ORDINANCE 2026-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, PURSUANT TO FLORIDA STATUTES CHAPTER 171.044, PROVIDING FOR THE VOLUNTARY ANNEXATION OF A PARCEL OF UNDEVELOPED LAND CONTAINING APPROXIMATELY 19.92 ACRES, LOCATED SOUTHEAST OF STUCKEY ROAD AND EAST OF BAY BOTTOM ROAD, IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 37 EAST; UPON THE PETITION AND WRITTEN CONSENT OF THE OWNER PAHOKEE INVESTMENTS, INC.; FINDING THAT THE PROPERTY IS CONTIGUOUS AND REASONABLY COMPACT TO THE MUNICIPAL BOUNDARIES OF THE CITY AND OTHERWISE ELIGIBLE FOR ANNEXATION; ACKNOWLEDGING THAT AN APPLICATION FOR VOLUNTARY ANNEXATION, A MAP OF THE PROPOSED ANNEXATION AREA, AND A COUNTY ANNEXATION INFORMATION SHEET HAVE BEEN SUBMITTED TO PALM BEACH COUNTY; EXTENDING AND REDEFINING THE CORPORATE LIMITS OF THE CITY TO INCLUDE THE SUBJECT PROPERTY; PROVIDING FOR INTERIM FUTURE LAND USE AND ZONING DESIGNATIONS; PROVIDING FOR REVISION OF THE CITY CHARTER BOUNDARY DESCRIPTION PURSUANT TO SECTION 166.031, FLORIDA STATUTES TO INCORPORATE THE SUBJECT PROPERTY; DIRECTING THE CITY CLERK TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH ALL APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Pahokee Investments, Inc. is the owner of certain real property in the unincorporated area of Palm Beach County located on NE 28th Street, southeast of Stuckey Road and East of Bay Bottom Road which property is currently vacant; and more particularly described in Exhibit "A"; and

WHEREAS, Pahokee Investments, Inc. has petitioned the City of Pahokee for voluntary annexation of said property into the City of Pahokee; and

WHEREAS, the property meets the statutory criteria as set forth in Florida Statutes, Chapter 171, more specifically, Section 171.044, as being contiguous to the municipal boundaries and the area to be annexed is reasonably compact; and

WHEREAS, the City Commission finds that the petition bears the signatures of all present owners of the property to be annexed, and that the person who signed the petition has the authority on behalf of the owner to sign the petition;

WHEREAS, Palm Beach County has advised that this property is not located in an Unincorporated Protection Area; and

WHEREAS, the City Commission has determined that it is in the best interests of the City to annex said property into the City of Pahokee; and

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

Section 1. The City Commission of the City of Pahokee finds that the petition for voluntary annexation bears the signature of the property owner of the unincorporated parcel of real property, as legally described in the attached Exhibit "A" and is hereby voluntarily annexed into the City of Pahokee, Florida in accordance with Chapter 171, Florida Statutes.

Section 2. The boundary lines of Pahokee, Florida, are hereby redefined to include the real property consisting of approximately 19.92 acres located southeast of Stuckey Road and East of Bay Bottom Road legally described by metes and bounds and mapped as shown in Exhibit "A". Said property is hereby annexed by and declared to be within the corporate limits of the City of Pahokee, Florida.

Section 3. In accordance with Section 171.062(s), Florida Statutes, the annexed property shall retain its existing Palm Beach County Residential High-8 Future Land Use designation and Agricultural Production Zoning designation; until such time as City of Pahokee designations are provided.

Section 4. The above-described real property shall immediately become subject to all of the Franchises, privileges, immunities, debts, obligations, liabilities, ordinances, and laws to which such lands in the City of Pahokee are now or may be subjected to and persons thereon shall be deemed citizens of the citizens of the City of Pahokee.

Section 6. Pursuant to section 166.031, Florida Statutes, the adoption of this Ordinance shall act as an amendment to the charter of the City of Pahokee, Florida, only to the extent that the corporate boundaries of the City of Pahokee shall be expanded to now include and encompass the land area described in Section 1, above.

Section 7. Within seven days after adoption, a certified copy of the Ordinance and map shall be forwarded and filed with the Clerk of the Circuit Court for Palm Beach County, the Chair of the Board of County Commissioners for Palm Beach County, the Property Appraiser of Palm Beach County, and the Secretary of State for the State of Florida, pursuant to section 171.044(3), Florida Statutes.

Section 8. The City Manager is hereby directed to do all things necessary to effectuate this annexation.

Section 9. The provisions of this ordinance are declared to be severable and if any section, sentence, clause or phrase shall for any reason be held to be invalid or unconstitutional, this decision shall not affect the validity of the remising section, sentences, clause or phrases of this ordinance, which shall remain in effect. Any ordinance in conflict with this ordinance is hereby repealed. This Ordinance should become effective immediately upon its passage on second reading or as provided by law.

PASSED ON FIRST READING this 27th day of October 2026.

PASSED AND ADOPTED this _____ day of _____ 2026.

_____
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:	**First Reading**	**Second Reading**
Mayor Babb	____	____
Vice Mayor McDonald	____	____
Commissioner Cowan-Williams	____	____
Commissioner McPherson	____	____
Commissioner Scott	____	____

EXHIBIT "A"

PCN 00-37-42-09-01-000-0053
LEGAL DESCRIPTION (METES & BOUNDS)

The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE ¼) of Section 9, Township 42 South, Range 37 East, being the South Half of Lot 5 of Trustees International Improvement Fund Subdivision in Sections 9-10-15-16 & 17, Township 42 South, Range 37 East, a copy of which Plat accompanies deed recorded in Deed Book 821, at page 369, Palm Beach County Public Records.

