

ORDINANCE NO. 2024 - 04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AMENDING THE TEXT OF THE ZONING CODE AS REQUESTED BY CAMARO FARMS INC, TO ALLOW FOR OFFICE AND RELATED USES IN THE AGRICULTURAL(AG) ZONING DISTRICT BY SITE PLAN REVIEW; PROVIDING FOR CONFLICTS AND REPEALER; PROVIDING FOR SEVERABILITY; 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 use which impact the growth and development of the City; and

WHEREAS, the applicant, Camaro Farms Inc., has made a request for a zoning text amendment to allow for office and related uses to support agricultural operations in the Agriculture (AG) zoning district; and

WHEREAS, the Planning and Zoning Department (City Staff) has reviewed the application, having received public comment and have determined that the text amendment application 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 April 8, 2024, and recommended approval of the proposed zoning text amendment request described above; and

WHEREAS the City Commission of the City of Pahokee, Florida conducted duly noticed public hearings with public notice having been provided on the aforementioned application as required by law; and

WHEREAS, the zoning text amendment as requested by the applicant will allow for the future development in the agricultural(AG) zoning district to allow office space and related uses to support agricultural uses through site plan review process (“SPR”); and

WHEREAS, the City Commission of the City of Pahokee, Florida has determined that the proposed text amendment as set forth below is in the best interests of the City and its residents to promote the public health, safety, and general welfare.

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. Text Amendment. Section 14-75 Permitted Use Table, Table V-1, table of Permitted Uses shall be amended in row 89, entitled “Office and Related Uses” under the Agriculture (AG) column to add the initials “SPR” which will allow office and related used in the Agriculture zoning district to be permitted by Site Plan Review process.

[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

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 two (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).

Section 3. Conflict & Repealer. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

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 on May 28th, 2024.

PASSED AND ADOPTED on second reading on June 11th, 2024.

Keith W. Babb, Jr., Mayor

ATTEST:

Tijauna Warner, MMC, 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)

