

PROPOSED ORDINANCE NO. 2020-13

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO SECTION 8.03 OF THE CITY OF PEMBROKE PINES CHARTER, AUTHORIZING THE SALE OF APPROXIMATELY 2.271 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 18400 – 18490 JOHNSON STREET, PEMBROKE PINES, FLORIDA, TO CHABAD LUBAVITCH OF PEMBROKE PINES, INC., 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 THE PROPER CITY OFFICIALS TO EXECUTE ALL NECESSARY DOCUMENTS; 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”) owns an approximately 2.271-acre parcel of real property (the “Property”) generally located at 18400 – 18490 Johnson Street, Pembroke Pines, Florida; and

WHEREAS, pursuant to Section 8.03 of the Charter, the City desires to authorize the sale of the Property to Chabad Lubavitch of Pembroke Pines, Inc. (hereinafter referred to as “Chabad”); and

WHEREAS, Chabad desires to purchase the Property for Two Million Forty-one Thousand Three Hundred Forty-nine Dollars and 60/100 (\$2,041,349.60); and

WHEREAS, counsel for the City and counsel for Chabad have negotiated a Purchase and Sale Agreement (hereinafter referred to as the “Agreement”) whereby Chabad will purchase the Property for the agreed upon price, a copy of the Agreement is attached hereto as **Exhibit “A”** and incorporated herein by reference; and

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WHEREAS, the City Commission deems it to be in the best interest of the citizens and residents of the City of Pembroke Pines to sell and convey the Property to Chabad in accordance with the terms of the Agreement.

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 Ordinance.

Section 2. The City Commission of the City of Pembroke Pines, Florida, pursuant to Section 8.03 of the City Charter, hereby authorizes the sale and conveyance of 2.271-acres of real property, generally located at 18400 – 18490 Johnson Street, Pembroke Pines, Florida, to Chabad Lubavitch of Pembroke Pines, Inc., 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 to execute all necessary documents to effectuate the sale and conveyance of the Property from the City to the Chabad, 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 Ordinance shall be held by any Court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall

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be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

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

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

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE FIRST READING, THIS ____ DAY OF _____, 2020.

PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS ____ DAY OF _____, 2020.

CITY OF PEMBROKE PINES, FLORIDA

By: _____

ATTEST:

MAYOR FRANK C. ORTIS

MARLENE GRAHAM, CITY CLERK

ORTIS _____

CASTILLO _____

GOOD _____

APPROVED AS TO FORM:

SCHWARTZ _____

OFFICE OF THE CITY ATTORNEY

SIPLE _____