

PROPOSED RESOLUTION NO. 2025-R-23

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF PEMBROKE PINES, FLORIDA, APPROVING AND AUTHORIZING THE PURCHASE OF REAL PROPERTY FROM WINDMILL RESERVE HOMEOWNERS ASSOCIATION, INC., GENERALLY LOCATED ALONG THE NORTHERLY SIDE OF FUTURE PEMBROKE ROAD EXTENSION AND WEST OF 196TH AVENUE, FOR A NEGOTIATED AMOUNT OF \$1,500,000.00, SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE PURCHASE AND SALE AGREEMENT, ATTACHED HERETO AS EXHIBIT “A” AND INCORPORATED HEREIN BY REFERENCE; AUTHORIZING AND DIRECTING THE PROPER CITY OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION AND TO EFFECTUATE THE ACQUISITION OF SUCH REAL PROPERTY IN ACCORDANCE WITH THE TERMS OF THE PURCHASE AND SALE AGREEMENT AND ANY AMENDMENTS THERETO; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pembroke Pines, Florida (hereinafter referred to as the “City”) seeks to purchase the real property (the “Property”) generally located along the northerly side of future Pembroke road extension and west of Southwest 196th Avenue from Windmill Reserve Homeowners Association, Inc. (the “Seller”); and

WHEREAS, the City and the Seller have negotiated a purchase price of \$1,500,000.00 and the other terms of the Purchase and Sale Agreement attached hereto as Exhibit “A” and incorporated herein; and

WHEREAS, the City Commission finds that purchasing the Property from the Seller for the negotiated price in accordance with the Purchase and Sale Agreement is in the best interest of the citizens and residents of the City of Pembroke Pines.

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

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby authorizes the City's purchase of real property generally located along the northerly side of future Pembroke road extension and west of Southwest 196th Avenue from Windmill Reserve Homeowners Association, Inc., for a negotiated amount of \$1,500,000.00, subject to the satisfaction of all the terms and conditions as set forth in the Agreement, attached hereto as **Exhibit "A"** and incorporated herein.

Section 3. That the proper City officials are hereby authorized and directed to take any and all action necessary to effectuate the purchase of the Property from the Seller, subject to the satisfaction of all of the terms and conditions as set forth in the Agreement.

Section 4. If any clause, section, or other part or application this Resolution shall be held by any Court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

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Section 5. All Resolutions or parts of Resolutions in conflict herewith be and the same are repealed to the extent of such conflict.

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

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