthcoming traffic analyses.

Assistant City Manager Mike Stamm added that the proposed improvements had also been evaluated as part of the Transportation Master Plan and were included within that broader planning effort. Mr. Stamm stated that the community had identified priority roads during a 2014 survey with a 60% response rate. He also explained that implementation had been delayed due to water and sewer projects and noted that the locations were reiterated during the 2021 Transportation Master Plan, which took a citywide, high-level approach rather than an in-depth neighborhood study.

Commissioner Good clarified that the Transportation Master Plan differed from the more detailed traffic study now being contemplated. He indicated that a motion to defer was forthcoming and stated his intent to support such a motion, emphasizing the long-standing traffic concerns in Pines Village and the need to get the project right before moving forward.

Mayor Castillo spoke in support of the deferral and asked when the item might be returned and whether a deferral to a future meeting was being requested. He expressed disappointment that the item had reached the agenda before alignment with the district commissioner and suggested improving coordination in the future.

Commissioner Good requested a general deferral without a date certain to allow the project to be presented at an upcoming community meeting, to gather feedback, to consult further with staff, and to better understand the scope of the planned traffic study.

Commissioner Schwartz weighed in on the matter and recalled that the roundabout had been discussed prior to COVID-19 and described how pandemic-related budget impacts halted capital projects citywide. The Commissioner expressed strong support for Pines Village receiving long-awaited traffic relief, agreed that deferral was prudent to avoid conflicts with county construction, and emphasized the importance of better communication and advance notice to district commissioners. Commissioner Schwartz expressed support for deferring the item for as long as Commissioner Good needed.

Commissioner Good reiterated appreciation for efforts to invest in community infrastructure and explained that the deferral was intended to align community feedback, staff coordination, and the upcoming traffic study before proceeding.

Commissioner Rodriguez asked about the anticipated completion timeline of the county's construction project and whether the City would have sufficient time to coordinate improvements without duplicative work.

Mr. Kennedy responded that the county project was expected to take approximately two years to complete and noted that prior attempts to coordinate directly with the county's contractor had been unsuccessful, but staff planned to approach the county again.

Commissioner Good agreed to engage with the county commissioner to assist with coordination.

City Attorney Goren clarified for the record that the motion before the Commission was to defer the item, not to table it, and that deferral stayed any legal action related to rescinding the contract. Mr. Goren explained that the item remained unchanged and would be returned when Commissioner Good deemed it ready, following completion of the identified steps.

Commissioner Schwartz made a Robert's Rules of Order inquiry regarding tabling versus deferring items.

Commissioner Good stated that staff would provide updates to the Commission as progress was made on the requested follow-up items.

City Attorney Goren clarified that, based on the substantive issues raised by Commissioner Good, all action contemplated under the main motion was legally stayed and that the motion to defer prevailed as a substitute motion.

Commissioner Schwartz requested that the City Manager provide monthly updates to the Commission on the status of the matter.

The City Manager agreed to provide updates to the Commission at least once a month after coordinating with Commissioner Good, according to his discretion.

#### **QUASI JUDICIAL CONSENT AGENDA:**

#### **ORDINANCES AND RESOLUTIONS:**

#### **SECOND READING ORDINANCES:**

**35. MOTION TO ADOPT PROPOSED ORDINANCE NO. 2025-16 ON SECOND AND FINAL READING.**

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

**A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to adopt Proposed Ordinance No. 2025-16 on Second and Final Reading. The motion carried by the following vote:**

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

**Nay** 1 - Commissioner Schwartz

Enactment No: 2055

## PRIOR TO THE VOTE BEING TAKEN:

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

Commissioner Schwartz asked to weigh in on the matter and said that after speaking with residents, he believed the threshold was too high and that the issue of splitting bids had not been properly addressed. Based on this feedback, the Commissioner stated that he could not support the item on second reading.

Mayor Castillo responded that he, too, had spoken with residents, who expressed gratitude and excitement that the city was finally moving forward with needed changes. The residents felt it was long overdue and appreciated that the city would be cutting red tape to deliver projects more quickly while maintaining integrity and internal controls.

**36. MOTION TO ADOPT PROPOSED ORDINANCE NO. 2025-17 ON SECOND AND FINAL READING**

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

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

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

Nay 0

Enactment No: 2056

PRIOR TO THE VOTE BEING TAKEN:

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

**FIRST READING ORDINANCES:**

**RESOLUTIONS:**

37. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-34.

PROPOSED RESOLUTION NO. 2025-R-34 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE MEMORANDUM OF AGREEMENT (“MOA”) BETWEEN THE CITY AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (“FDOT”) FOR THE WIDENING OF PEMBROKE ROAD PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to adopt Proposed Resolution No. 2025-R-34. 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: 3936

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Resolution 2025-R-34 into the record by title.

Commissioner Good raised concerns about the city's ownership of a portion of park land and asked the City Attorney to explain that the city held an ownership interest via plat dedication rather than a fee simple deed, meaning the city could vacate or quitclaim any rights to the land but held no absolute title.

City Attorney Goren clarified that vacating the plat or quitclaiming would relinquish any city rights, with no warranties or guarantees, effectively "walking away" from the property.

The following members of the public spoke on the item:

Kevin Foster, 1010 SW 88th Way Pembroke Pines, FL requested a noise wall along Douglas Road to mitigate traffic and hospital-related noise.

Claudia Vinitkiy-Calvo Project Manager Florida Department of Transportation (FDOT) explained that noise walls were limited to project boundaries, with separate studies required for other areas.

Stephen Card 1120 SW 87th Avenue, Pembroke Pines, FL and Mr. Stephen Straley (the HOA's legal counsel) confirmed ongoing discussions and collaboration with the city and FDOT regarding the land and noise wall placement.

Commissioner Good emphasized maintaining fairness for the community, and City Attorney Goren clarified that the commission could vacate or quitclaim the land to the HOA if desired, noting that while the parcel was small, it had some value.

Commissioner Good also spoke about how FDOT had sent a letter asking the city to enter into a Memorandum of Understanding (MOU) or Memorandum of Agreement (MOA), and that if the city refused, the DOT



might litigate to compel them to vacate. He noted that if the city divested ownership of the land to the HOA, it would no longer have any legal interest and would not be subject to litigation. City Attorney Goren responded affirmatively. The Commissioner suggested that transferring the land to the HOA could help the HOA finalize their project and eventually convey the land to the DOT at no cost. He asked his colleagues for support in quitclaiming the property to the HOA rather than FDOT.

Mr. Straley responded that they had not known the city could divest the land, but if the city did so, the HOA would accept it and later coordinate with the DOT to make a fair arrangement. Mr. Straley also confirmed that the land could then be conveyed to the DOT at no cost once everything was resolved.

Mayor Castillo stated that he felt unprepared to discuss such a significant change from the original agenda item, emphasizing their fiduciary duty to residents. The Mayor explained that the HOA had already resolved their title issue, and that the city had no right to dictate how the HOA used the land once it was theirs.

Commissioner Good acknowledged the Mayor's concern and explained that new information regarding both traffic impacts and community concerns was the reason for the proposed change in light of the new developments. Mayor Castillo still expressed discomfort with giving away city property without notice and considered it a "bridge too far."

Stephanie Gonzalez (DOT/Right-of-Way representative) addressed the Commission on behalf of Christina Brown and explained that the MOA allowed the DOT to acquire property on behalf of the city.

Commissioner Good questioned why the MOA was necessary to acquire private property and expressed concern about enforcing a no-cost sale, noting that the HOA's property was unrelated to the current agenda item. He suggested that the city should simply approve the resolution for the right-of-way and leave the HOA's property matters to the private parties involved. Ms. Vinitkiy-Calvo responded that the project had an expedited timeline with production scheduled for August 2027. Ms. Gonzalez added that without the MOA, the DOT could not make offers or proceed with acquisitions, and any delay could affect the

project schedule.

Mayor Castillo commented that approving the resolution would allow DOT to proceed and that the HOA's property decisions were private matters. He noted that overthinking the issue could unnecessarily complicate the process.

City Attorney Goren explained that the item before the Commission was an MOA between the City and the Department, allowing the delivery of any ownership interest the City had in the property to facilitate the DOT's design and construction of Pembroke Road. Mr. Goren clarified that this was legally separate from the HOA's issues, though relationships had been discussed.

Commissioner Good reflected on the history of similar land issues, emphasizing that developers often leave gaps in documentation, which can allow the DOT to assert leverage. The Commissioner explained that his intention was to support the HOA by giving them some advantage. Mayor Castillo responded that conveying public land to an HOA would be a "bridge too far" ethically.

Commissioner Schwartz acknowledged Commissioner Good's efforts and concerns, recounted prior experiences, including a long development delay on University Drive, where his intervention had helped the HOA and resulted in positive outcomes for the community. He expressed concern about setting a precedent for conveying public land to HOAs and noted the importance of allowing more discussion on this topic. The Commissioner also stressed the importance of moving forward with the property conveyance to avoid delaying major infrastructure projects. He encouraged the HOA and the DOT to negotiate in good faith, noting that the state had funds available and emphasizing the critical role of the project for traffic flow in the area. The Commissioner reflected on the City's history of supporting communities with projects like sound walls and highlighted the urgency of resolving the matter promptly.

Commissioner Good concluded by thanking his colleagues and the DOT for their efforts, stating he would not make a motion that day but remained focused on the MOA issue and land conveyance. He emphasized the importance of closure for the HOA and noted that he

might revisit the issue if necessary.

**38. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-45.**

PROPOSED RESOLUTION NO. 2025-R-45 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PROGRAM YEAR 2024 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. **PUBLIC HEARING REQUIRED**

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution No. 2025-R-45. 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: 3937

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Resolution 2025-R-45 into the record by title.

Mayor Castillo opened the public hearing.

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

Mayor Castillo closed the public hearing.

**40. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-48.**

PROPOSED RESOLUTION NO. 2025-R-48 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT WITH THE TOWN OF SOUTHWEST RANCHES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT WITH 6903 HANCOCK ROAD LENDING LLC, AS OWNER OF THE RESIDENTIAL PROPERTY LOCATED AT 6903 HANCOCK ROAD, IN THE TOWN OF SOUTHWEST RANCHES; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to adopt Proposed Resolution No. 2025-R-48. 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: 3938

**PRIOR TO THE VOTE BEING TAKEN:**

City Attorney Goren read Proposed Resolution 2025-R-48 into the record by title.

Mayor Castillo confirmed that the matter involved a single-family home located outside the municipal service area and then read key provisions of the agreement into the record, emphasizing that the city's provision of water and wastewater services would not create a service area in Southwest Ranches and that any changes in land use or zoning triggering prohibited or noxious uses would constitute a material breach of the agreement. The Mayor then highlighted explicit prohibitions against using the property for detention-related facilities, residential uses, or incinerator-related purposes, referencing specific restrictive covenants and ordinances adopted by the city.

Mayor Castillo opened the public hearing.

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

Mayor Castillo closed the public hearing.

**ADD-1** MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-49.

PROPOSED RESOLUTION NO. 2025-R-49 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; REQUESTING BROWARD COUNTY PUBLIC SCHOOLS TO RELEASE OR AMEND THE EDUCATIONAL MITIGATION TRI-PARTY AGREEMENT TO COMPLY WITH CHANGES IN STATE LAW AND TO ELIMINATE THE STUDENT STATION FEES WITHIN THE AGREEMENT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**A motion was made by Commissioner Good Jr., seconded by Mayor Castillo, to adopt Proposed Resolution No. 2025-R-49. 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: 3939

## PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-49 into the record by title.

Mayor Castillo explained that the Broward County Public School Educational Tri-Party Agreement was originally created many years earlier to help fund new school seats, but that the school district had since been constrained from building additional capacity, making the agreement a barrier to development in the city's regional activity center and City Attorney Goren confirmed the accuracy of the Mayor's comments. Mayor Castillo then discussed that the city was also bound by the agreement and since it lacked a termination date, he raised legal concerns about its enforceability and stressed that the mitigation fees were intended as an exchange for specific performance rather than a windfall. City Attorney Goren confirmed the type of agreement was called an illusory contract. Mayor Castillo additionally clarified that adoption of the resolution would require the city to transmit the resolution to the school district, which would then be responsible for taking action, and acknowledged that while the district was obligated to consider the request, there was no certainty they would do so.

Vice Mayor Hernandez asked for clarification that the item was a resolution to be sent to the school district and that any subsequent action would rest with the district, acknowledging that while the district was obligated to consider the request, there was no guarantee of action.

City Attorney Goren responded that the resolution would be sent to the school district and explained that, as a matter of intergovernmental coordination, the school district should review and respond to it, though there was no guarantee they would take action. Mr. Goren also responded that the school district had an obligation to consider the city's request as a co-equal governmental body.

Vice Mayor continued to speak as a parent of two public school children. He expressed embarrassment and frustration with the process and little confidence in the school district's responsiveness, but nevertheless stated support for the resolution.

Mayor Castillo commented about changes in state law and an attorney general's opinion indicating that agreements requiring school capacity mitigation were unenforceable if the school board did not intend to build new seats; emphasizing that the mitigation fees were meant to fund specific performance rather than function as a gift.

City Attorney Goren confirmed that the city had reviewed the relevant state law, recent legislation, and the attorney general's opinion, which appeared clear on the issue, but cautioned that the school district was not legally required to act on the resolutions sent by individual cities.

Vice Mayor Hernandez questioned whether the existence of an attorney general's opinion required the school district to take action on resolutions sent by the cities, noting skepticism that this would occur in practice. The Commissioner asked whether the school district had acted on resolutions from other cities and acknowledged there was no clear answer, aside from a recent workshop.

Commissioner Rodriguez inquired whether any action had been taken on resolutions submitted by other cities, and City Attorney Goren responded that he did not yet have an answer.

Mayor Castillo added that the school district appeared to be seeking alternative ways to continue collecting the money despite not building capacity, while developers would otherwise remain burdened with millions of dollars in fees that deter city center development.

Assistant City Manager Mike Stamm reported that staff and the City Attorney's Office attended a recent school board meeting where no substantive action was taken other than forming another working group, reinforcing the need for the city to formally urge action through the resolution. Mr. Stamm noted that other cities, particularly Oakland Park, had experienced delayed projects and lost developers due to the fees, and that remaining developable land in the city center made prompt action prudent.

Commissioner Schwartz reflected on the agreement's 20-year history, cautioned against litigation, and advocated a collaborative approach by inviting specific school board members to a future city commission

meeting to discuss the resolution publicly.

*City Administration Direction*

The Commission gave direction to the City Manager to email, send a letter, and invite the district two school board member and the two large school board members to the next Commission Meeting as a collaborative effort to discuss the resolution.

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

Commissioner Rodriguez reported that she was unable to attend the Director's League meeting due to a scheduling conflict with the Commission Meeting. She explained that the primary topic discussed was property taxes, following conversations with the property appraiser, and noted that the discussion was similar to prior ones. She stated that the League planned to document the discussion in its minutes and that its focus would be on statewide efforts to educate residents about potential property tax issues expected in November of the following year.

Mayor Castillo reported that he was in preparation to attend the US Conference of Mayors' winter meeting in Washington D.C. and asked the Commission for any topics he would like him to discuss.

Commissioner Rodriguez also reported that she would be attending Broward Days and invited colleagues to share any topics they wished her to raise, coordinating with administration and lobbyists as needed.

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



Mayor Castillo raised the issue of union contract negotiations and asked the city manager for an update, specifically regarding concerns that union representatives were not being granted time to attend city negotiation meetings.

City Manager Dodge responded that he had consulted with the city's labor attorney and was advised that it was inappropriate to discuss contract details during ongoing negotiations. He stated that the city was still waiting to hear from the FOP.

Mayor Castillo also expressed strong concern and stated that it was inappropriate for elected union representatives to be required to use annual or personal leave to perform their representative duties. He emphasized his respect for the police department while making clear that he did not want such practices to continue and requested a private discussion with the city manager and city attorney to better understand the situation.

In response, City Manager Dodge clarified that reports about union representatives being denied time were inaccurate, explaining that only one employee had not been granted time due to being on administrative leave, which was not permissible under police policy.

## **COMMISSION ITEMS:**

- 42.** COMMISSIONER JAY D. SCHWARTZ ITEM #1: THE CITY COMMISSION RECENTLY ADOPTED A SERIES OF REVISIONS TO CHAPTER 35 OF THE CITY'S CODE OF ORDINANCES, ALSO KNOWN AS THE CITY'S PROCUREMENT CODE OF THE CITY OF PEMBROKE PINES. ABSENT FROM THE RECENT REVISIONS, THERE WERE PROVISIONS THAT WOULD FURTHER SEEK TO PROTECT THE PUBLIC INTERESTS BY EMBRACING CERTAIN ADDITIONAL ETHICAL REQUIREMENTS AND TRANSPARENCY AFFECTING THE CITY'S PROFESSIONAL STAFF AND EMPLOYEES IN THE CONTEXT OF THE CITY'S CONTINUING ACQUISITION OF GOODS AND SERVICES.

IN THAT REGARD, COMMISSIONER SCHWARTZ WILL MOVE TO ADD LANGUAGE TO THE CITY CODE, TO REQUIRE THAT IN ALL CITY PROCUREMENTS, ALL CITY EMPLOYEES, AS PUBLIC OFFICERS, SHALL NOT INVEST OR HOLD ANY INVESTMENT, DIRECTLY OR INDIRECTLY IN ANY FINANCIAL BUSINESS, COMMERCIAL OR OTHER PRIVATE TRANSACTION WITH ANY VENDOR OF GOODS OR SERVICES TO BE PROVIDED TO THE CITY THAT CREATES A CONFLICT WITH ONE'S OFFICIAL DUTIES AS A CITY EMPLOYEE AND AS A PUBLIC OFFICER. FURTHER, EACH CITY EMPLOYEE AS A PUBLIC OFFICER IN SUCH SITUATIONS SHALL DISCLOSE ALL SUCH PERSONAL RELATIONSHIPS IN ANY INSTANCE WHERE THERE COULD BE A CONFLICT OF INTEREST OR AN APPEARANCE OF A CONFLICT IN CONNECTION WITH ANY SUCH CITY PROCUREMENT OF GOODS AND SERVICES.

**No action was taken on Item No. 42.**

Commissioner Schwartz explained that he had conducted independent research and, with coordination from the city attorney's office, identified a code of ethics ordinance adopted by the City of Tamarac in 2007. He noted that Tamarac's city attorney at the time was the same individual currently serving the city, which made the reference particularly relevant. The Commissioner stated that his goal was to explore whether the city should codify ethical standards for employees within the city's code of ordinances, rather than relying solely on the employee handbook. He referenced the city attorney's memo, which indicated the city's authority to amend its own code of ethics and introduce policies to address procurement-related conduct. Commissioner Schwartz proposed adding language to the procurement code to require city employees, as public officers, to avoid financial interests or relationships that could create conflicts of interest with city vendors and to require disclosure where conflicts or appearances of conflicts might exist. He then asked his colleagues whether the city should follow Tamarac's approach by formally codifying these ethical requirements.

Commissioner Rodriguez said she had questions pertaining to the item and inquired if Commissioner Schwartz was proposing to include the code of ethics with the city's procurement code.

City Attorney Goren responded that amending the procurement code was a valid avenue if the commission wished to proceed in that direction. He indicated that he and Deputy City Attorney Horowitz could provide further clarification and deferred to Mr. Horowitz to give a more detailed explanation of the legal context and implications.

Commissioner Rodriguez said based on her review of the agenda item and the questions she raised, that much of what was being proposed appeared to already exist within the ethics policy. For clarification, the Commissioner asked if those provisions were being incorporated into the procurement code.

City Attorney Horowitz provided historical and legal context regarding ethics regulations, explaining that Tamarac adopted a general code of ethics for employees in 2007 and that subsequent changes at the county and state levels addressed many ethics issues. He noted that the

Broward County Charter authorized, but did not require, the County to adopt a code of ethics applicable to municipal employees, and that the County had not exercised that authority. He explained that Chapter 112, Florida Statutes, already governed many ethics matters, including conflicts of interest, doing business with one's own agency, and material ownership thresholds, and applied to elected officials and certain public employees. He stated that the City Commission had the legal authority to adopt its own ethics code for employees, provided it did not conflict with county action, but emphasized that many of the issues under discussion were already addressed by state law.

Commissioner Rodriguez questioned what specific requirements would be included, acknowledging that Form 6 was not under consideration but that Form 1 could be part of the proposal. The Commissioner expressed uncertainty about what Commissioner Schwartz's exact suggestion was and specifically pointed out that the legislature had never sought to impose the Form 6 requirement on municipal employees.

Deputy City Attorney Horowitz cautioned that adopting duplicative provisions might add little value unless the City intended to impose stricter standards and indicated that additional clarity was needed regarding the purpose, scope, and implementation of any proposed amendment. He also clarified financial disclosure requirements, noting that Form 6 was not applicable to municipal employees and that Form 1 applied only to certain senior or procurement-related positions. He concluded by emphasizing the need for clearer direction from the commission regarding whether the intent was to supplement existing state law or impose stricter local requirements.

Commissioner Rodriguez continued to inquire about the Commissioner's proposal and Commissioner Schwartz responded that codifying elements of the employee handbook into the city's code of ordinances would add accountability and deterrence, set the city apart from others, and provide greater public confidence. While acknowledging that the proposal was conceptual and vague, he expressed openness to further discussion, workshops, and refinement with staff, the city attorney, and comparative review of county and other municipal practices, stressing that the goal was to strengthen existing safeguards without overburdening employees or being overly invasive.

Mayor Castillo emphasized the need to identify a real problem before adopting a new ordinance, cautioning against solutions that merely duplicated state ethics laws. He questioned whether Tamarac represented a true best practice, expressed concern about impractical requirements for employees; especially regarding retirement account holdings, and noted that procurement misconduct was already illegal and prosecutable. While supporting strong ethics standards, he urged a targeted approach to address specific gaps, encouraged collaboration with staff and auditors, and concluded that he opposed an ordinance that simply restated state law without adding meaningful value.

Commissioner Schwartz emphasized that any individual action on ethics issues required the support of three commissioners and clarified that no one could unilaterally direct staff. The Mayor responded and encouraged consultation with staff, the city manager, and auditors to identify specific gaps in processes, particularly within procurement, and stressed that ethics rules should target real problems rather than merely restate state law. He opposed passing an ordinance that added no value and urged a focused approach to address concrete issues. The mayor suggested that ethics training for staff could fill existing gaps and recommended exploring practical methods, such as online or in-house training, rather than creating new ordinance requirements.

Vice Mayor Hernandez commented that he expressed confidence in existing state law.

Commissioner Good acknowledged the conversation's value, recognized the need for local awareness of ethics standards, and agreed that ethics training could reinforce understanding even when state law existed.

Commissioner Schwartz spoke in support of local awareness and supported ethics training to reinforce standards and that he would bring an item back in January or February.

**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 - 10:46 P.M.**

**CITY OF PEMBROKE PINES**

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**Gabriel Fernandez  
City Clerk**