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MEMORANDUM

To: Honorable Mayor and City Commission
Thru: Michael E Jackson, Interim City Manager
From: Thomas J. Lanahan, Treasure Coast Regional Planning Council
CC: Nylene Clarke, City Clerk
Date: August 13, 2024
Re: 2nd Reading, Future Land Use Map Amendment (Small Scale)
Application for property located at Bacom Point Rd (PCN 48-36-42-24-01-000-0770)

FUTURE LAND USE MAP AMENDMENT:

The property owner Camaro Farms, Inc. has requested to change the Future Land Use designation of their 2.28 acre property, located on the west side of Bacom Point Road just north of 14th Street, from Residential Low to Commercial. In conjunction with a related request to change the zoning of the property to Neighborhood Commercial, various commercial uses would be allowed on site including the proposed offices for Camaro Farms.

STAFF REVIEW AND RECOMMENDATION:

Staff reviewed the request and found that it meets the criteria of Section 14-28(e) within the City of Pahokee's Land Development Code concerning changes to the Future Land Use Map of the City's Comprehensive Plan. The proposal meets concurrency in that all services are currently available to the site or will be required to be available prior to issuance of a Certificate of Occupancy for any use on the site. In addition, having met the criteria to amend the Future Land Use Map, the proposal is consistent with the Comprehensive Plan. It is also compatible with the surrounding area since the property is between two churches (which are quasi-commercial uses), and is in a suitable location for a small commercial node. Therefore, staff recommends approval of the Future Land Use Map amendment from Residential Low to Commercial.

ZAP BOARD RECOMMENDATION:

On July 1, 2024, the Zoning and Adjustment Board, serving as the Local Planning Agency for the City, held an advertised public hearing, reviewed the application, and voted unanimously to recommend that the City Commission approve the requested Future Land Use Map designation change from Residential Low to Commercial.