



Keith W. Babb, Jr.
MAYOR

Clara "Tasha" Murvin
VICE-MAYOR

Michael E. Jackson
INTERIM CITY MANAGER

Tijauna Warner
CITY CLERK

"Building a City and Community of Choice"

207 Begonia Dr.
Pahokee, FL 33476
Phone: (561) 924-5534
Fax: (561) 924-8140

www.cityofpahokee.com

COMMISSIONERS:

Derrick Boldin

Sanquetta Cowan-Williams

Everett D. McPherson

Burnadette Norris-Weeks
CITY ATTORNEY

MEMORANDUM

To: Honorable Mayor and City Commission

Thru: Michael E Jackson, Interim City Manager

From: Tom Lanahan, AICP, Treasure Coast Regional Planning/
Jongelene Adams, Community Development Director

CC: Tijauna Warner, City Clerk

Date: May 28, 2024

Re: Zoning Code Text Amendment
Application for property located at Bacom Point Rd (PCN 48-36-42-24-01-000-0770)

ZONING CODE TEXT AMENDMENT:

It has come to the City's attention that the Agricultural (AG) zoning designation of the City's Code of Ordinances does not permit offices.

In order to allow the proposed agricultural operation offices to be constructed on site, Table V-I, the Table of Permitted Uses in Section 14-75 needs to be revised to add "SPR" on the row for Use 89 "Office and Related Uses" under the AG column. In addition, in order to provide protection for neighboring properties from potential off-site impacts from office uses being allowed in agricultural areas, some specific provisions should be added to Use 89 "Office and Related Uses" in Section 14-76(d) as shown in ~~strikeout~~ and underline:

[Table of Permitted Uses]																	
USES	SF1	SF5	SF7	SFMH	SFMU	MF12	MF18	RM	NC	GC	CORE	LI	HI	PF	R/OS	WOR	AG
88 Nurseries - Wholesale & Retail, for sale of plant materials grown on premises												P	P				P
89 Office & Related Uses - including business services, except as otherwise listed									P	P	SPR	P					SPR
90 Office & Support Retail - not occupying more than 20% of gross square footage									P	P	SPR	P					

The text shall read as follows:

(89) Office and related uses – including business services, except as otherwise listed (~~Reserved~~)

a. Additional application requirements: None.

b. Additional standards:

1. Offices within the AG zoning district may only be used for the management and operation of agricultural uses allowed in the AG zoning district
2. Office buildings within the AG zoning district shall be limited to 2 stories and a maximum FAR of 0.20
3. Landscape buffers for office buildings within the AG zoning district shall follow the requirements of Article IX Landscaping and are not exempt through 14-131(c).

STAFF RECOMMENDATION:

The ZAP Board approved the aforementioned application process on April 8, 2024. In light of that, staff recommends the City Commission approve the Zoning Code Text Amendment.