

PROPOSED RESOLUTION NO. 2025-R-48

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT WITH THE TOWN OF SOUTHWEST RANCHES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE POTABLE WATER AND WASTEWATER SERVICES AGREEMENT WITH 6903 HANCOCK ROAD LENDING LLC, AS OWNER OF THE RESIDENTIAL PROPERTY LOCATED AT 6903 HANCOCK ROAD, IN THE TOWN OF SOUTHWEST RANCHES; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pembroke Pines (the “City”) owns and operates a water treatment plant and sewage treatment plant together with water distribution and sewage collection facilities known as the Pembroke Pines Water and Sewer system; and

WHEREAS, 6903 Hancock Road Lending LLC (“Owner”), is the owner of that certain real property more specifically described in **Exhibit “A”**, attached hereto (the “Property”); and

WHEREAS, the Property is located entirely within the municipal boundaries of the Town of Southwest Ranches (the “Town”); and

WHEREAS, Owner desires to obtain water and sewer services for the Property; and

WHEREAS, although the Town does not provide water and sewer services, the Town has authorized for Property to receive such services from the City through the Town’s approval of Resolution 2025-084, attached hereto as **Exhibit “B”**; and

WHEREAS, Section 50.1 through 50.4 of the City’s Code of Ordinances authorizes the City to provide water distribution service outside of the City’s municipal boundaries, subject to Ch. 180, F.S., and the terms and conditions set forth in the City’s Code; and

WHEREAS, Section 180.19, F.S., authorizes a municipality to provide water and wastewater services outside of the municipality's corporate limits and in another municipality subject to terms and conditions as may be agreed upon in writing between such municipalities and the owner of the property receiving such service; and

WHEREAS, the City Commission of the City of Pembroke Pines, Florida, deems it to be in the best interest of the residents of the City of Pembroke Pines to enter into a potable water and wastewater services agreement for the provision of water and wastewater services to the Property.

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

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby approves the Potable Water and Wastewater Services Agreement with 6903 Hancock Road Lending LLC for the provision of water and wastewater services to the Property described in **Exhibit "A"**.

Section 3. The City Commission of the City of Pembroke Pines, Florida, hereby authorizes the City Manager to execute the Potable Water and Wastewater Services Agreement with the Town of Southwest Ranches.

Section 4. The City Clerk is directed to record the executed Potable Water and Wastewater Services Agreement and this Resolution in the Official Records of Broward County.

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.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THIS ____ DAY OF _____, 2025.

CITY OF PEMBROKE PINES, FLORIDA

ATTEST: By: _____
MAYOR ANGELO CASTILLO

_____ GABRIEL FERNANDEZ, CITY CLERK	CASTILLO	_____
APPROVED AS TO FORM:	HERNANDEZ	_____
	GOOD	_____
	RODRIGUEZ	_____
_____ OFFICE OF THE CITY ATTORNEY	SCHWARTZ	_____

EXHIBIT "A"
LEGAL DESCRIPTION

THE WEST ½ OF THE NORTH ½ OF TRACT 47 IN SECTION 3, TOWNSHIP 51 SOUTH, RANGE 40 EAST, OF THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LANDS LYING AND BEING SITUATE IN BROWARD COUTY, FLORIDA