

PROPOSED RESOLUTION NO. 2026-R-02
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE CITY OF PEMBROKE PINES (“CITY”) TO ACCEPT TWO (2) SPECIAL WARRANTY DEEDS FROM THE CHAPEL TRAIL CORPORATE PARK ASSOCIATION, INC. FOR PROPERTY WHICH WILL BE USED FOR A DRAINAGE AND WATER MANAGEMENT AREA; AUTHORIZING THE CITY MANAGER TO EXECUTE THE TWO (2) SPECIAL WARRANTY DEEDS FOR THE PURPOSE OF ACKNOWLEDGING AND AGREEING TO THE RESTRICTIVE COVENANTS AND CONDITIONS ATTACHED AS EXHIBIT “B” TO THE SPECIAL WARRANTY DEEDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE..

WHEREAS, the South Broward Drainage District, hereinafter referred to as the “District” and the City of Pembroke Pines, hereinafter referred as (“City”) are jointly working on the Pembroke Pines Seepage Management Pump Station (“Project”) with the goal and objective of improving flood protection for the businesses and residential properties within the District’s S-9 and S-10 Drainage basin; and

WHEREAS, the City and the District, in association with the engineering firm CPH Consulting, LLC., a Delaware limited liability company, have prepared engineering plans for the proposed construction of the Project to be located in western Pembroke Pines at Taft Street and NW 209th Avenue; and

WHEREAS, the Chapel Trail Corporate Park Association, Inc., a not-for-profit Florida Corporation (“Association”) owns land that borders the perimeter of the Hidden Lake; and

WHEREAS, the Association desires to convey over to the District and the

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City the land as depicted as Exhibit “1”; and

WHEREAS, there are a total of four (4) separate parcels of land that the Association desires to deed over to the District and the City; and

WHEREAS, two (2) parcels of land proposed to be deeded over to the District and the two (2) parcels of land proposed to be deeded over to the City, are depicted on Exhibit “1”; and

WHEREAS, the staff has determined that it is in the best interest of the City to acquire both the Dry Land and Drainage Parcel and the Lake Conservation Parcel from the Association; and

WHEREAS, the SPECIAL Warranty Deeds for the Dry Land and Drainage Parcel and the Lake Conservation Parcel are attached hereto attached as Exhibit “2” and Exhibit “3”; and

WHEREAS, the legal descriptions of Parcels are attached as Exhibit “A” to each SPECIAL Warranty Deed; and

WHEREAS, the Parties agree to coordinate their efforts for the best interest of the public to promote the successful completion of the Project; and

WHEREAS, the City Commission finds that approving this Resolution is in the best interests of the health, safety, and welfare of the citizens and residents of the City of Pembroke Pines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA AS FOLLOWS:

Section 1. The foregoing “WHEREAS” clauses are ratified and

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confirmed by the City Commission.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby approves the Resolution, as more fully described in Attachment 1.

Section 3. The City Commission authorizes the City Manager to approve the Resolution in the form attached hereto as Attachment 1, together with such non-substantive changes as are deemed acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective immediately upon its passage and adoption.

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**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, THIS ____ DAY OF _____, 2026.**

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

GABRIEL FERNANDEZ, CITY CLERK

By: _____

MAYOR ANGELO CASTILLO

CASTILLO _____

HERNANDEZ _____

GOOD _____

APPROVED AS TO FORM:

RODRIGUEZ _____

OFFICE OF THE CITY ATTORNEY

SCHWARTZ _____