

City of Pembroke Pines, FL

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



Meeting Minutes - Draft

Wednesday, August 6, 2025

6:30 PM

Regular Commission Meeting, Item # ADD-1 was added to the agenda, and additional attachments were added to Item # CA-1 on 8/4/2025. Item BA-1 was moved to Board Announcements on the agenda and Exhibit 2 of Item 7 was updated on 8/5/2025.

Commission Chambers

City Commission

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

6:30 PM REGULAR MEETING CALLED TO ORDER

ROLL CALL

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

Also present: City Manager Charles F. Dodge, City Attorney Samuel Goren, and City Clerk Debra E. Rogers.

Commissioner Schwartz participated in the meeting by calling in.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Eva Mercendetti.

NATIONAL ANTHEM

The National Anthem was performed by Eva Mercendetti.

ANNOUNCEMENT OF ITEMS TO BE PULLED FROM AGENDA

There were no items pulled from the agenda.

PRESENTATIONS:

PRE-2

PRESENTATION NO. 2: STATE REPRESENTATIVE ROBIN BARTLEMAN WILL PRESENT A LEGISLATIVE UPDATE TO THE CITY COMMISSION AND RESIDENTS OF THE CITY OF PEMBROKE PINES.

Representative Bartleman thanked City Manager Dodge and City Attorney Goren for their continued support and expressed her appreciation to the city for its efforts in opposing the incinerator facility and the Airport West project.

The following legislative updates were discussed:

State Representative Bartleman reported that the state passed a \$116 billion budget and shared her email for anyone interested in subscribing to her weekly legislative newsletter: Robin.Bartleman@myfloridahouse.gov [<mailto:Robin.Bartleman@myfloridahouse.gov>](mailto:Robin.Bartleman@myfloridahouse.gov). She was able to pass the following three bills during the last Legislative session:

HB 519: Administration of Controlled Substances by Paramedics which aligned with a previous bill the state representative supported that permits blue lights on the back of fire trucks/first responder vehicles.

HB 877: School Readiness Program to provide children with disabilities continued support with education options. Additionally, the program provided the requirements for school readiness program providers to be eligible for specified funding.

HB 751: Law Enforcement, Correctional, and Correctional Probation Officer Benefits for these members and their families to be eligible for insurance coverage if the officer is injured in the line of duty or during training exercises.

State Representative Bartleman spoke about Lucy's Law which treats reckless boating violations similar to motor vehicular penalties that would be assessed.

HB 913: Condominium and Cooperative Associations which would grant homeowners a line of credit to assist with association management services. The representative credited the city and the residents of Century Village for their collaborative and participation efforts of the "One Voice Coalition."

Harsher Penalties for Excessive Speeding:

A new law was passed imposing stricter penalties for dangerous and excessive speeding between 50 to 100 miles per hour. Offenders could face up to six months of jail time.

Increased Penalties for Sexual Image Offenses:

The law now imposes more severe penalties for the creation, possession, and transfer of sexual images.

Appropriations and Funding Secured:

Children's Harbor: Funding secured for the installation of new roofs.

Town of Southwest Ranches:

Funding secured for a new turn lane on Dykes Road.

Funding approved for the construction of a new fire station.

Sales Tax Exemptions:

School Supplies: Tax-exempt for the entire month of August.

Hurricane Preparedness Supplies: Now permanently tax-exempt.

Hunting and Camping Supplies: Tax exemption period from September 8, 2025, to December 31, 2025.

Permanent Sales Tax Exemption on Business Rentals:

Representative Bartleman thanked the local business chamber for their collaboration in securing this exemption.

Programs and Community Support:**My Safe Florida Condominium Program:**

Eligible condominium associations can apply for grants to fortify buildings against hurricanes.

Residents may apply and find qualified contractors at:
<https://mysafehome.com>

Florida Driver's License on Wheels (Mini-FLOW):

A mobile service designed to assist elderly and disabled residents in obtaining official identification.

Representative Bartleman discussed upcoming town hall meetings focused on property tax reform, including proposals to reduce or eliminate certain property taxes. She emphasized that discussions would explore how cities might be impacted and what alternative revenue sources could be considered.

State Representative Bartleman concluded her presentation and introduced her District Aide, Darian Trabold, her Legislative Aide, Alyssa Meit, and introduced her interns who participated in the Legislative Session with her. Then the state representative provided her contact phone information: 954-668-3662.

Mayor Castillo thanked and expressed appreciation for State Representative Bartleman and her continued advocacy. He addressed the property tax proposal introduced by the Governor and expressed concern about how municipalities would replace the lost revenue.

Commissioner Good thanked State Representative Bartleman for her informative presentation and for her ongoing efforts to ensure residents enjoy the highest quality of life.

Commissioner Rodriguez also expressed her appreciation to the State Representative and proposed including the city in upcoming town hall meetings. She emphasized the importance of educating residents about what property taxes are funded and how those revenues support essential services.

Commissioner Schwartz thanked State Representative Bartleman for her leadership and stated that he looked forward to working with her in the next legislative session to help reduce property taxes for residents.

PRE-1 PRESENTATION NO 1: THE POLICE DEPARTMENT WILL PRESENT LIFE SAVING AWARDS TO BOCA RATON POLICE DETECTIVE SCOTT HANLEY, EMANUEL LLANGUNO, EDDY CRISPIN, AND TARRENCE SHEFFIELD FOR THEIR HEROISM IN SAVING THE LIVES OF PLANE CRASH VICTIMS CARLOS BALZA CARDENAS, FANELY MAURETTE, CAROL BALZA, AND NICOLE BALZA.

Mayor Castillo provided an overview of the events surrounding the recent plane crash near North Perry Airport. He then called on Assistant Police Chief Cerino and acknowledged the presence of State Representative Robin Bartleman, State Senator Barbara Sharief, and County Commissioner Alexandra Davis.

Together, they recognized and honored several individuals for their heroic actions in response to the crash. Detective Scott Hanley of the Boca Raton Police Department, Emanuel Llanguno, Eddy Crispin, and Terrence Sheffield were commended for their life-saving efforts in assisting the Balza family and Fanely Murette, who were involved in the incident.

Representative Bartleman, Senator Sharief, and Commissioner Davis each offered remarks and expressed deep gratitude to these individuals for their courage and commitment to saving lives.

Each of the honorees was presented with an award, a proclamation, and a certificate in recognition of their bravery and swift action. Special thanks were extended to the Pembroke Pines Fire Department for their support and response during the incident. Following the presentations, the Mayor, City Commission, and attending representatives joined the honorees for commemorative photographs.

PRE-4

PRESENTATION NO. 4: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO IVONNE FERNANDEZ, AARP'S SENIOR ASSOCIATE STATE DIRECTOR OF ADVOCACY, IN RECOGNITION OF SOCIAL SECURITY'S 90TH ANNIVERSARY.

Mayor Castillo and Commissioner Good read and presented a proclamation to Al Salvi recognizing 90th Anniversary of the Social Security Program in the City of Pembroke Pines.

Al Salvi addressed the Commission to thank them for the proclamation and to acknowledge other programs such as the Americans with Disabilities Act that allows the elderly and disabled communities to live and thrive with dignity as a representative of AARP. Mr. Salvi thanked the mayor and Commission for their efforts to protect disabled communities and spoke about the dedicated park renovation for those with disabilities. Additionally, Mr. Salvi thanked Assistant City Manager Goulding as well as the members from the house, senate, and county for their efforts. The group present with Mr. Salvi took pictures with him and the mayor.

PRE-5 PRESENTATION NO. 5: ANNOUNCEMENT OF THE WINNER OF THE DISTRICT 2 AND 3 NATALIE BELMONTE GREAT YARD AWARDS FOR JUNE AND JULY 2025 .

Mayor Castillo, Commissioner Rodriguez, Code Supervisor Peter Avino, and Assistant City Manager/Director of Planning and Economic Development Mike Stamm presented the Natalie Belmonte Awards to the Suarez family from District 2 and the Mitson family from District 3.

Both families shared their experiences and efforts in successfully beautifying their yards. Following the presentations, the recipients took pictures with the Mayor and Commissioner Rodriguez.

PRE-6 PRESENTATION NO. 6: PER MAYOR CASTILLO REQUEST THE CITY PRESENTS THE BROWARD LEAGUE OF CITIES VIDEO BROCHURE-AN INNOVATIVE AND ENGAGING TOOL DESIGNED TO SHOWCASE THE MISSION AND IMPACT OF THE LEAGUE.

Mayor Castillo introduced a video brochure from the Broward League of Cities.

Mayor Castillo thanked the League for the video presentation.

PRE-3

PRESENTATION NO. 3: HEATHER LEBLANC, SENIOR WILDLIFE ASSISTANT BIOLOGIST, FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION WILL PRESENT A POWERPOINT ON THE BEST METHODS FOR DEALING WITH URBAN/SUBURBAN COYOTES.

Mayor Castillo introduced Ms. LeBlanc, who presented information on managing urban and suburban coyote encounters.

Heather LeBlanc, Senior Wildlife Assistance Biologist with the Florida Fish and Wildlife Conservation Commission, addressed the Commission with a PowerPoint presentation detailing the history of coyote migration in Florida. She also shared various tips and approaches for handling potential coyote encounters and provided contact information for additional resources.

Mayor Castillo stressed the importance of not leaving food outside residential homes, as doing so can attract coyotes and contribute to the problem.

COMMISSION AUDITOR REPORT:

CA-1 COMMISSION AUDITOR PRESENTATION ON THE FOLLOWING AUDITS:

- TRANSPORTATION AUTHORITY
- CALVIN GIORDANO & ASSOCIATES - BUILDING DEPARTMENT
- FACILITY CONTRACT SERVICES

Eddy Castaneda, Senior Manager of the Commission Auditors Office, and Christie Clements, Managing Director with Forvis Mazars, presented the internal audit reports requested by the Commission. The audits covered three vendors: Facility Contract Services (FCS), Calvin Giordano and Associates (CGA), and the Transportation Authority.

Facility Contract Services (FCS) Audit

The audit team presented the objectives, scope, and findings related to the FCS agreement. Key observations and recommendations included:

A Burden Rate (BR) of 19% was consistently applied to all invoices throughout the year. However, the process used to calculate and apply this rate is not formally documented.

The term "Admin Exp's/Fee" is used in relation to payroll burden costs. This terminology may be confusing, as the agreement also includes a separately billed Administrative Fee.

In addition, the background check procedures were reviewed and there were no exceptions found.

Calvin Giordano and Associates (CGA) Audit

This audit focused on the city's contract with CGA, particularly in light of the transition from the Ink Force system to the EnerGov system back in 2022.

Ms. Clements provided updates on:

Plan reviews

Inspections

Fee collections

Contractor payments

Key findings included:

7% of plan review and inspection items were not completed within the required timeframes.

Inspections were generally conducted in accordance with contractual requirements.

Plan reviews were occasionally delayed beyond the contractually specified deadlines.

There was inconsistency between operational practices and

tract terms, particularly as the city allows permit requests 24/7, while operating on a 4-day work week.

Recommendations were made to align operations more closely with contract terms and to improve timeliness in plan reviews.

Transportation Authority Audit

The audit of the Transportation Authority contract, which covers bus services for senior citizens and Pembroke Pines charter schools, focused on the following areas:

Driver testing and training

Driver qualifications

School bus operations

Invoicing procedures

All reviewed areas met compliance standards, with no observations or exceptions noted. Background checks for this contract were also reviewed and found to be in full compliance.

Ms. Clements concluded by emphasizing the importance of clear documentation, contractual alignment with operations, and consistent terminology across agreements.

ITEMS AT THE REQUEST OF THE PUBLIC

Mr. Ram Tewari submitted a request to speak form but did not speak on his item.

Scott Barnett, 19346 SW 5th Street, Pembroke Pines, FL addressed the Commission to present ideas on the America 250th celebration on July 4, 2026, which would mark the signing of the Declaration of Independence.

APPEALS OF BOARD OF ADJUSTMENT DECISIONS:

None.

ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS

BA-1 MAYOR CASTILLO WISHES TO APPOINT CATHERINE MINNIS AS AN ALTERNATE MEMBER TO THE ARTS AND CULTURE ADVISORY BOARD.

Mayor Castillo appointed Catherine Minnis as the City-Wide alternate appointment, to the Arts and Culture Advisory Board.

Ms. Minnis addressed the Commission to express thanks for the appointment; she spoke about her professional background and her excitement to serve on the board.

ADD-1 MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-36.

PROPOSED RESOLUTION NO. 2025 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, STRONGLY URGING THE FEDERAL AVIATION ADMINISTRATION AND BROWARD COUNTY TO INVESTIGATE POTENTIAL UNSAFE FLIGHT TRAFFIC AND FREQUENCY CONDITIONS AND PRODUCE FINDINGS AND RECOMMENDATIONS IDENTIFYING WAYS TO IMPROVE SAFETY AND REDUCE THE NUMBER OF PLANE CRASHES AT NORTH PERRY AIRPORT; RENEWING THE CITY COMMISSION'S REQUEST TO BROWARD COUNTY TO FUND, IMPLEMENT, AND PRODUCE FINDINGS OF A STUDY TO ASSESS THE LEAD CONCENTRATION LEVELS AT NORTH PERRY AIRPORT AND WITHIN THE SURROUNDING RESIDENTIAL COMMUNITY; PROVIDING FOR TRANSMITTAL; 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. The motion carried by the following vote:

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

Abstain 1 - Commissioner Schwartz

Nay 0

Enactment No: 3921

PRIOR TO THE VOTE BEING TAKEN:

Mayor Castillo explained that the item had been placed on the agenda in conjunction with the presentation recognizing the heroic actions related to the recent plane crash near North Perry Airport. He shared that he had been contacted by Meg Bishop, the mother of Taylor Bishop, who tragically lost his life in a separate plane incident at the same airport.

Mrs. Bishop called into the meeting and addressed the Commission and audience by phone. She expressed her heartfelt appreciation to Mayor Castillo, Commissioner Good, and the Pembroke Pines Fire Department for their efforts to save her son. Mrs. Bishop shared her ongoing grief, stated her son should still be alive today, and then voiced her concern that unresolved issues at the airport continued to pose risks. She also raised concerns regarding the use of experimental aircrafts at North Perry Airport, calling the situation disheartening.

Mayor Castillo thanked Mrs. Bishop for her remarks and assured her that the city remains committed to supporting her and her family.

City Attorney Goren then read Item ADD-1, Proposed Resolution 2025-R-36, into the record by title.

Mayor Castillo, Vice Mayor Hernandez, Commissioner Good, and Commissioner Rodriguez stated they did not have any voting conflicts and were prepared to vote on the item.

Commissioner Schwartz thanked the FAA, stated he would be filing the appropriate Form 8B in accordance with state law and that he would be abstaining from voting.

The form 8B is attached hereto as Exhibit "A" and included in the backup to the minutes.

Mayor Castillo opened the item for discussion.

Vice Mayor Hernandez expressed his full support for the resolution and cautioned residents to read it carefully in order to understand what the

resolution entailed. He said the resolution was focused on improving airport safety, and he reaffirmed the importance of conducting the air quality study previously requested by Commissioner Good.

Commissioner Good addressed Mrs. Meg Bishop, expressing heartfelt sympathy for the loss of her son, Taylor Bishop. He said he was wearing a green lapel pin in her son's honor and thanked her for her strength and continued advocacy. He shared an experience from a pilot friend, who explained the importance of the pre-flight checklist, a tool that allows pilots to assess whether a flight is safe to proceed based on a variety of measurable conditions. Commissioner Good compared the safety of aircrafts to that of automobiles, referencing the Ford Model T, and stressed that just as vehicles have evolved to meet modern safety standards, so too should aircrafts, particularly those operating in densely populated residential areas.

He concluded by referencing the City's charter, which mandates the protection of the health, safety, and welfare of its residents, stating that the North Perry Airport must be held to modern safety standards aligned with the city's goals.

Commissioner Rodriguez also voiced her support for the resolution. She mentioned her prior experience working under County Commissioner Tim Ryan, during which she witnessed the passage of an air quality control measure. She emphasized the importance of statistical data and environmental studies to support community advocacy. Commissioner Rodriguez pointed out that the previously mandated air quality study has yet to be completed and stressed the ongoing need to advocate for residents' safety concerns to be addressed.

Mayor Castillo further clarified that raising concerns about the airport did not equate to opposing aviation. He acknowledged that North Perry Airport has significantly expanded over the years, making it the busiest airport in the state of Florida, with over 150 flights per day operating between the hours of 7:00 AM and 9:00 PM.

The mayor called upon Assistant City Manager and Planning and Economic Development Director Mike Stamm who provided information on operational data, comparing current traffic volumes with the forecasted estimates from 2019-2020. Mayor Castillo expressed

concern about the excessive flight traffic in surrounding residential areas and reiterated the city's responsibility to address these impacts.

He thanked County Commissioner Alexandra Davis for her commitment to addressing the issue and announced that Commissioner Davis would be hosting a Town Hall meeting on August 27, 2025, from 5:30 PM to 7:30 PM at the South Regional Library in Pembroke Pines to further discuss the matter with residents.

County Commissioner Alexandra Davis then spoke, affirming her support for the city's concerns. She said she resided near the airport and understood the community's frustrations firsthand. Commissioner Davis committed to spearheading the initiative as the city's representative, beginning with the upcoming Town Hall meetings.

The following members of the public spoke on the item:

George Koren, 6751 SW 11th Street, Pembroke Pines, FL
Robert Garcia, 20840 NW 3rd Court, Pembroke Pines, FL
Gil Lerner, 1958 NW 74th Avenue, Pembroke Pines, FL
Tim Griffith, 20871 NW 1st Street, Pembroke Pines, FL
Richard Ramcharitar, SW 166th, Southwest Ranches, FL distributed his public comment on the dais and read it.
Scott Barnett, 19346 SW 5th Street, Pembroke Pines, FL

CONSENT AGENDA:

1. MOTION TO APPROVE THE PURCHASE OF FIFTY (50) BARD Q-TEC AC UNITS AND THERMOSTAT CONTROLLERS FROM ACCUAIR IN THE AMOUNT NOT TO EXCEED \$933,487.50 UTILIZING PRICING ESTABLISHED BY BROWARD COUNTY PUBLIC SCHOOLS CONTRACT # FY24-044 HVAC-R EQUIPMENT, PARTS, AND SUPPLIES, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

2. MOTION TO REJECT ALL BIDS FOR IFB # TS-25-07 "AXIS CAMERAS" AND TO AUTHORIZE THE ADVERTISEMENT OF IFB # TS-25-13 "AXIS CAMERAS RE-BID".

A motion was made to approve on the Consent Agenda

3. MOTION TO APPROVE A CONTRACT FOR THE POLICE DEPARTMENT'S PARTICIPATION IN THE PEDESTRIAN AND BICYCLE SAFETY ENFORCEMENT CAMPAIGN.

A motion was made to approve on the Consent Agenda

4. MOTION TO APPROVE EMERGENCY HOME ENERGY ASSISTANCE PROGRAM (EHEAP) AGREEMENT JP025-10-2026

A motion was made to approve on the Consent Agenda

5. MOTION TO APPROVE A THREE-YEAR ENTERPRISE AGREEMENT WITH MICROSOFT FOR THE PURCHASE OF VARIOUS ESSENTIAL MICROSOFT SOFTWARE PRODUCTS FOR THE CITY OF PEMBROKE PINES CHARTER SCHOOLS, FROM INSIGHT PUBLIC SECTOR, INC., IN AN ANNUAL AMOUNT NOT TO EXCEED \$42,844.08, PURSUANT TO SECTION 35.18(C)(7)(I) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

6. MOTION TO APPROVE THE MINUTES OF THE JUNE 18, 2025 REGULAR COMMISSION MEETING.

A motion was made to approve on the Consent Agenda

7. MOTION TO APPROVE THE PURCHASE OF TWO (2) 2025 FORD F-150 XL SUPER CREW CAB FOR \$96,750 FROM DUVAL FORD, FIVE (5) 2025 CHEVROLET SILVERADO 2WD CREW CAB FOR \$224,749 FROM GARBER CHEVROLET BUICK GMC INC., AND ONE (1) 2025 CHEVROLET EXPRESS CARGO VAN FOR \$49,129.90 FROM GARBER CHEVROLET BUICK GMC, INC., FOR A TOTAL AMOUNT NOT TO EXCEED \$370,628.90 FOR EIGHT (8) VEHICLES, UTILIZING PRICES ESTABLISHED BY THE FLORIDA SHERIFF ASSOCIATION'S CONTRACT # FSA 24-VEL-32.0: "PURSUIT, ADMINISTRATIVE & OTHER VEHICLES," PURSUANT TO SECTION 35.18(C) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

8. MOTION TO RATIFY THE CITY MANAGER'S APPROVAL OF THE 75/25 MATCHING FLORIDA DEPARTMENT OF HEALTH STATE EMS GRANT (#M2541) IN THE AMOUNT OF \$2,399.97/\$799.99 TO BE USED FOR THE PURCHASE OF CPR TRAINING MANIKINS.

A motion was made to approve on the Consent Agenda

9. MOTION TO RATIFY THE CITY MANAGER'S APPROVAL OF THE 75/25 MATCHING FLORIDA DEPARTMENT OF HEALTH STATE EMS GRANT (#M2542) IN THE AMOUNT OF \$59,970.75/\$19,990.25 TO BE USED FOR THE PURCHASE OF A LIFEPAK 35 MONITOR/DEFIBRILLATOR.

A motion was made to approve on the Consent Agenda

10. MOTION TO RATIFY THE CITY MANAGER'S APPROVAL OF THE 75/25 MATCHING FLORIDA DEPARTMENT OF HEALTH STATE EMS GRANT (#M2543) IN THE AMOUNT OF \$22,484.96/\$7,494.99 TO BE USED FOR THE PURCHASE OF EMS PEDIATRIC TRAINING SIMULATOR MANIKINS.

A motion was made to approve on the Consent Agenda

11. MOTION TO APPROVE ENTERING INTO AN AGREEMENT WITH BROWARD COUNTY TO CONTINUE COST SHARE SUPPORT OF THE NATURESCAPE IRRIGATION SERVICE (NIS) PROGRAM TO BE OPERATED BY BROWARD COUNTY WITHIN THE CITY'S WATER UTILITY SERVICE AREA, AND TO AUTHORIZE BROWARD COUNTY TO CONDUCT TECHNICAL LANDSCAPE AND IRRIGATION SYSTEM EVALUATIONS FOR A TOTAL AMOUNT NOT TO EXCEED \$18,280.09 FOR AN INITIAL FIVE-YEAR PERIOD.

A motion was made to approve on the Consent Agenda

12. MOTION TO APPROVE THE PURCHASE OF SEVENTEEN (17) SETS OF BUNKER GEAR FROM BENNETT FIRE PRODUCTS COMPANY, INC., FOR A TOTAL AMOUNT NOT TO EXCEED \$55,922.18 UTILIZING PRICING ESTABLISHED BY THE LAKE COUNTY CONTRACT #22-730B, PURSUANT TO SECTION 35.18(C) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

14. MOTION TO APPROVE AN AGREEMENT WITH V ENGINEERING CORP TO PROVIDE THE CONSTRUCTION OF TRAFFIC CALMING MEASURES AT PINES VILLAGE, IN THE AMOUNT NOT TO EXCEED \$742,939.59, WHICH INCLUDES A 10% CONTINGENCY IN THE AMOUNT OF \$66,333.89 AND A PAYMENT AND PERFORMANCE BOND IN THE AMOUNT OF \$13,266.78, UTILIZING PRICING ESTABLISHED BY THE CITY OF SOUTH MIAMI ITB # PW2024-06, 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 PURCHASE OF BODY ARMOR AND OUTER VEST CARRIERS FOR THE POLICE DEPARTMENT FROM FEDERAL EASTERN INTERNATIONAL, LLC, IN THE AMOUNT NOT TO EXCEED \$29,411.70, UTILIZING THE STATE OF FLORIDA ALTERNATE CONTRACT SOURCE # 46151500-NASPO-21-ACS, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

16. MOTION TO APPROVE CHANGE ORDER NO. 20231282 IN AN AMOUNT NOT TO EXCEED \$19,290, FOR ADDITIONAL HOURS NEEDED TO COMPLETE THE WATER TREATMENT PLANT BUILDING IMPROVEMENTS AND RENOVATIONS DESIGN.

A motion was made to approve on the Consent Agenda

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

CS-25-04 "PEST CONTROL SERVICES FOR VARIOUS CITY LOCATIONS"
IS-25-11 "CISCO SWITCHES"
IS-25-12 "VERTIV LIEBERT UPS"
IS-25-14 "FIBER INSTALLATION"
IS-25-15 "NEMA 4X ENCLOSURES"
(F) PSUT-25-09 "LIFT STATION # 64 REHABILITATION"
PSUT-25-10 "POWER ELECTRICAL ENGINEERING SERVICES"

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 Good Jr., to approve the Consent Agenda. The motion carried by the following vote:

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

Nay 0

13. MOTION TO APPROVE THE FIRST AMENDMENT TO THE AGREEMENT WITH INTERCOUNTY ENGINEERING, INC., TO REHABILITATE SEWER LIFT STATIONS IN THE AMOUNT OF \$743,830.79 FOR ALL THE REMAINING WORK TO BE PERFORMED AT MLS NO. 4, LS 25, LS 29, AND LS 39 WHICH INCLUDES \$102,938 IN CONTINGENCY.

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

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

Nay 0

PRIOR TO THE VOTE BEING TAKEN:

Commissioner Rodriguez read Item 13 into the record by title. The Commissioner said she appreciated the responses that were included in the Monday Night Memo. Commissioner Rodriguez then inquired about the option to upscale/upgrade to accommodate problems with lift stations that may occur again in the future.

Tim Welch, Utilities Director, thanked the Commissioner for her question. He explained that additional contingency amounts had been included to address such matters, allowing the Utility Department flexibility to manage those line items if necessary.

Commissioner Rodriguez then referenced the buffer allowance and asked whether the Commission could be notified if projects were completed under budget. City Manager Dodge responded affirmatively, and Mr. Welch mentioned a process known as a reconciliation change order.

Administration Direction:

City Manager Dodge was directed to provide a procedure outlining how reconciliation change orders are to be processed.

City Manager Dodge also informed the Commission that the procedure requested for the change order process would be available to the Commission the following day.

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

- (A) B.P. Academy, Inc. - Facility Use Agreement - Renewal
- (B) Elite Optimist of Central Pembroke Pines, Inc. - Facility Use Agreement - Renewal
- (C) Miramar-Pembroke Pines Regional Chamber of Commerce, Inc. - Trustee Partnership Agreement - Renewal
- (D) Optimist Club of Pembroke Lakes, Florida, Inc. (PLO) - Facility Use Agreement - Renewal
- (E) Optimist Club of West Pembroke Pines, Inc. (WPPO) - Facility Use Agreement - Renewal
- (F) Pembroke Pines Optimist Club, Inc. (PPO) - Facility Use Agreement - Renewal
- (G) TargetSolutions Learning, LLC d/b/a Vector Solutions - Software Platform for RMS, Scheduling, and Online Training - Renewal
- (H) Tropical Touch Gardens Center, Inc. - RE-23-03 Parks Tree Trimming Services - Renewal
- (I) West Pines Girls Softball, Inc. (WPGS) - Facility Use Agreement - Renewal
- (J) ZeroEyes, Inc. - ZeroEyes SaaS License - Renewal

ITEMS (K) THROUGH (Q) 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:

- (K) PL-23-01 General Contractors for Home Repair Projects (Pool of Contractors) - Non-renewal
 - K1 - ABS General Contractors, Inc.
 - K2 - Brunt Company, Inc.
 - K3 - Built Solid Construction, LLC.
 - K4 - Dan Enterprises Team, LLC.
 - K5 - Dixie Construction, Inc.
 - K6 - DMS Contractors, LLC.
 - K7 - DSW Homes, LLC.
 - K8 - Encop, Inc.
 - K9 - Hoggins Construction Unlimited, LLC.
 - K10 - James Joyce Construction Corp.

K11 - Leonard Graham, Inc. d/b/a LGI Construction
K12 - Louminel General Contractor, LLC. - PL-23-01 General Contractors for Home Repair Projects - Non-renewal
K13 - Metro Contractor Incorporated
K14 - R&B Remodeling, Inc.
K15 - Stacy Bomar Construction, LLC.
K16 - Supreme Roofing & Construction, Inc.
K17 - Sustainable Design and Construction Services, Inc.
K18 - Top Crafts, Inc.

(L) Choices for Life, Inc. - Commercial Lease - Non-Renewal

(M) Community Redevelopment Associates of Florida, Inc. - PL-20-01 Grant Administration for Community Redevelopment Projects - Non-renewal

(N) Miami Art Services - Art Installation at the Frank Gallery - Non-renewal

(O) RS Photography, LLC. D/B/A TSS Photography - Recreational Soccer Photography Services - Non-Renewal

(P) Tower Pest Control, Inc. - CS-21-01 Pest Control Services for Pines Point, Pines Place and Southwest Focal Point - Non-renewal

(Q) YRY Homes, LLC - Citywide Litter Control - Non-Renewal

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to approve Item 17 A,C,D,E,F,G,H,I,J,K,L,M,N,O,P and Q on consent. 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 deferred Item 17B for two weeks (2nd Meeting of August 20, 2025). The motion carried by the following vote:

Aye 4 - Mayor Castillo, Commissioner Good Jr., Commissioner Rodriguez, and Commissioner Schwartz

Nay 1 - Vice Mayor Hernandez

PRIOR TO THE VOTE BEING TAKEN:

Commissioner Schwartz read Item 17B into the record by title and discussed his request for a two-week deferral to allow the club sufficient time to respond to all items on the questionnaire.

Mayor Castillo inquired whether City Manager Dodge and Assistant City Manager Goulding were aware of the request.

Christina Goulding, Recreation and Cultural Arts Director/Assistant City Manager, confirmed that she was aware of the request for the Club's current roster information and said the information would not be available until August 30, 2025.

Mayor Castillo confirmed with Assistant City Manager Goulding that only player addresses would be provided and not their names.

City Attorney Goren responded that the time certain item would be deferred to the August 20, 2025, Commission Meeting.

Mayor Castillo requested the withdrawal of Vice Mayor Hernandez's second in order to allow for further discussion.

Commissioner Rodriguez acknowledged that the preliminary roster would not be available until August 30, 2025, and sought confirmation regarding the expiration date of the current contract.

Assistant City Manager Goulding responded that the contract would expire on September 30, 2025.

Commissioner Rodriguez then inquired whether the Commission would still have the option to not approve the contract if the deferral was approved.

Assistant City Manager Goulding recommended continuing with the program through the end of the season and re-evaluating afterward. Commissioner Rodriguez expressed agreement with the

recommendation.

QUASI JUDICIAL CONSENT AGENDA:

ORDINANCES AND RESOLUTIONS:

SECOND READING ORDINANCES:

19. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-06 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO.2025-06 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING CHAPTER 155, THE LAND DEVELOPMENT CODE OF THE CITY OF PEMBROKE PINES, BY AMENDING SECTION 155.401, ENTITLED "ZONING MAP," TO AMEND THE CITY'S ZONING DISTRICT MAP TO RE-ZONE AN APPROXIMATE 40-ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SOUTHWEST 145 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RE-ZONING THE PARCEL FROM THE CURRENT ZONING OF PLANNED COMMERCIAL DEVELOPMENT (PCD) TO MIXED USE DEVELOPMENT (MXD); APPROVE THE ALLOCATION OF FORTY-FOUR (44) FLEXIBILITY UNITS; APPROVE AFFORDABLE HOUSING RESIDENTIAL DENSITY BONUSES; AND APPROVE A RESTRICTIVE COVENANT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B," LIMITING RENTS FOR FORTY-FOUR (44) UNITS TO MODERATE LEVEL IN COMPLIANCE WITH BROWARD COUNTY POLICY 2.16.3 AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "C"; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to adopt Proposed Ordinance 2025-06 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: 2047

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-06 into the record by title.

Vice Mayor Hernandez expressed support for the item and extended his gratitude to the City Manager, the City Attorneys, as well as the Assistant City Managers of Finance and Planning and Economic Development for their professionalism.

He supported the approval of the mixed-use development outlined in the ordinance due to the city's need for affordable housing. The Vice Mayor acknowledged all residents who shared their concerns or support and highlighted the traffic benefit of avoiding the issue during peak retail/work hours. The Vice Mayor said he was pleased with Federal Realty and that fact they are the owners of both parts of the mixed-use development.

Additionally, he congratulated Attorney Dwayne Dickerson and his wife on the birth of their second child.

The following members of the public spoke on the item:

Ademar Guedin, 13206 SW 26th Street, Miramar, FL

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

Vice Mayor Hernandez and Mayor Castillo addressed the concerns of Mr. Pinzon.

Commissioner Rodriguez spoke about the benefits of the affordable housing and said it was an incentive to have the 44 flex units available. The city would not be able to provide the density if the option was not provided under the Geller amendment, which gave cities the option to provide affordable housing in their own communities. The flex units also allowed the children of residents to remain in the city and make it more economical for them.

Mayor Castillo spoke about the qualification process and wait list for current residents of the city and wanted priority placed for them without objection on the record.

City Attorney Goren asked for the client or attorney to state the response on the record and reflect the answer.

Dwayne Dickerson, Esquire of Dunay, Miskel, Backman LLP, SE 14th Street, Boca Raton, FL responded on behalf of the applicant. He said the developer looked forward to working with the city, that there was a declaration of affordable housing requirements, and that it made sense to work with the home city as long as the criteria were met in compliance with the fair housing standards.

Marcelo Mauntebaun, (address inaudible) also addressed the Commission as a member of the public.

Mike Stamm, Assistant City Manager/Planning and Economic Development Director, responded to the questions of the Commission regarding the challenges of addressing parking concerns within the Shops of Pembroke Gardens development.

Mayor Castillo addressed the concern about parking availability, acknowledging that while parking may not be convenient, it was available. He referenced his experience working at a mall and said employee parking should be kept separate from parking for the general public.

Mr. Stamm also spoke about the property's accessibility, mentioning that there are three primary points of ingress and egress. He added that the application includes an additional ingress and egress points, bringing the total to five. This was done to ensure that the property has four access points in total.

20. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-07 ON SECOND AND FINAL READING

PROPOSED ORDINANCE NO. 2025-07 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, CREATING THE PEMBROKE GARDENS MIXED USE DEVELOPMENT ("MXD") DISTRICT DESIGN GUIDELINES FOR THE APPROXIMATE 40 ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SOUTHWEST 145 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBITS "A" AND "B," ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Ordinance 2025-07 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: 2048

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-07 into the record by title.

Commissioner Rodriguez acknowledged resident concerns regarding the density of mixed-use developments and the perception that too much was being placed into one space. However, she spoke about the value of convenience and mentioned that having businesses within walking distance can benefit the surrounding community and contribute positively to local economic development.

FIRST READING ORDINANCES:

21. MOTION TO PASS PROPOSED ORDINANCE 2025-09 ON FIRST READING.

PROPOSED ORDINANCE 2025-09 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING ORDINANCE 1174 TO AMEND THE DEFINITION OF "TAX COLLECTOR;" PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECOND AND FINAL READING IS SCHEDULED FOR AUGUST 20, 2025.

A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to pass Proposed Ordinance 2025-09 on First Reading . The motion carried by the following vote:

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

Nay 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-09 into the record by title.

22. MOTION TO PASS PROPOSED ORDINANCE NO. 2025-11 ON FIRST READING.

PROPOSED ORDINANCE NO. 2025-11 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AUTHORIZING THE ISSUANCE OF BOND INDEBTEDNESS TO REFUND ALL OR A PORTION OF THE CITY'S OUTSTANDING \$76,045,000 GENERAL OBLIGATION BONDS, SERIES 2015; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SECOND AND FINAL READING IS SCHEDULED FOR AUGUST 20, 2025.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to pass Proposed Ordinance 2025-11 on First Reading . The motion carried by the following vote:

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

Nay 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-11 into the record by title. City Attorney Goren stated the JoLinda Herring, Bond Counsel was present online and available for questions. The Ford family, the city's Financial Advisor was also present in the audience at the Commission Meeting.

Vice Mayor Hernandez commented that the item was an example of good steward leadership. He said he hoped if the item was approved that the information would be shared with the residents about the savings.

Mayor Castillo weighed in and spoke about when the matter was previously discussed where the bonds would be refinanced to save the city money.

RESOLUTIONS:

23. MOTION TO ADOPT PROPOSED RESOLUTION 2025-R-22.

PROPOSED RESOLUTION NO. 2025-R-22 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING A GRANT FROM THE "URBAN AREA SECURITY INITIATIVE ("UASI") GRANT PROGRAM FY 2024", THROUGH THE STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT, FOR THE BENEFIT OF THE FORT LAUDERDALE-MIAMI UASI, COMPRISED OF VARIOUS COUNTY AND MUNICIPAL ENTITIES, INCLUDING THE CITY OF PEMBROKE PINES; AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF MIAMI, AS SPONSORING AGENCY, AND THE CITY OF PEMBROKE PINES AS A PARTICIPATING AGENCY, WHICH PROVIDES FOR THE USE OF THE CITY OF PEMBROKE PINES' SHARE OF THE GRANT PROCEEDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to adopt Proposed Resolution 2025-R-22. 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: 3922

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-22 into the record by title.

24. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-31.

PROPOSED RESOLUTION NO. 2025-R-31 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING A PLAT NOTE AMENDMENT (DELEGATION REQUEST) TO THE SHOPS AT PEMBROKE GARDENS PLAT FOR THE APPROXIMATE 40-ACRE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF PINES BOULEVARD BETWEEN I-75 AND SOUTHWEST 145 AVENUE; AUTHORIZING THE CITY MANAGER OR CITY MANAGER'S DESIGNEE TO TAKE ANY ACTION NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution 2025-R-31. 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: 3923

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-31 into the record by title.

25. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-32.

PROPOSED RESOLUTION NO. 2025-R-32 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE FIRST AMENDED AGREEMENT WITH FORD & ASSOCIATES, INC., FOR MUNICIPAL ADVISORY SERVICES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution 2025-R-32. 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: 3924

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-32 into the record by title.

26. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-33.

PROPOSED RESOLUTION NO. 2025-R-33 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING AND AUTHORIZING THE EXECUTION OF THE AGREEMENT FOR UNIFORM COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS WITH THE BROWARD COUNTY TAX COLLECTOR; DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS RESOLUTION AND THE EXECUTED AGREEMENT FOR UNIFORM COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS TO THE BROWARD COUNTY TAX COLLECTOR; 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-33. 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: 3925

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-33 into the record by title.

27. MOTION TO APPROVE PROPOSED RESOLUTION NO. 2025-R-35

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, RELATING TO PLATS AND CHAPTER 2025-164, LAWS OF FLORIDA (SENATE BILL 784); DESIGNATING THE ADMINISTRATIVE AUTHORITY AND ADMINISTRATIVE OFFICIAL FOR RECEIPT, REVIEW AND APPROVAL OF PLAT AND REPLAT APPLICATIONS; DIRECTING THAT THE CITY CONFORM ITS RECEIPT, REVIEW AND APPROVAL PROCESSES FOR PLAT AND REPLAT APPLICATIONS TO THE REQUIREMENTS OF CHAPTER 2025-164, AND TO THE EXTENT NECESSARY DECLARING A ZONING IN PROGRESS THAT THE CITY'S LAND DEVELOPMENT REGULATIONS BE INTERPRETED AND APPLIED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 2025-164 AND THAT IN THE EVENT OF A CONFLICT, CHAPTER 2025-164 SHALL APPLY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Resolution 2025-R-35. 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: 3926

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2025-R-35 into the record by title.

Vice Mayor made a point to understand the Senate Bill and expressed frustration because the bill took the home rule authority away from municipalities.

Commissioner Rodriguez echoed the Vice Mayor's concerns and shared the same sentiments regarding the bill.

AFTER THE VOTE WAS TAKEN:

City Attorney Goren made a correction on the resolution numbers that were stated. They were ordinance number and not resolution numbers. He said he would coordinate with the City Clerk's Office to ensure the numbers were corrected on the record.

Mayor Castillo said the corrections would be made without objection.

REGULAR AGENDA:**28.**

DISCUSSION AND POSSIBLE ACTION TO APPROVE A CO-SPONSORSHIP AND FUNDING FOR A TABLE OF 10 AT THE YMCA BEACH BALL GALA ON OCTOBER 4, 2025, IN THE AMOUNT OF \$5000.00. THIS EVENT IS CURRENTLY NOT A BUDGETED SPONSORSHIP. AFTER POLLING THE CITY COMMISSION REGARDING SUPPORT FOR THIS SPONSORSHIP, UNANIMOUS APPROVAL WAS NOT OBTAINED, AND AS SUCH, THE MATTER IS BEING FORMALLY BROUGHT BEFORE THE COMMISSION FOR DISCUSSION AND POSSIBLE ACTION.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to approve Item 28. The motion carried by the following vote:

Aye 4 - Mayor Castillo, Vice Mayor Hernandez, Commissioner Good Jr., and Commissioner Rodriguez
Nay 1 - Commissioner Schwartz

A motion was made by Mayor Castillo, seconded by Commissioner Good Jr., to approve a change to the Sponsorship Policy from one (1) commissioner to two (2) Commissioners objecting to the purchase of sponsorship opportunities. The motion carried by the following vote:

Aye 3 - Mayor Castillo, Vice Mayor Hernandez, and Commissioner Good Jr.

Nay 2 - Commissioner Rodriguez, and Commissioner Schwartz

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Item 28 into the record by title. City Attorney Goren said the matter was previously discussed for the record, but there was no vote action taken. Therefore, the city manager deemed it appropriate to place the item on the agenda for publication consumption.

Mayor Castillo noted that the gala event fell within the City Manager's spending authority, unless there was an objection from the Commission. He then asked who had objected to the item.

Commissioner Schwartz responded, raising concerns about both attendance and the funding of the gala. He expressed surprise at the event's cost, especially considering the city's existing support for the program. He mentioned Form 9s (disclosure forms) would need to be completed and pointed out that at past events, seats at purchased tables had gone unused. He spoke about the importance of ensuring taxpayer dollars are spent wisely.

Mayor Castillo explained that the YMCA had selected the City's Fire Chief for recognition due to the department's swimming program for children. He asked the Fire Chief whether the fundraiser's proceeds would benefit the city's swim program, to which the Fire Chief responded affirmatively. The Mayor stated he would have no issue giving the YMCA a check, but such treatment would need to be extended to all nonprofit organizations supported by the city.

Commissioner Schwartz congratulated the Fire Chief and suggested the funds for attending such events could come from departmental budgets rather than spending \$1,000 per elected official. He proposed that staff attend with the Fire Chief instead.

Commissioner Rodriguez expressed that it was inappropriate to describe the \$5,000 donation as simply a "fancy dinner" or "date night." She emphasized that the event was an opportunity to honor the Fire Chief and celebrate the mayors being recognized.

Vice Mayor Hernandez added that he was proud the YMCA was located in his district and congratulated Fire Chief Rodriguez and the other honorees.

AFTER THE VOTE WAS TAKEN:

Mayor Castillo passed the gavel to Vice Mayor Hernandez and made a motion to discuss future sponsorship opportunities.

Commissioner Rodriguez commented that the only way to formally discuss such sponsorship items was during Commission Meetings, as they were not permitted to do so outside of them.

Further discussion followed on the process, during which Mayor Castillo stated that inquiries could be routed through the City Manager.

City Attorney Goren clarified that he did not want the members of the Commission to violate the sunshine law unintentionally. He said the city manager was delicate enough to get a sense of where the matter was traveling and wanted the record to reflect that. But the city manager was challenged to try to get to the answer without polling the Commission. He said in order for two or more members of the Commission to have some thought process, the manager would have to go through a very serious tea leaf reading opportunity to get a sense of where to go.

Mayor Castillo responded that it was possible to speak with multiple people and still make independent decisions, reinforcing that the City Manager has discretion to approve such items and relieve the Commission of that burden.

Commissioner Schwartz reminded the group that the Commission had previously agreed nonprofits would be given a designated application window to apply for funding during the budget process, and that requests outside that window would not be considered. He mentioned that he had yet to see that update reflected in city policy.

Commissioner Rodriguez disagreed slightly and stated many nonprofits do not plan events far in advance, which could make a rigid application window potentially unworkable.

Commissioner Good then posed a question to City Attorney Goren, asking whether, if a commissioner had knowledge or concern about a

matter, they could submit that concern to the City Manager, who could then distribute a one-way response to the Commission.

City Attorney Goren confirmed that a commissioner may submit a letter of objection or concern through the City Manager. However, he warned that using the "reply all" function could place the Commission in a legally compromising position. He added that such matters must not be publicized, and no votes or decisions could be made outside of a public meeting.

REPORTS OF LEAGUE AND MPO REPRESENTATIVES

Commissioner Rodriguez did not have any updates to report. She noted that the Executive League was scheduled to reconvene in September. She said she received a list of tentative dates and would inform the Commission, through the Commission's secretary, if any scheduling conflicts arose that would prevent her from attending meetings.

Regarding the Florida League of Cities annual conference, scheduled for August 14-16, 2025, both Commissioner Rodriguez and Vice Mayor Hernandez confirmed they planned to attend part of the conference and would provide a report following the event.

REPORTS OF THE CITY MANAGER AND CITY ATTORNEY

29. CITY ATTORNEY REPORT ITEM NO. 1: HOLLAND AND KNIGHT, LLP DISCLOSURE COUNSEL AND REPRESENTATION REGARDING GENERAL OBLIGATION BONDS (THE "BONDS").

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to approve a waiver for Holland and Knight, LLP as Disclosure Counsel. 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 reported that the city had an item regarding a pending bond transaction, which passed on first reading at the recent Commission Meeting. He clarified that the Holland and Knight Law Firm served as the Disclosure Counsel for the city's bond transactions. The role was distinct from bond counsel and involved assisting with the underwriting process. Additionally, the firm performed other unrelated legal work for the city.

City Attorney Goren continued to say that other colleagues that are city attorneys believed that they had the independent ability to waive a conflict which Mr. Goren did not believe the case to be but requested the approval of the waiver from the city commission as previously done procedurally.

CITY ATTORNEY ITEM 2: THE CITY ATTORNEY REQUESTS LEGAL ADVICE AND GUIDANCE FROM THE CITY COMMISSION ON LITIGATION STRATEGIES AND LITIGATION COSTS/EXPENSES ON ALL PENDING LITIGATION CASES VS THE CITY OF HOLLYWOOD AT THE TRIAL AND APPELLATE LEVEL IN THE 4TH DISTRICT COURT OF APPEALS UNDER SECTION 286.011(8) F.S. SUNSHINE LAW CHAPTER 286.011(8) (a) (b) (c) A SHADE SESSION TO OCCUR ON AUGUST 20, 2025, AND/OR SEPTEMBER 3, 2025, OR SEPTEMBER 17, 2025, FOR DISCUSSION.

A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to approve the request for the City Manager to authorize a shade session in these matters. 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's second item was a request for a shade session meeting on August 20th or sometime during the month of September under Chapter 286.011(8) A, B, and C to discuss the 3 litigation matters in the circuit court. Additionally, there was also a consolidated case pending in the 4th district in West Palm Beach.

Mayor Castillo shared a picture of a coyote spotted in the City Hall parking lot. He then announced that a Chapter 447 Executive Session Meeting would take place following the conclusion of the Regular Commission Meeting.

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 - 10:37 P.M.

CITY OF PEMBROKE PINES

Debra E. Rogers, CMC
City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME SCHWARTZ - JAY - D.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE COMMISSION	
MAILING ADDRESS 8310 NW 16TH Street		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Pembroke Pines	COUNTY Broward	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION: Broward	
DATE ON WHICH VOTE OCCURRED 8-6-2025		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JAY D. SCHWARTZ, hereby disclose that on 8-6, 20 25 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____ , by
whom I am retained; or
- ☐ inured to the special gain or loss of _____ , which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Business Owner

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8-10-2025

Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

From: [Schwartz, Jay \(City Commission\)](#)
To: [Rogers, Debra](#); [Goren, Sam \(Cityatty.com\)](#); [Horowitz, Jacob \(cityatty.com\)](#); [Schwartz, Jay \(City Commission\)](#); [Dodge, Charles](#)
Subject: Disclosure
Date: Sunday, August 10, 2025 1:19:22 PM

City Clerk:

Please use this email as a memorandum notice to my voting conflict for item# 2025-R-36 ADD-1 Resolution at the 8-6-2025 City of Pembroke Pines Commission meeting.

As required by law, I have attached CE Form 8B - Effective 11/2013 Adopted by reference in Rule 34—7.010(1)(f), F.A.C. in a timely manner in accordance with Florida Law. The two page document provides the disclosure of the voting conflict in the link attached.

<https://acrobat.adobe.com/id/urn:aaid:sc:US:2bf39ebe-7c0c-4f9b-9f41-4daf2c765c6c>

I request the form and email memorandum be properly handled by you in accordance with Florida State Law.

I Pembroke Pines
Best Regards,

Commissioner Jay D. Schwartz
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