

# City of Pembroke Pines, FL

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



## Meeting Minutes - Final

**Wednesday, September 17, 2025**

**6:00 PM**

**4:00 PM Shade Session, 6:00 PM 2nd Bgt. Hearing, 6:30 PM Regular  
Comm. Mtg. [Or upon adjournment of 2nd Bgt. Hearing]. Item 4  
revised, Item 11 pulled by Admin. on 9/16/25. Ex. 2 on Item 14 updated,  
Exs. 1 & 4 on Item 15 updated on 9/17/25.**

**Commission Chambers**

### **City Commission**

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

**4:00 PM SHADE SESSION CALLED TO ORDER****ROLL CALL**

Also present: City Manager Charles F. Dodge, City Attorney Samuel Goren, Assistant City Attorneys Jacob Horowitz and Michael Cirullo, City Clerk Debra Rogers, and Deputy City Clerk Gabriel Fernandez

Special Counsel Cindy Laquidara and Paige Cham with the Akerman Law Firm.

Olivia Massaro, Court Reporter from Esquire Deposition Solutions, LLC, was in attendance.

THE MAYOR AND MEMBERS OF THE PEMBROKE PINES CITY COMMISSION, CITY MANAGER, CITY ATTORNEY SAMUEL S. GOREN, ASSISTANT CITY ATTORNEYS, MICHAEL D. CIRULLO, JR., AND JACOB HOROWITZ, ALONG WITH SPECIAL LEGAL COUNSELS CINDY LAQUIDARA, PAIGE CHAM AND WILLIAM HANDLE OF THE AKERMAN LAW FIRM WILL MEET IN A SHADE SESSION PURSUANT TO SECTION 286.011(8), F.S., TO DISCUSS PENDING LITIGATION IN THE CASES OF: CITY OF PEMBROKE PINES, FLORIDA VS. THE CITY OF HOLLYWOOD, FLORIDA, BROWARD CIRCUIT CASES NOS. 01-014030; 18-002017; AND 18-015330; AND APPELLATE COURT CASE NOS. 4D23-2252; 4D24-1064; 4D24-0715; and 4D25-1891 IN THE 4TH DISTRICT COURT OF APPEAL.

DATE: WEDNESDAY, SEPTEMBER 17, 2025

TIME: 4:00 PM (PRIOR TO THE SECOND BUDGET HEARING AND REGULAR CITY COMMISSION MEETING OF SEPTEMBER 17, 2025)

PLACE: CITY OF PEMBROKE PINES  
CITY HALL FIRST FLOOR  
COMMISSION CHAMBERS  
601 CITY CENTER WAY  
PEMBROKE PINES, FL 33025

The City Clerk and the public left the room.

Recess into Shade Session: **4:02 PM**

Reconvened the Shade Session: **4:35 PM**

Shade Session adjourned: **4:41 PM**

## **6:00 PM SECOND BUDGET HEARING 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

**BPH-1** SECOND PUBLIC HEARING ON ADOPTING A TENTATIVE BUDGET AND PROPOSED MILLAGE RATE FOR THE FISCAL YEAR 2025-26 FOR THE CITY OF PEMBROKE PINES, FLORIDA.

PURPOSE: RECOMPUTE AND PUBLICLY ANNOUNCE PROPOSED OPERATING MILLAGE RATE OF 5.6690, WHICH IS 6.34% ABOVE THE ROLLED-BACK MILLAGE RATE OF 5.3312, AND DEBT SERVICE MILLAGE RATE OF 0.2862, AS WELL AS AMEND AND ADOPT TENTATIVE BUDGET FOR GENERAL FUND, UTILITY FUND, AND ALL OTHER FUNDS OF THE CITY OF PEMBROKE PINES, AND INVITE THE PUBLIC TO SPEAK REGARDING THE PROPOSED MILLAGE AND BUDGET.

City Attorney Goren read the Budget Public Hearing item into the record by title. The purpose of the hearing was to adopt a tentative budget for the General Fund, Utility Fund, and all other funds for the 2025-26 Fiscal Year.

The following rates were publicly announced:

Millage: **5.6690** which is **6.34%** above the rolled-back rate of **5.3312**.  
Debt Service Millage Rate: **0.2862**.

**SECOND READING ORDINANCES:**

1. MOTION TO ADOPT PROPOSED ORDINANCE NO. 2025-12 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2025-12 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ESTABLISHING THE OPERATING MILLAGE RATE OF 5.6690 OR \$5.6690 PER THOUSAND DOLLARS OF TAXABLE ASSESSED PROPERTY VALUE, WHICH IS 6.34% ABOVE THE ROLLED-BACK RATE OF 5.3312, FOR THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO THE 2025-2026 CITY BUDGET, IN ACCORDANCE WITH CHAPTER 200, FLORIDA STATUTES; AND ESTABLISHING THE DEBT SERVICE MILLAGE RATE OF 0.2862 FOR DEBT SERVICE ON THE GENERAL OBLIGATION BONDS APPROVED BY THE ELECTORATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to adopt the Second and Final Reading Proposed Ordinance 2025-12 establishing the Millage rate as stated in the original motion. 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: 2051

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-12 into the record by title.

Mayor Castillo opened the public hearing.

The following member of the public spoke on the public hearing item:

Marc Magnone, 1162 NW 182nd Way, Pembroke Pines, FL

Mayor Castillo thanked Mr. Magnone for bringing his concerns forward. Commissioner Rodriguez mentioned that further discussions regarding the parks would continue after the adoption of the budget.

Mayor Castillo then closed the public hearing.

Commissioner Schwartz spoke about the Commission's directive for him to meet with the city administration concerning identified savings in the proposed budget. He referenced a 74-page questionnaire submitted to department heads, and the 29 pages of responses received. He requested that this information be included in the backup documentation and attached to the minutes of Budget Item #1, which was approved without objection.

Commissioner Schwartz went on to highlight potential savings of approximately \$2.4 million based on his findings. The Commissioner said that City Manager Dodge advised him to bring the matter before the Commission for discussion.

Mayor Castillo asked the City Clerk to provide the document referenced by Commissioner Schwartz. Commissioner Schwartz responded that the document had been emailed the previous day and continued to present his findings. He cited a \$1 million capital improvement project for elevator upgrades at the Howard C. Forman Campus, and another \$1 million allocated for legislative initiatives related to road infrastructure.

Mayor Castillo asked the City Manager whether the road infrastructure

funding had previously been submitted as a Legislative item. City Manager Dodge confirmed it had been included in last year's legislative request and was being resubmitted for the upcoming session. He did not recommend removing the item, as it supported onsite safety improvements at the park, including road widening and sidewalk installations.

Commissioner Schwartz suggested the funds could represent potential savings if the State approved the Legislative request and wanted it noted that the project would save the city \$1 million if approved.

Mayor Castillo asked for clarification on whether the funding was being included in both the city budget and the Legislative request. City Manager Dodge confirmed the improvements would proceed regardless of the State's decision. He explained that funding would come from campus rental revenues rather than ad valorem taxes.

Commissioner Schwartz requested that the funds be earmarked as potential savings if the Legislative request was approved. He also discussed the Hayden Glades agreement, referencing Sections 11.1 and 11.8, which addressed asset maintenance prior to closing and stucco repairs, respectively. He mentioned a potential \$1 million in savings if the transaction is finalized, noting that Hayden Glades would be responsible for certain repairs such as the elevators specified in the agreement.

City Manager Dodge stated that if the transaction closed, the funds would return to the City. However, if the deal did not close, the funds would still need to be earmarked. He also noted the facility is over 20 years old and would require substantial improvements. Hayden Glades, he said, had conducted its own analysis which was included in the purchase acquisition. Commissioner Schwartz then spoke about the agreement Hayden Glades made for \$10 million and the Commissioner said he looked forward to closing on the item.

Commissioner Schwartz discussed the \$400,000 bond refinancing and explained that the advertised debt amount had not been lowered in anticipation of closing. However, residents would see savings once the debt was finalized. The Commissioner proposed a millage rate of 0.46000 to neutralize the rate and reduce the millage down to 5.6450

and asked the City Manager if it was feasible. City Manager Dodge responded that the adjustment would not affect the ad valorem rate but would gradually reduce the debt service rate in future years. Mr. Dodge said he recommended maintaining the current advertised millage and debt service rates. The City Manager also noted the uncertainty regarding potential State budget cuts and cautioned that it might be unwise to change rates now, given that the debt service rate would only result in saving approximately 41 cents per month for residents.

Commissioner Schwartz, referring to the perspective of the City Manager and his constituents, stated that he could not support the budget item without the proposed adjustment.

Mayor Castillo spoke about his efforts to reduce the millage rate in previous budgets, emphasizing that he raised his concerns well in advance, starting with the budget visioning process and the TRIM notice. The mayor mentioned that budgets have been presented with options for the Commission to consider in order to meet millage rate goals. Mayor Castillo then pointed out that the Commissioner did not raise concerns about the millage until the first reading of the proposed ordinance, and without addressing the Police and Fire budgets. He also referenced the lack of using the Monday Night Memo, which would have provided the Commission with an opportunity to review staff's questions and responses regarding the budget but was distributed with very little time for review.

Additionally, Mayor Castillo outlined the steps he personally took in previous budget cycles to propose millage adjustments early, so the Commission could address these concerns during budget visioning hearings and reflect their decisions in the TRIM notice, allowing staff to present viable options.

Vice Mayor Hernandez clarified that a previous motion was still on the floor.

Commissioner Schwartz noted when the documentation had been provided to the Commission for review and requested it be included in the backup to ensure public accessibility. He also responded to the claim that he hadn't raised budgetary concerns earlier, citing previous workshops where he discussed vendor contract contingencies,

specifically, the 10% owner's contingency and how it was rarely achieved.

Further discussion ensued regarding whether the millage rate had been addressed before the first budget hearing or TRIM notice. Commissioner Schwartz said he had inquired with the City Manager in June about possible delays in the reading due to pending state numbers.

City Manager Dodge, speaking through the mayor, stated he did not recall the conversation. He reminded the Commission that the TRIM notice had been unanimously approved in June, and the proposed budget was published on August 1, 2025. He added that there was sufficient time to raise budget concerns publicly or with the City Manager before the hearing, which had not occurred.

The city manager further noted that while \$1.3 million in potential savings had been discussed, there was no clear directive on how to implement them. The Commission had agreed that Commissioner Schwartz would meet with him to identify cost-saving measures. That meeting yielded only \$400,000 bond refinance savings, which would not affect the current year but would reduce the debt service millage in future years.

City Manager Dodge also cautioned that economic uncertainties such as declining property values or changes in homestead exemptions could affect city services and recommended leaving the millage rate unchanged.

Commissioner Schwartz proposed an amended motion to reduce the millage rate to 5.6250, but the motion died for lack of a second.

Vice Mayor Hernandez thanked and supported the City Manager and staff for producing a budget that reflects community values.

Mayor Castillo also expressed appreciation to City Manager Dodge for preparing a well-balanced budget, commending his efforts to avoid a millage rate increase despite a significant \$20 million deficit. He acknowledged the work done to account for inflation and a slightly reduced rate for residents.

Commissioner Rodriguez thanked the administration and Assistant City Manager/Finance Director Lisa Chong, as well as the public for



participating in the Budget Hearing and Regular Commission Meeting. She commented that the budget would be made available online and encouraged residents with questions pertaining to the current budget or future budgets to contact the Finance Department at [budget@ppines.com](mailto:budget@ppines.com) [<mailto:budget@ppines.com>](mailto:budget@ppines.com).

Mayor Castillo confirmed with City Attorney Goren that a 4/5ths vote was required to adopt the Fiscal Year 2025-2026 Budget, and City Attorney Goren affirmed.

**2. MOTION TO ADOPT PROPOSED ORDINANCE NO. 2025-13 ON SECOND AND FINAL READING.**

PROPOSED ORDINANCE NO. 2025-13 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ADOPTING THE BUDGET FOR FISCAL YEAR 2025-2026; AND ADOPTING THE FIVE (5) YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF PEMBROKE PINES, FLORIDA, IN ACCORDANCE WITH §5.08 OF THE CITY CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Schwartz, to adopt the Proposed Ordinance 2025-13 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: 2052

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-13 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.

The second budget hearing adjourned at 6:39 PM

**6:39 PM REGULAR MEETING CALLED TO ORDER [Or at such time as the Second Budget Hearing adjourns].**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mr. Marcos Rodriguez of the Franklin Academy-Pembroke Pines.

**NATIONAL ANTHEM**

The National Anthem was performed by the Franklin Academy Chorus.

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

11.

**[ITEM PULLED BY ADMINISTRATION]** MOTION TO APPROVE THE PURCHASE AND INSTALLATION OF OFFICE FURNITURE, FOR VARIOUS AREAS WITHIN THE POLICE DEPARTMENT, FROM PRADERE DESIGNER WORKSPACES, IN THE AMOUNT NOT TO EXCEED \$206,139.56, WHICH INCLUDES \$21,732.42 FOR DELIVERY AND INSTALLATION AND A 10% OWNER'S CONTINGENCY AMOUNT OF \$18,739.96, UTILIZING PRICING ESTABLISHED BY THE STATE OF FLORIDA ALTERNATE CONTRACT SOURCE #56120000-24-ACS, VIA THE STATE OF NEW YORK, OFFICE OF GENERAL SERVICES AWARD # 23295, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.

City Clerk Rogers announced Item 11 was pulled by administration.

## **PRESENTATIONS:**

### **PRE-1**

PRESENTATION NO 1: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO LIZA ERAZO, BROWARD COUNTY LATIN ENTREPRENEURS, RECOGNIZING SEPTEMBER 15 THRU OCTOBER 15, 2025 AS NATIONAL HISPANIC HERITAGE MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo, joined by Vice Mayor Hernandez and Commissioner Rodriguez, presented a proclamation to Liza Erazo in recognition of Broward County Latin Entrepreneurs, in celebration of Spanish Heritage Month in the City of Pembroke Pines.

Mayor Castillo spoke about the importance of celebrating all heritages and emphasized the value of unity when each culture is recognized and honored.

Commissioner Good also took a moment to thank Ms. Erazo for her meaningful contributions to the Veterans community.

To commemorate the occasion, the Mayor and Commission took photos with Ms. Erazo.

Additionally, Mayor Castillo welcomed Bina Fink from Senator Geller's office. Ms. Fink, along with her guests, was invited to address the Commission and audience in Spanish.

### **PRESENTATION TO CITY CLERK DEBRA ROGERS**

Mayor Castillo presented a surprise special proclamation to Debra Rogers in recognition of her outstanding service to the City of Pembroke Pines. Debra began her career with the city in 2001 in the Community Services Transportation Department. In 2004, she joined the City Clerk's Office as a Clerical Specialist and was quickly promoted to Deputy City Clerk in 2005. Her dedication and leadership ultimately led to her appointment as City Clerk in 2024.

Throughout her career, Debra has been celebrated for her professionalism, exceptional organizational skills, and unwavering commitment to transparency in government operations. In honor of her upcoming retirement, Mayor Castillo officially declared September 30, 2025, as Debra Rogers Day in the City of Pembroke Pines.

City Clerk Debra Rogers expressed her heartfelt gratitude to the City Manager, City Attorney, Mayor, City Commission, and her dedicated

staff for the meaningful recognition. She took time to capture the moment with photos alongside Mayor Castillo, her current team, and former colleagues from the Town of Southwest Ranches.

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

### **ANNOUNCEMENTS**

Commissioner Schwartz announced that West Broward High School was given the honor of participating in the 2027 London New Year's Day Parade.

Mayor Castillo, through the City Manager, extended an invitation for the group to perform the National Anthem at an upcoming City Commission meeting.

Commissioner Good recognized the achievements of the Hispanic community, highlighting the challenges they have faced. He expressed heartfelt appreciation to his Cuban wife for helping to instill strong Hispanic values throughout their marriage.

Commissioner Rodriguez announced a Hispanic Heritage event scheduled for September 27, 2025, from 5:00 PM to 9:00 PM, at the Charles F. Dodge City Center.

Mayor Castillo took a point of personal privilege to send warm wishes to his wife in celebration of their 36 years of marriage.

Commissioner Schwartz also took a point of personal privilege to share his congratulations on celebrating 26 years of marriage with his wife, Stacey.

## **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:**

1. MOTION TO APPROVE THE PURCHASE OF ONE (1) CROWN SC 5700 SERIES FORKLIFT FROM CROWN EQUIPMENT CORPORATION DBA CROWN LIFT TRUCKS, IN THE AMOUNT NOT TO EXCEED \$46,108, WHICH INCLUDES SHIPPING; UTILIZING PRICING ESTABLISHED BY THE SOURCEWELL CONTRACT # 053024-CRO, PURSUANT TO SECTIONS 35.18(C)(6) OF THE CITY'S CODE OF ORDINANCES.

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

2. MOTION TO APPROVE A PUBLIC USE ENCROACHMENT AGREEMENT WITH BOYD PANCIERA FUNERAL HOME.

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

3. MOTION TO APPROVE THE PAYMENT OF ADVANCED PLACEMENT (AP) EXAMS FROM SOLE SOURCE VENDOR, THE COLLEGE BOARD, FOR AP TESTING AT THE CHARTER HIGH SCHOOL FOR THE 2025-2026 SCHOOL YEAR IN THE AMOUNT OF \$126,500 PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S CODE OF ORDINANCES.

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

4. MOTION TO APPROVE THE MINUTES THE SEPTEMBER 3, 2025, 1ST BUDGET HEARING AND REGULAR COMMISSION MEETING MINUTES.

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

5. MOTION TO APPROVE AN AGREEMENT WITH BIRCHMORE GROUP, INC., FOR A SNOW PLAY AREA WITH 16 TONS OF SNOW, SNOW SLIDE, AND LABOR AND DELIVERY, FOR THE SNOWFEST EVENT TO BE HELD AT CHARLES F. DODGE CITY CENTER ON DECEMBER 6, 2025, IN AN AMOUNT NOT TO EXCEED \$26,210, PURSUANT TO SECTION 35.18(C)(7) OF THE CITY'S CODE OF ORDINANCES.

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

6. MOTION TO APPROVE THE PURCHASE OF PRACTICE AND DUTY AMMUNITION FOR THE POLICE DEPARTMENT'S TRAINING UNIT AND SWAT TEAM FROM LAWMEN'S & SHOOTER'S SUPPLY, INC. AND SSD INTERNATIONAL INC. IN THE AMOUNT NOT TO EXCEED \$355,347.98, UTILIZING PRICING ESTABLISHED BY THE STATE OF FLORIDA TERM CONTRACT # 46000000-21-STC "DEFENSE PRODUCTS", PURSUANT TO SECTION 35.18(C) OF THE CITY'S CODE OF ORDINANCES.

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

7. MOTION TO APPROVE REQUEST TO ADVERTISE SOLICITATION(S):  
  
(A) TS-25-17 "VEEAM SOFTWARE SUPPORT AND MAINTENANCE RENEWAL"

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

8. MOTION TO APPROVE THE PURCHASE OF TESTING MATERIAL FOR THE CAMBRIDGE PROGRAM AT THE CITY OF PEMBROKE PINES CHARTER SCHOOLS FROM THE UNIVERSITY OF CAMBRIDGE FOR THE ESTIMATED AMOUNT NOT TO EXCEED \$341,166.45 FOR THE 2025-2026 SCHOOL YEAR PURSUANT TO SECTIONS 35.18 (C)(7)(A) AND 35.18 (C)(7)(J) OF THE CITY'S PROCUREMENT CODE.

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

9. MOTION TO APPROVE THE PURCHASE OF LANSCHOOL AIR SOFTWARE SUBSCRIPTION LICENSES, INCLUDING TECHNICAL SUPPORT FROM LENOVO, FOR USE AT THE CITY OF PEMBROKE PINES CHARTER ELEMENTARY SCHOOLS, MIDDLE SCHOOLS, AND ACADEMIC VILLAGE CHARTER SCHOOL, FOR THE 2025-26 SCHOOL YEAR, IN THE AMOUNT OF \$26,710, PURSUANT TO SECTIONS 35.18(C)(7)(H) AND 35.18(C)(7)(I) OF THE CITY'S PROCUREMENT CODE.

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

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

- (A) Avis-Budget Group, Inc. - Rental of Vehicles for Police Department - Renewal
- (B) Broward County - Community Shuttle Service - Renewal
- (C) ESO Solutions, Inc. - Record Management Software - Renewal
- (D) Granicus, LLC - Legistar Software Maintenance - Renewal
- (E) NCS Pearson, Inc. (Certiport) - Certification Assessment & Training - Renewal
- (F) Vertiv Corporation - City Data Center Hot Containment Aisle Power & Cooling Maintenance - Renewal

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

**12. MOTION TO APPROVE THE PURCHASE OF TWO (2) CHILLERS FOR THE A/C SYSTEMS AT THE ACADEMIC VILLAGE HIGH SCHOOL CAMPUS FROM TRANE U.S. INC., IN THE AMOUNT NOT TO EXCEED \$1,685,574.50, WHICH INCLUDES A CONTINGENCY IN AN AMOUNT EQUAL TO \$151,199.50 AND THE COST OF THE PAYMENT BOND AND PERFORMANCE BOND IN THE AMOUNT OF \$22,680, UTILIZING PRICING ESTABLISHED BY OMNIA CONTRACT # 3341 "HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES", PURSUANT TO SECTION 35.18(C)(6) OF THE CITY'S CODE OF ORDINANCES.**

**A motion was made to approve on the 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

**QUASI JUDICIAL CONSENT AGENDA:**



- 13.** MOTION TO APPROVE THE SHOPS AT PEMBROKE GARDENS RESIDENTIAL SITE PLAN FOR HEIGHT AND DEVELOPMENT WITHIN A PLANNED DISTRICT, AS RECOMMENDED BY THE PLANNING AND ZONING BOARD, GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SOUTHWEST 145 AVENUE

**Quasi Judicial Consent Item**

**A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to pull Item 13 previously approved on consent for reconsideration. The motion carried by the following vote:**

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

**Nay** 0

**The motion to approve the Shops at Pembroke Gardens Residential Site Plan was approved unanimously.**

Commissioner Schwartz made the motion to reconsider Item 13 because a member of the public filled out a request to speak form.

PRIOR TO THE VOTE BEING TAKEN:

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

Commission Disclosures:

The Mayor and each member of the City Commission disclosed that they had spoken with the applicant's legal counsel (representative) on the record.

Mayor Castillo confirmed that if anyone testified, they had to be sworn in. City Attorney Goren responded that the item was pulled from the consent agenda, the applicant had a right to present, and everyone who wished to provide testimony must be sworn in.

City Clerk Rogers swore in all members of the public and witnesses who intended to provide testimony on Item 13.

The following member of the public spoke on the item:

Juan Pinzon, 1042 SW 143rd Avenue, Pembroke Pines, FL

Mayor Castillo thanked Mr. Pinzon for his remarks and briefly recessed the meeting to allow Commissioner Good enough time to return to the dais before proceeding with the vote.

- 18.** DISCUSSION AND POSSIBLE ACTION REGARDING THE STATUS OF CERTAIN PENDING LITIGATION IN THE CASES OF THE CITY OF PEMBROKE PINES, FL VS. THE CITY OF HOLLYWOOD, FL, BROWARD COUNTY CIRCUIT COURT CASES NOS. 01-014030; 18-002017; AND, 18-015330; AND, APPELLATE COURT CASE NOS. 4D23-2252; 4D24-1064; 4D24-0715; AND 4D25-1891 IN THE 4TH DISTRICT COURT OF APPEAL.

**A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to accept the settlement agreement in the Large User litigation cases of the City of Pembroke Pines, FL vs. the City of Hollywood, FL, in Broward County Circuit Court. 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 18 into the record by title.

City Attorney Goren explained that the item involved a settlement agreement with the City of Hollywood, Florida, resolving longstanding litigation between the two municipalities. The matter had been previously discussed during the 4:00 PM Shade Session.

The key terms of the settlement included an \$8.5 million payment to Pembroke Pines, amendments to the 1990 Large User Agreement concerning shared utility expenses, and the dismissal of all related court cases and appeals. Negotiations were led by Cindy Laquidara and Paige Cham, special counsel from Akerman LLP, who were present at the meeting to answer questions in coordination with the City Attorney's Office. The agreement came with the full recommendation of the city attorney, city manager, and special counsel. City Attorney Goren also confirmed that the City of Hollywood had already approved the agreement, officially concluding the legal dispute between the two cities pending the item's approval.

**ORDINANCES AND RESOLUTIONS:**

**FIRST READING ORDINANCES:**

**RESOLUTIONS:**

**14. 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 Good Jr., seconded by Vice Mayor Hernandez, to defer Item 14 Proposed Resolution 2025-R-34 to a time certain of December 17, 2025 without further deferral. As a condition of this deferral, all legal filings made on behalf of the HOA must be provided to the City in order to allow the City to follow the court's decision, The motion carried by the following vote:**

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

**Nay** 1 - Commissioner Rodriguez

PRIOR TO THE VOTE BEING TAKEN:

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

Mayor Castillo mentioned the request for deferral and asked the representatives from the Florida Department of Transportation to address the Commission concerning the request for the deferral.

Christina Brown, Deputy Right of Way Manager with the Florida Department of Transportation addressed the Commission and said the title documents were provided to the homeowner's association who may not have had time to review it. Ms. Brown stated the project would be moving forward without the signed Memorandum, that it was fully funded, but there could be delays further down the line as the funds may be allocated towards other projects. She also mentioned the purpose of the agreement which was for the FDOT to be able to acquire property on the city's behalf to be turned over and for the vacation of the platted easement that the city uses for recreational purposes at Cinnamon Place Park.

Mayor Castillo responded he would allow a second and a vote for the deferral but said it would be the last deferral because FDOT has put the city on notice that the project could be at risk beyond 30 days.

Commissioner Schwartz read an email into the record from City Engineer, Karl Kennedy concerning the amended Memorandum of Agreement that was submitted by the Florida Department of Transportation. Commissioner Schwartz then asked the representative from FDOT if the information was factual and Ms. Brown responded affirmatively. Commissioner Schwartz also asked about the timing of the item since the request could have been brought forth previously.

Mayor Castillo stated the matter should be resolved between the parties involved and emphasized the importance of the 30-day deferral since the Florida Department of Transportation has warned the city that the project could be at risk.

Commissioner Good addressed concerns surrounding the transportation project currently in the land acquisition phase, clarifying that construction was not scheduled to begin for another two years. The Commissioner emphasized the Commission's role as the community's representative and acknowledged the need for a timely decision, while also advocating for more time to resolve a developing land ownership (title) issue.

Stephen Straley, Esquire of Straley/Otto representing the Honeywood Homeowners Association, addressed the city commission to clarify an ongoing property ownership dispute involving the Florida Department of Transportation (FDOT). He explained that for the past four years, the HOA had been working with FDOT, but in July, FDOT unexpectedly claimed that the HOA did not own a key piece of the property in common areas.

Mr. Straley pointed out that although there is no formal deed, both the plat and the HOA's governing documents specify that common areas were to be deeded to the HOA once the developer, Levitt Homes, completed the project. Levitt Homes never executed those deeds, which is a common occurrence in such developments. He referenced a title report from First American Title that supports the HOA's claim to equitable ownership, yet FDOT has refused to recognize this without a formal deed. Because of this, the HOA is pursuing a quiet title action and attempting to trace ownership through a complicated history involving defunct entities like Levitt Homes and Bank Atlantic to secure a legal deed.

Mayor Castillo weighed in, expressing his willingness to help resolve the issue. However, he also voiced concern about the need for a swift resolution to avoid jeopardizing a project that had already secured funding.

Commissioner Good then asked Mr. Straley whether 30 days would be enough time to obtain the quiet title. Mr. Straley responded that it could take up to 90 days to investigate the ownership piece and said it would be best for FDOT to acknowledge the community's ownership and move forward. Commissioner Good proposed a 90-day deferral on the item.

Mr. Straley requested additional time to resolve the matter, explaining that the quiet title process typically takes around 90 days. He expressed

concern that the initial 30-day timeframe would not be sufficient to complete the required legal work.

Commissioner Schwartz weighed in and asked when the title search had been filed. Mr. Straley explained that the process involved identifying the appropriate defendants before the filing could begin, and that the filing was currently underway. Commissioner Schwartz then asked the attorney whether 60 days would be sufficient, given that 30 days had already passed since the last Commission meeting, or if 90 days were still needed from the date of the current meeting. Mr. Straley responded that the quiet title process takes approximately 90 days from the time of filing and indicated that 90 days from the current meeting may be sufficient.

Commissioner Schwartz asked representatives from the Florida Department of Transportation whether the 90-day timeline would be feasible. In response, Ms. Brown stated that while the project is currently moving forward, extending the timeline may not be feasible beyond a certain stage of the project's development.

Mayor Castillo asked the City Clerk to confirm the available meeting dates following the 90-day period. City Clerk Rogers responded that the upcoming meetings are scheduled for December 3, 2025, and December 17, 2025.

Commissioner Schwartz mentioned keeping in mind meeting dates could be changed due to the holiday season.

Mayor Castillo assisted in framing Commissioner Good's motion regarding Item 13.

Commissioner Rodriguez expressed support for the deferral request and raised a question about how the Florida Department of Transportation would be affected by Honeywood/Cinnamon Place Park obtaining the quiet title, noting that it might not directly impact the homeowner's association. She emphasized that she did not want to jeopardize the funding allocated for the project. In response, Mr. Straley explained that the HOA would be affected, as they would likely have to relinquish certain rights they may currently hold, which is why the HOA was seeking a quiet title resolution.

Commissioner Rodriguez then asked what portion, if any, would be returned to the HOA if the Commission approved the deferral.

The following member of the public spoke on the item:

Stephen Card, 1120 SW 87th Avenue, Pembroke Pines, FL responded that if the HOA owned the land that it would be deeded back to them.

The City Commission continued discussing the legal ownership of the land disputed between the Honeywood Homeowners Association (HOA) and the Florida Department of Transportation (FDOT). City Attorney Goren clarified that the land was dedicated to the City of Pembroke Pines through a plat by the original developer, meaning the city holds ownership regardless of a formal deed. Therefore, any quiet title lawsuit filed by the HOA would not impact on the city's ownership. Mr. Straley responded that it was his partner's lawsuit and that he was unable to comment. City Attorney Goren added that the quiet title action would serve to address any issues based on the claims filed by the HOA's attorney.

Commissioner Rodriguez questioned whether the HOA's legal action could cause the city to lose any portion of the land. City Attorney Goren confirmed that the city's ownership, established through plat dedication under state statute, remained protected unless the city is a party to the lawsuit, which, to his knowledge, was not being proposed. The Commission agreed to defer action until December 17, 2025, to allow the HOA time to pursue the quiet title case.

Mayor Castillo acknowledged having similar reservations but expressed his support for the district commissioner's request for the deferral, emphasizing that it could not extend beyond the 90-day period.

Commissioner Schwartz asked if the HOA's attorney could be required to share all legal filings with the city, enabling the Commission to monitor progress and potentially expedite resolution during the deferral. City Attorney Goren confirmed that the HOA's counsel would be willing to provide the filings, and that the city attorney's office would review and respond to the Commission as needed. Mr. Straley agreed to produce the records without objection.



**15. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-41.**

PROPOSED RESOLUTION NO. 2025-R-41 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, EXPRESSING SUPPORT FOR THE DISPLACED LEFT INTERSECTION IMPROVEMENT CONCEPT AT THE PINES BOULEVARD AND FLAMINGO ROAD INTERSECTION WHICH IS REPLACING THE CENTER TURN OVERPASS CONCEPT PREVIOUSLY PRESENTED; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to adopt Proposed Resolution 2025-R-41. 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: 3931

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-41 into the record by title.

Mike Stamm, Assistant City Manager and Director of Planning and Economic Development, addressed concerns raised by the Mayor and Commissioners about the center turn overpass project. These concerns included impacts on local businesses, project cost, timeline, effects on senior residents especially those going to Memorial Hospital, and the community's character.

The Florida Department of Transportation responded with an alternative solution called a displaced left turn, which reroutes left turns away from the main intersection to improve traffic flow. This concept, already used successfully in Florida and other states, is safer and nearly matches the service level of the original plan.

Mr. Stamm highlighted that the DLT option would cost about half as much as the CTO which saves the city around \$20 million, avoid disrupting commercial areas, and is not an untested "guinea pig" approach. He mentioned this option allowed the project to move forward while addressing the earlier concerns.

Mayor Castillo expressed strong opposition to the construction of overpasses in the city, stating that they change the entire character of the community. He mentioned the overpasses are not in line with the identity of Pembroke Pines, as they tend to divide neighborhoods and lead to long-term degradation. The mayor emphasized a preference for dealing with traffic congestion rather than compromising the integrity of the city with such infrastructure. Instead, the mayor spoke in support of a thoughtfully designed at-grade solution, which was believed to be far more appropriate for the community. The alternative was successfully implemented in other areas and, while not perfect, was described as being about as effective as possible under the circumstances.

Mayor Castillo continued to highlight several functional advantages of the proposed at-grade configuration. He mentioned it improved access for

residents traveling to the hospital from the western part of the city by offering a dedicated turn signal and extended queuing space. The design allows express traffic to move through the intersection without delays while also accommodating turning vehicles more efficiently. This ensures smoother traffic flow in all directions without sacrificing the character of the community. Mayor Castillo recalled being shown the proposal earlier and being impressed by it at the time, referencing available YouTube videos that demonstrate how the configuration worked in practice and ultimately supports the plan for the city.

Commissioner Schwartz inquired about potential modifications to the curb cuts at nearby shopping centers as part of the new traffic project. Mr. Stamm confirmed that based on the current preliminary design, there would be no impacts to the existing curb cuts. He also emphasized the inclusion of pedestrian and cyclist considerations, especially in light of the ongoing Flamingo Road Greenway project. There were no significant impacts expected to nearby intersections, though the park-and-ride facility at CB Smith Park may be slightly affected.

Commissioner Schwartz then raised a question about how drivers who end up in the wrong lane would recover. Mr. Stamm explained that U-turns at nearby intersections or alternative routes through commercial areas like malls would be options.

Mayor Castillo suggested temporary bollards and signage would help guide traffic during the adjustment period. Concerns were raised about U-turn safety, referencing issues at Pines and 186th, but Mr. Stamm reassured the commission that adjustments like traffic lights and channelized intersections would help mitigate risk.

Commissioner Schwartz commented about his desire not to become like the Palmetto Expressway area, where construction seemed never-ending. The commission discussed the I-75/Pines Boulevard interchange/park n ride project, which had been delayed but is still in design and could align with this new project. Mr. Stamm responded the project was pushed back.

Karl Kennedy, City Engineer responded that the Pines 75 project was supposed to be designed by 2028 and project to be completed by 2032.

Commissioner Schwartz stressed the importance of getting the project right a call for state-level support and legislative advocacy, especially due to the lack of public transportation in Southwest Broward. Commission Schwartz expressed concerns about the transit north of I-595 while neglecting the south, leaving residents car-dependent and gridlocked.

Mr. Stamm responded the DLI would be the first step towards moving forward with other projects that are funded in future years and spoke to Commissioner Good's experience with the Broward MPO. The idea of a LAP (Local Agency Program) agreement was floated, where the city would take over construction and be reimbursed, expediting the process.

Commissioner Rodriguez expressed support for taking the next step in project planning, which includes PD&E studies, community outreach, and future prioritization at the MPO level. While acknowledging the project's car-centric nature, she advocated for including multimodal infrastructure like pedestrian, bicycle, and micromobility features, especially since the project will have long-term impacts. She envisioned future mixed-use development at the adjacent mall, which could reduce car dependency and provide housing options. She stressed that the community's long-term needs must be reflected in the project's planning.

Vice Mayor Hernandez supported the project and shared a positive example of a similar "diamond" intersection in Dade County. He mentioned the importance of community education, especially for nearby residents like those in Century Village to ensure smooth implementation. Mr. Stamm confirmed the presence of connected traffic lights and alternate routes to keep circulation flowing, even if drivers miss turns which was not projected on the plan displayed on the chamber's television screens. The Vice Mayor received clarification that the project was on an FDOT (Florida Department of Transportation) road and will be state-funded, not directly impacting the city's budget.

**REGULAR AGENDA:**

- 16.** DISCUSSION AND POSSIBLE ACTION TO APPOINT TWO (2) MEMBERS TO THE CHARTER ACADEMIC VILLAGE ADVISORY BOARD, FOR A TWO YEAR TERM, WHICH WOULD EXPIRE IN SEPTEMBER 30, 2027.

**A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to appoint Olga Porven and Timothy Razza to the Charter Academic Village Advisory Board for a two-year term . 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 16 into the record by title.

Commissioner Schwartz recommended Olga Porven and Timothy Razza be appointed to the Charter Academic Village Advisory Board.

- 17.** DISCUSSION AND POSSIBLE ACTION TO DIRECT CITY ADMINISTRATION TO WORK WITH THE BROWARD COUNTY LEGISLATIVE DELEGATION AND LOBBYISTS IN THE UPCOMING 2026 LEGISLATIVE SESSION FOR THE FISCAL YEAR 2026-27 LEGISLATIVE PRIORITIES & APPROPRIATION REQUESTS.

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Item 17 into the record by title.

City Manager Dodge presented three proposed legislative priorities: 1) amending Florida Statutes to provide legacy preferences for charter school alumni, 2) addressing removal of obsolete utility infrastructure by service providers, and 3) requesting funding for road improvements and pedestrian/bike path installations at the Howard C. Forman Service Campus.

Commissioner Good supported adding a request to seek state funding for crossing guards, noting it was an important issue the commission had discussed before. City Manager Dodge confirmed the city could add other items to the legislative package if requested.

Commissioner Rodriguez supported adding language to advocate for local home rule regarding property taxes, stressing the importance of fighting to preserve the city's local funding sources and communicating that commitment to residents.

Mayor Castillo expressed support for the proposed package from the City Manager, emphasizing the importance of local control in elections. The mayor advocated for municipalities to have access to all election days and questioned why cities must pay for elections while other county functions funded by county taxes don't require separate city payments. He expressed frustration with inconsistent election rules and fees, calling for a uniform system and better support for home rule. Mayor Castillo also thanked staff for their ongoing help with Tallahassee efforts.

Commissioner Schwartz raised concerns about the high cost of elections paid by the city-specifically mentioning a \$302,000 election cost-and questioned why costs vary by county despite similar election processes. The Commissioner pointed out the unfair burden on cities paying for elections, including federal elections, and urged the state to examine these costs more closely.

City Attorney Goren briefly explained the item was for discussion and

possible action regarding legislative priorities and appropriation requests for the upcoming session.

Candice Ericks with Erick's Consulting acknowledged all comments and indicated they would be reviewed with partners like the League of Cities. Ms. Ericks reassured the commission that the legislative team would keep the city updated on developments during the upcoming legislative sessions and expressed appreciation for the city staff's responsiveness and support.

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

Commissioner Rodriguez reported on the South Florida Regional Planning Council conference, which focused on Transit Oriented Development featuring affordable and workforce housing. The Commissioner highlighted the importance of engaging the business community to support affordable housing near transit hubs, enabling employees to live closer to their workplaces. Additionally, Commissioner Rodriguez shared updates from the Broward League of Cities meeting, where Denise Horland discussed the League's leadership theme, "Leading One Broward," aimed at fostering regional collaboration.

Commissioner Good provided an update on the Broward Metropolitan Planning Organization meeting, where the oversight board was invited to discuss the key issue of using surtax revenues for bonding purposes. Uncertainty remained and a legal review was underway to determine whether surtax funds can be pledged as security for revenue bonds or if they can only be used to cover debt service. The board was awaiting clear guidance from the county oversight board, which was essential for securing funding for upcoming projects.

Mayor Castillo mentioned that surtax dollars could be used as a source of debt service even if they are not pledged as security on the bonds. He explained that the city could issue bonds backed by full-faith and credit to complete projects, with the expectation that surtax revenues would later help offset those costs. The Mayor then asked for any updates on the current funding status.

City Attorney Goren deferred to City Manager Dodge but mentioned that he and Assistant City Attorney Mike Cirullo had consulted with the county attorney's office. Their feedback aligned with Commissioner Good's concerns about the severability of bonds. Since no definitive guidance was given, the city might need to reconsider its strategy regarding credit pledging. Mr. Goren clarified that bond attorneys must ensure there was adequate security to protect bondholders. Mayor Castillo reiterated the concerns raised by bond counsel about underwriting risks. Commissioner Good added that the objective remains for cities to collaborate with the Broward MPO to continue these discussions.

Commissioner Good also highlighted important discussions regarding



funding and safety issues at the North Perry Airport air traffic control tower. Although nearly \$6 million had been allocated for a new tower, FDOT proposed defunding it. However, the MPO board unanimously voted to maintain the funding, recognizing the tower's vital role in ensuring safety. The meeting further addressed FAA regulations and challenges tied to funding and tower operations, with BCAD and FDOT backing initiatives to improve and possibly expand tower services to boost air traffic safety. Additional updates on this topic are expected soon.

Commissioner Schwartz voiced his disappointment over the defunding position presented at the Broward MPO meeting, referencing federal regulation code 7110.65, which governs air traffic control procedures. He also reviewed the applicable operational guidelines and highlighted the repercussions of government shutdowns, including their effects on FAA projects and employee pay.

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

City Manager Dodge reported receiving communication from the Broward County Superintendent about several under-enrolled schools in Pembroke Pines, including Walter C. Young Middle School, Pines Middle, and Silver Trail Middle. A public hearing was scheduled for September 29, 2025, to gather community input. The superintendent asked the city commission if they would support potentially repurposing under-enrolled schools or sharing their spaces for other city uses.

Walter C. Young is a city-owned school currently leased to the school district, with the lease expiring in about 9-10 years. The city has previously expressed interest in possibly taking back this property, which could be repurposed for uses like workforce housing. Pines Lakes, another under-enrolled school near the Senior Center, could provide additional parking and space for the center's expansion.

Mayor Castillo expressed regret over the potential closure of public schools in Pembroke Pines but stressed that the needs of students and families must come first. He emphasized that since the city owns the land for Walter C. Young, future leases should reflect market value, or the property could be sold to avoid subsidizing other government units. He also underscored the importance of maintaining middle schools across all parts of the city, especially in the western area, and suggested that if closures are necessary, schools not owned by the district (i.e., leased properties) should be considered first. He noted the Walter C. Young facility is in poor condition and opposed the expansion of charter schools.

Commissioner Schwartz discussed the challenges and opportunities related to Pines Lakes and Walter C. Young, noting past improvements at Pines Lakes and the need for better parking to support the Senior Center. He expressed confidence in Superintendent Dr. Hepburn's leadership and willingness to support further conversations. He voiced concern about the potential closure of the only middle school in West Pembroke Pines and recommended issuing a press release to clarify its status. Commissioner Schwartz also advocated for opening school facilities to city recreational programs to optimize use and reduce duplicate spending, viewing the upcoming hearing as the start of an ongoing dialogue.

Commissioner Rodriguez supported continuing discussions about Walter C. Young but emphasized waiting for community input at the September 29th hearing. She clarified that being on the under enrolled list does not guarantee closure, as students may be redirected to other schools. She highlighted the district's need to right-size due to affordability challenges and declining birth rates and expressed interest in partnering with the district on projects like workforce housing to benefit teachers, police officers, and community members. Commissioner Rodriguez stressed the importance of maintaining strong relationships with the school board and supported utilizing Pines Lakes to address parking needs at the Senior Center.

Commissioner Good raised questions about the possibility of land swaps between Walter C. Young and Pines Lakes but understood that size differences made it impractical. He highlighted the challenges faced by the Senior Center and suggested that the city explore creating recreational facilities on the East side, possibly similar to the YMCA, to address community needs. While supportive of workforce housing, he expressed concerns that it may still be unaffordable for many young adults, including teachers, and urged the city to also focus on affordable housing options targeted at young professionals.

Vice Mayor Hernandez appreciated the superintendent's outreach and confirmed plans to attend the public hearing. He shared that he had been in contact with the local school board member, Rebecca Thompson, who also encouraged participation. Vice Mayor Hernandez noted that Silver Trail Middle School is unlikely to be impacted given its relatively high enrollment rate and disclosed his personal interest in the school as a parent. He emphasized the importance of engaging not only local but also county-wide elected officials in these discussions moving forward.

## **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**

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**Debra E. Rogers, CMC**  
**City Clerk**