

CITY OF PAHOKEE
SITE PLAN REVIEW APPLICATION
(Incomplete Applications will not be accepted.)

FOR STAFF USE ONLY

File #: _____
Date Received: _____
Received by: _____
Fee collected: _____

Type/Purpose of Development Request:

☒ New Development Site Plan

☐ Major Revised Site Plan

☐ Minor Revised Site Plan

☐ Administrative Minor Revised Site Plan

Name of Proposed Development: (if applicable) Everglades Memorial Gardens

Location of the Site by Street Address: 200 S. Bartfield Hwy | Pahokee

Name of Legal Owner of the Development Site: Oikos Development

Owner Address: 1712 Main St. Kansas City MO 64103

Phone No: 816-352-4258 Fax: _____ e-mail: _____

Name of Acting Agent: (on behalf of legal owner*) _____

Agent Address: _____

Phone No: _____ Fax: _____ e-mail: _____

Size of Parcel _____ Dimensions 439' x 490' Acres 4.6 Square Feet 215,110

Specific Nature of intended uses of Development Site: Multi-Family Housing

* Please attach separate sheet if insufficient space

Zoning Classification * MF1B Future Land Use Designation * _____

* As shown on the Official Zoning Map and the Adopted Future Land Use Map

Project Description: Multi-Family Housing 60 units + parking

(Identify modifications being made to the site including # of units, sq. footage, etc.)



**OWNER'S AFFIDAVIT
APPLICANT'S PETITION AND CERTIFICATION**

The undersigned hereby petitions the City of Pahokee Staff, Land Development Board, and the City Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the City of Pahokee. The cost of such petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

It is hereby affirmed and certified that the undersigned will comply with the provisions and regulations and applicable sections of the Comprehensive Plan and Land Development Code. It is further certified by the undersigned that the statements, the statements for showing made in any paper or plans submitted and made herewith are true to the best of the knowledge and belief of the undersigned. Further, the undersigned affirms that this application, attachments, and fees become part of the official records of the City of Pahokee upon application and are not returnable.

Michael Snodgrass
Printed Name of Applicant

[Signature]
Printed Name of Witness

Signature of Applicant

Signature of Witness

Applicant is: (circle one)

Owner

Agent

Optionee

Contract Purchaser

Lessee

Applicant Information:

1712 Main Street
Street Address

Kansas City, MO 64108
City, State and Zip Code

816-352-4258
Telephone

Name of Owner(s) if Other Than Applicant

Name

Address

City, State and Zip Code

Telephone

Name of Person Responsible for Petition if other than the Applicant

Printed Name

Signature

Address

City, State and Zip Code

Telephone

STATE OF FLORIDA:

COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 11th day of November, 2012021

by Michael Snodgrass, owner of property who is personally known to me or has produced identification (driver's license) and (type of identification) who (did) (did not) take an oath.

[Signature]
Notary Public State of Florida (Signature)

Liza Diane Brandt
Print Name of Notary

My Commission expires: 7/12/2025





CFN 20210156082

OR BK 32361 PG 1143
RECORDED 04/08/2021 08:30:10
AMT 200,000.00
Doc Stamp 1,400.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs 1143 - 1148 (6pgs)

Prepared by and return to:
Donia A. Roberts, Esq.
Attorney at Law
Donia A. Roberts, P.A.
257 SE Dr. Martin Luther King Jr. Boulevard
Belle Glade, FL 33430
561-993-0990
File Number: 2020-011
Will Call No.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of March, 2020 between City of Pahokee, a municipal corporation of the State of Florida whose post office address is 207 Begonia Drive, Pahokee, FL 33476, grantor, and Olkos Development Corporation, a Missouri non-profit corporation authorized to transact business in the State of Florida, whose post office address is 712 Main Street, Suite 200, Kansas City, MO 64108, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: Inguelme Ramsey

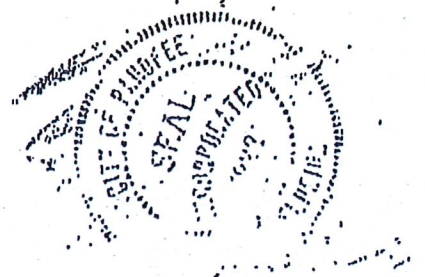
 Witness Name: Chandler F. Williamson

City of Pahokee, a municipal corporation of the State of Florida

By: 

Keith W. Babb, Mayor

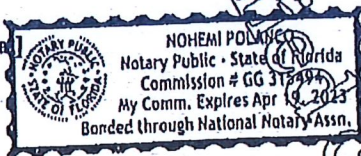
(Corporate Seal)



State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of March, 2021 by Keith W. Babb, Mayor of City of Pahokee, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Noemi PolancoMy Commission Expires: 4/19/2023

EXHIBIT "A" LEGAL DESCRIPTION

The West 490.00 feet of Tract 7 and the North 109 feet of the West 490 feet of Tract 8 of the Plat of Okeglanta Plantation Company's Subdivision, in Fractional Sections 8, 17 and 18, Township 42 South, Range 37 East, as recorded in Plat Book 16, Page 34, Public Records of Palm Beach County, Florida.

PCN: 48-37-42-17-02-007-0013

This is not a certified copy

RESOLUTION 2020 - 08

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE OPTION TO PURCHASE REAL ESTATE, ATTACHED AS EXHIBIT "A", BY AND BETWEEN THE CITY OF PAHOKEE, FLORIDA AND OIKOS DEVELOPMENT CORPORATION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pahokee, Florida (the "City") desires to redevelop the property previously known as the City of Pahokee Hospital, located at 200 S. Barfield Highway, and legally described as "OKEELANDA PLANTATION COS SUB W 490 FT OF TR 7 & N 109 FT OF W 490 FT OF TR 8" (the "Property"); and

WHEREAS, in furtherance of the foregoing, and in exchange for a One Thousand Dollars (\$1,000.00) earnest money deposit, the City desires to grant an option to purchase the Property for Two Hundred Thousand Dollars (\$200,000.00) to Oikos Development Corporation, a not for profit 501(c)(3) corporation ("Oikos") in accordance with the terms set forth in Exhibit "A" in order for Oikos to develop affordable housing; and

WHEREAS, the City Commission finds that approving the Option and authorizing and directing the City Manager to execute the Option to Purchase Real Estate set forth in Exhibit "A" with Oikos is in the best interests of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AS FOLLOWS:

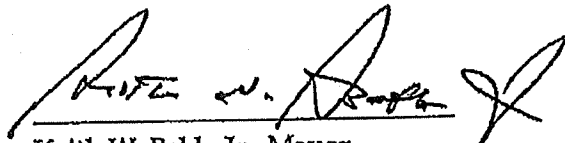
Section 1. Adoption of Representations. The foregoing whereas clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. Approval of the Option to Purchase Real Estate. The City Commission of the City of Pahokee hereby approves the Option to Purchase Real Estate, as set forth in Exhibit "A", by and between the City of Pahokee and Oikos Development Corporation, attached hereto as Exhibit "A".

Section 3. Authorization of Mayor. The City Commission of the City of Pahokee hereby authorizes the City Manager to execute the Option to Purchase Real Estate, as set forth in Exhibit "A", by and between the City of Pahokee and Oikos Development Corporation, attached hereto as Exhibit "A".

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

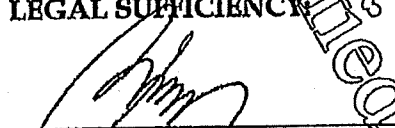
PASSED and ADOPTED this 25th day of February 2020


Keith W. Babb, Jr., Mayor

ATTEST:


Nylene Clarke, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


Bernadette Norris-Weeks, Esq.
City Attorney

Moved by: Commissioner Everett

Seconded by: Vice Mayor Murvin

VOTE:

Commissioner Bohlen
Commissioner Everett
Commissioner Hill
Vice-Mayor Murvin
Mayor Babb

____ (Yes)
☒ (Yes)
☒ (Yes)
☒ (Yes)
☒ (Yes)

☒ (No)
____ (No)
____ (No)
____ (No)
____ (No)

Exhibit "A"

OPTION TO PURCHASE REAL ESTATE

(Attached)

This is not a certified copy

Old Republic National Title Insurance Company

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Schedule A

Transaction Identification Data for reference only:

Commitment Number: 1033184	Revision Number: None	Issuing Office File Number: 2020-011	Issuing Office: 15681
Property Address: 200 S. Barfield Hwy, Pahokee, FL 33476	Loan ID Number: 0-986-2101	ALTA Universal ID: 15681	Issuing Agent: Donia A. Roberts, P.A.

1. Commitment Date: March 2, 2021 @ 11:00 PM
2. Policy to be issued: Proposed Policy Amount:

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$200,000.00

Proposed Insured: Oikos Development Corporation,

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$210,000.00

Proposed Insured: Housing Assistance Council, its successors and/or assigns
3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

City of Pahokee, a municipal corporation of the State of Florida
5. The Land is described as follows:

The West 490.00 feet of Tract 7 and the North 109 feet of the West 490 feet of Tract 8 of the Plat of Okeelanta Plantation Company's Subdivision, in Fractional Sections 8, 17 and 18, Township 42 South, Range 37 East, as recorded in Plat Book 16, Page 34, Public Records of Palm Beach County, Florida.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111


AUTHORIZED SIGNATORY

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.



CATHEXES ARCHITECTURE
775-429-1244
439 ROCK STREET SUITE C, MIAMI, FL 33134

NO.	REVISION	DATE	BY	CHKD.
1	1	12/15/2021	PAHOKEE, FL 33476	
2	2	12/15/2021	PAHOKEE, FL 33476	
3	3	12/15/2021	PAHOKEE, FL 33476	
4	4	12/15/2021	PAHOKEE, FL 33476	
5	5	12/15/2021	PAHOKEE, FL 33476	
6	6	12/15/2021	PAHOKEE, FL 33476	
7	7	12/15/2021	PAHOKEE, FL 33476	
8	8	12/15/2021	PAHOKEE, FL 33476	
9	9	12/15/2021	PAHOKEE, FL 33476	
10	10	12/15/2021	PAHOKEE, FL 33476	

SITE DATA

PROJECT NAME: PAHOKEE FARMWORKER HOUSING - EVERGLADES MEMORIAL GARDEN APARTMENTS.
FUTURE LAND USE: FARMWORKER HOUSING - EVERGLADES MEMORIAL GARDEN APARTMENTS.
ZONING DISTRICT: MULTIFAMILY-18
PCN: 48-21-12-10-00000000
SITE ADDRESS: 200 S BARFIELD HWY, PAHOKEE, FL 33476
MINIMUM LOT DIMENSIONS: 2,400 SF PER UNIT - MAX 18.15 UNITS PER ACRE
MINIMUM LOT WIDTH: 75'
MINIMUM SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 10'
CORNER: 12.5'
MAXIMUM PERMISSIBLE: 40% - 68,785.5 SF
MAXIMUM IMPERVIOUS PROPOSED:
PARKING: 81,250 SF
TOTAL IMPERVIOUS: 77,887 SF
DWELLING UNITS:
20
30
30
TOTAL
80
MAXIMUM HEIGHT PROPOSED: 40'
REQUIRED PARKING SPACES:
3 BEDROOM: 2.0 PER UNIT = 60 SPACES
3 BEDROOM: 2.0 PER UNIT = 60 SPACES
ADA SPACES REQUIRED: 3 SPACES
TOTAL PROPOSED SPACES FOR RESIDENTIAL: 180
TOTAL PROPOSED SPACES FOR FUTURE CHILD CARE FACILITY: 5
TOTAL PROPOSED SPACES: 185 SPACES

AREA TABULATION

BUILDING A		BUILDING B		BUILDING C		BUILDING D		BUILDING E		TOTAL UNITS	
1st FLOOR	5,484 SF	1st FLOOR	5,484 SF	1st FLOOR	5,484 SF	1st FLOOR	5,484 SF	1st FLOOR	5,484 SF	1st FLOOR	5,484 SF
2nd FLOOR	5,484 SF	2nd FLOOR	5,484 SF	2nd FLOOR	5,484 SF	2nd FLOOR	5,484 SF	2nd FLOOR	5,484 SF	2nd FLOOR	5,484 SF
3rd FLOOR	5,484 SF	3rd FLOOR	5,484 SF	3rd FLOOR	5,484 SF	3rd FLOOR	5,484 SF	3rd FLOOR	5,484 SF	3rd FLOOR	5,484 SF
TOTAL BUILDING A	16,452 SF	TOTAL BUILDING B	16,452 SF	TOTAL BUILDING C	16,452 SF	TOTAL BUILDING D	16,452 SF	TOTAL BUILDING E	16,452 SF	TOTAL UNITS	180

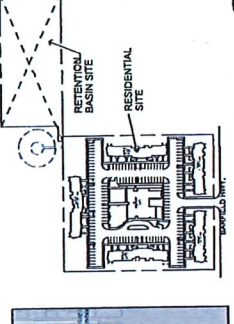
ADA ACCESSIBLE UNITS
TOTAL REQUIRED ACCESSIBLE = 5% OF 60 UNITS = 3
TOTAL ACCESSIBLE UNITS PROVIDED = 3
TOTAL ACCESSIBLE UNITS TO BE CONVERTED = 0
TOTAL POTENTIAL ACCESSIBLE UNITS = 10

ADA ACCESSIBLE UNIT LOCATIONS

BUILDING A: 1 EACH 'X' & 'Y' UNITS FOR FUTURE
BUILDING B: 1 EACH 'X' & 'Y' UNITS FOR FUTURE
BUILDING C: PROVIDE 1 EACH 'X' & 'Y' UNITS COMPLETE
BUILDING D: 1 EACH 'X' & 'Y' UNITS FOR FUTURE
BUILDING E: PROVIDE 1 EACH 'X' & 'Y' UNITS COMPLETE

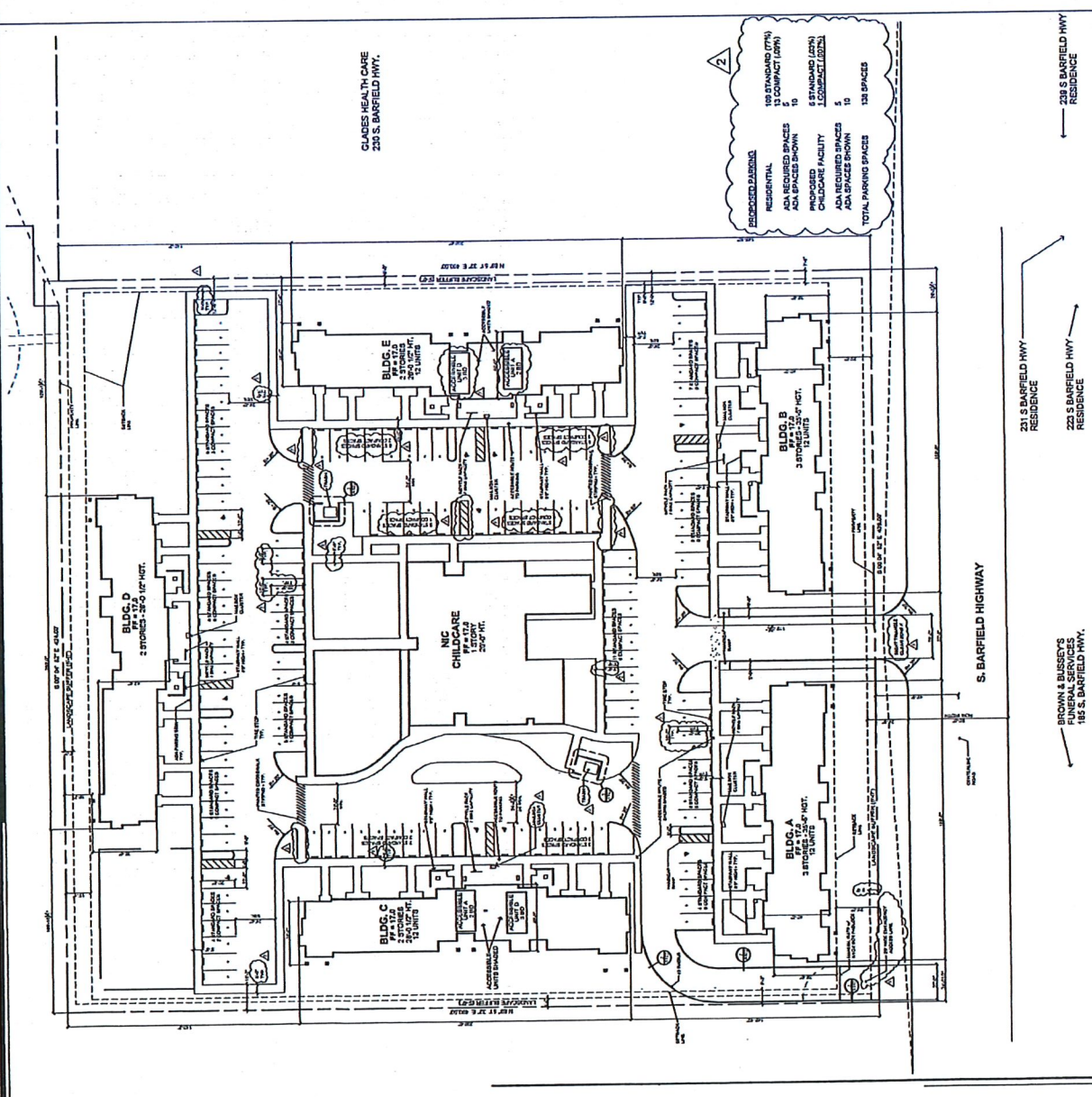
UNIT TYPE	RED	BA	ADA	AREA
TYPE A	2	1	Y	655 SF
TYPE B	2	1	N	679 SF
TYPE C	3	1	N	1,137 SF
TYPE D	3	1	N	1,137 SF
TYPE E	3	2	Y	1,652 SF

SITE PLAN NOTES
1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THIS IS NOT A LEGAL SURVEY. PROPERTY DESCRIPTION INFORMATION ON THIS SHEET IS FOR GENERAL USE ONLY.
3. THE SITE PLAN IS BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY FROM BIRMINGHAM, ALABAMA.
4. LIMITS OF CONSTRUCTION, STORAGE AREA & VEGETATION OF THE SITE ARE SHOWN. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND UTILITY INFORMATION.
5. CHILD CARE FACILITY IS NOT A PART OF THIS SUBMITTAL PACKAGE.



KEY PLAN
SCALE: NONE

LOCATION MAP
SCALE: NONE



SITE PLAN
1" = 30'-0"

