

ORDINANCE NO. 2024 - 07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR A REZONING AS REQUESTED BY CAMARO FARMS INC, TO CHANGE THE EXISTING ZONING DESIGNATION FROM SINGLE FAMILY RESIDENTIAL VERY LOW DENSITY (SF1), TO NEIGHBORHOOD COMMERCIAL (NC), FOR PROPERTY GENERALLY LOCATED AT BACOM POINT ROAD (PCN 48-36-42-24-01-000-0770), CONTAINING APPROXIMATELY 2.28 ACRES, AND LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE ZONING MAP OF THE CITY OF PAHOKEE TO BE AMENDED ACCORDINGLY; PROVIDING FOR CONFLICTS AND REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission, as the governing body for the City of Pahokee, Florida, pursuant to the authority in Chapter 163 and Chapter 166, of the Florida Statutes, and the City's Land Development Regulations is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, pursuant to Section 14-27, "Land Development Code," of the City Code of Ordinances of the City of Pahokee, Florida (the City Code), the applicant, Camaro Farms Inc., for the property generally located at Bacom Point Road, and legally described in Exhibit "A" hereto (the "Property"), has made an application for a Rezoning of the property from the existing zoning of "Single Family Residential, Very Low Density (SF1)" to "Neighborhood Commercial" (NC); and

WHEREAS, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act, as set forth in Florida Statutes Sections 163.3161 through 163.3215; and

WHEREAS, the Planning and Zoning Department (City Staff) has reviewed the application, and has determined that it is sufficient and consistent with the City's Comprehensive Plan and Land Development Regulations, and has recommended approval; and

WHEREAS, the City of Pahokee Zoning, Adjustment and Planning Board, held a duly noticed public hearing on July 1, 2024, and recommended approval of the rezoning request described above; and

WHEREAS, the City Commission of the City of Pahokee, Florida conducted duly noticed public hearings as required by law; and

WHEREAS, the proposed rezoning as requested by the applicant will allow the future development of the subject property with the permitted use of office space, to support their business, promote economic development, and improve the City's tax base; and

WHEREAS, the City Commission of the City of Pahokee, Florida has determined that the proposed rezoning is in the best interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA:

Section 1. Incorporation. The above recitals are herein incorporated by reference.

Section 2. Rezoning. The real property described herein shall be rezoned from the existing zoning designation of Single Family Residential, Very Low Density (SF 1) to the zoning designation of Neighborhood Commercial (NC). On the effective date of the ordinance, the City is authorized to amend the Official Zoning Map to reflect this change. The legal description is attached hereto as Exhibit "A".

Section 3. Conflict

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or

applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. Effective Date. This ordinance shall take effect upon second reading.

PASSED on first reading this 23rd day of July, 2024.

PASSED AND ADOPTED on second reading on 13th day of August, 2024.

Keith W. Babb, Jr., Mayor

ATTEST:

Nylene Clarke, CMC, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Boldin	_____ (Yes)	_____ (No)
Commissioner Cowan-Williams	_____ (Yes)	_____ (No)
Commissioner McPherson	_____ (Yes)	_____ (No)
Vice-Mayor Murvin	_____ (Yes)	_____ (No)
Mayor Babb	_____ (Yes)	_____ (No)

Exhibit "A"

SUBJECT PROPERTY LEGAL DESCRIPTION

Lots 24 and 24A, TRUSTEES INTERNAL FUND OF THE STATE OF FLORIDA, PLAT OF FRAC. SEC. 23 AND STATE LANDS OF FRAC SEC. 24, TOWNSHIP 425, RANGE 36 EAST

**Subject Property Location Map
Bacom Point Rd./PCN 48-36-42-24-01-000-0770**

