

PEMBROKE SHORES COMMUNITY ASSOCIATION

Pines Boulevard and 168th Ave

November 2, 2021

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

Dear Charles F. Dodge:

On October 7th, members of the Pembroke Shores Community Association (PSCA) met with Commissioner Castillo. In attendance were Margaret Morrell, Board Director, Alberto Diaz, Board Director, and Keith Conlan, past Board Director.

The purpose of the meeting was to discuss the current gate agreement set to expire on September 30, 2022. This license agreement is effective for 25 years and allows PSCA to have manned guard gatehouses at three entrances along 168th Ave/SW 5th Street, a public roadway.

Members of PSCA purchased their homes with the knowledge that it is a gated community *and* with the expectation that it would continue as such. This expectation comes from our Master Declaration which states that access to any parcel or group of parcels “shall be through at least one-manned gatehouse...”

The PSCA has experienced substantial cost increases in operating and staffing three gatehouses. Over the past few years, increasing pressure from our members to control, even reduce, operating costs has today become even more critical. This pandemic which began over 18 months ago continues to have long term impacts on our residents’ finances. Recovery has been slow at best.

We would like the City to consider two requests from PSCA. The first is to allow us to immediately convert one manned gatehouse (Gate 2) located on the west side of Dykes

Road on SW 5th Street. This gatehouse will become either an unmanned resident only access gate or an unmanned electronic entry system, neither of which would violate the current agreement. Traffic will be re-routed to manned Gate 1 located at Pines Boulevard and 168th Ave. Additionally, emergency vehicles will be given access codes to unmanned gates in accordance with City regulations/requirements. The second request is to extend our City Gate Agreement for up to an additional five years (thus, expiring 9/30/2027). Granting these changes will allow us to immediately realize a reduction in our operating expenses and prepare for the future privatization of the roads.

We ask for your partnership in presenting and passing this proposal to the Pembroke Pines City Commission as soon as possible.

Sincerely,


Kristina Cadavieco
Acting President, PSCA