

**ORDINANCE NO. 2024 - 03**

**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 AGRICULTURE (AG), 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; 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 the property from the existing zoning of Single Family Residential, Very Low Density (SF1) to "Agriculture" (AG); 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 April 8, 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 rezoning as requested by the applicant will allow for the future development of the subject property for agricultural use that will provide office space to support agricultural uses, 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 Agriculture (AG). On the effective date of the ordinance, the Zoning Planning and Appeals Board is authorized to amend the Official Zoning Map to reflect this change. The legal description is attached hereto as Exhibit "A".

**Section 3. Conflict & Repealer.**

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 FIRST READING** this 28<sup>th</sup> day of May, 2024.

**PASSED SECOND READING** this \_\_\_\_\_ of \_\_\_\_\_, 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 McPhearson	_____ (Yes)	_____ (No)
Vice-Mayor Murvin	_____ (Yes)	_____ (No)
Mayor Babb	_____ (Yes)	_____ (No)