

**NOTICE OF PUBLIC HEARING
PROPOSED FUTURE LAND USE MAP AMENDMENT & REZONING
CITY OF PAHOKEE, FLORIDA**

A Public Hearing will be conducted by the City of Pahokee City Commission to consider the following land use and zoning applications. Meeting Streamed By YouTube NO PUBLIC ACCESS.

DATE: Tuesday, March 23, 2021
TIME: 6:30 p.m. or as soon thereafter
PLACE: City Commission Chambers
360 East Main Street
Pahokee, FL 33476
Please visit <https://www.cityofpahokee.com/mayor-city-commission> for instructions and requirements for participating in the City's quasi-judicial land use meetings.

SUBJECT OF THE PUBLIC HEARING:

The Pahokee City Commission will consider land use and zoning applications from Corey W O' Gorman, PLACE Planning and Design, requesting the following small scale Future Land Use Plan Map. Amendment for the property (7.86 acres) and rezoning request of portion of the site (2.72 acres), property located at the northwest corner of E. Lake Avenue /Rardin Avenue and W. 7th Street (PCN 48-37-42-18-17-005-0080). A location map of the subject property is included with this ad/notice and a legal description is included with proposed adoption Ordinance.

REQUESTS:

- 1. Future Land Use Map (FLUM) Amendment (7.86-acre property):**
From: Existing FLUM designation of Residential Medium (RM)-12 dwelling units (du/acre)
To: Propose FLUM designation of Residential High (RH)- 18 (du/acre)
- 2. Rezoning (2.72-acre portion of the subject property):**
From: Public Facilities (PF)
To: Multifamily Residential Medium (MF 18)

At the public hearing, the City Commission will consider the requests, hear testimony and receive public comments. The City Commission may take one (1) of the following actions: grant the application in part or full, deny the application in full, grant the application with modifications (a more intensive use on expanded site must involve additional public hearings), authorize withdrawal of the application without prejudice, continue the public hearing or return the application to the Director of Community Development for additional information and review.

Any person who wishes to appeal a decision made by the City Commission with respect to any matter considered at this hearing will need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be heard.

Please contact the City of Pahokee to receive copies of the applications and information on the request or hearings. All interested members of the public are encouraged to attend and participate at the public hearing. In accordance with The Americans with Disabilities Act (ADA), persons needing assistance to participate in the public hearing should contact the City of Pahokee, FL at 207 Begonia drive, Pahokee, FL or call 561-924-5534 ext. 2003 at least 48 hours prior to the meeting.

City of Pahokee

CITY COMMISSION

March 23, 2021 6:30 PM, Virtual Public Hearing

SUBJECT PROPERTY LEGAL DESCRIPTION

A PORTION OF TRACTS TRACTS 60, 61, AND 71, RIDGEWAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A PLAT ENTITLED CROSBY SECOND ADDITION TO PAHOKEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 185 OF SAID PUBLIC RECORDS; THENCE S89°36'29"W; ALONG THE NORTH BOUNDARY OF SAID PLAT AND ITS WESTERLY EXTENSION, 241.52 FEET; THENCE S00°41'34", ALONG A LINE 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 71, A DISTANCE OF 581.46 FEET; THENCE S89°18'00"W, ALONG A LINE 64.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 71, A DISTANCE OF 295.26 FEET; THENCE N00°40'24"W, ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 71, A DISTANCE OF 581.26 FEET; THENCE S89°16'57"W, ALONG THE SOUTH LINE OF AFORESAID TRACT, A DISTANCE OF 0.87 FEET; THENCE NORHTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AMARYLLIS AVENUE DESCRIBED IN A RIGHT-OF-WAY DEED DATED JULY, 1970 AND AS DEPICTED ON A PLAT ENTITLED SEMINOLE MANOR AS RECORDED IN PLAT BOOK 67, PAGES 50 AND 51 OF SAID PUBLIC RECORDS AND ALONG THE ARC OF A CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 02°12'23", A CHORD BEARING OF N06°00'38"W, FOR AN ARC DISTANCE OF 12.32 FEET TO A POINT OF TANGENCY; THENCE N07°06'50"W, ALONG SAID RIGHT-OF-WAY LINE, 100.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 280.00 FEET, A DELTA OF 06°26'26", AN ARC DISTANCE OF 31.47 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF AFORESAID TRACT 60; THENCE N00°40'24"W, ALONG SAID TRACT LINE 248.33 FEET TO THE SOUTHWEST CORNER OF A PLAT ENTITLED WASHINGTON PARK NO. 2, AS RECORDED IN PLAT BOOK 16, PAGE 77 OF SAID PUBLIC RECORDS; THENCE N89°20'56"E ALONG THE SOUTH LINE OF SAID PLAT 20.00 FEET; THENCE N00°40'24"E, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 8, BLOCK 5 OF SAID PLAT, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE S89°20'56"W, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 20.00 FEET TO A POINT ON AFORESAID WEST LINE OF TRACT 60; THENCE N00°40'24"W, ALONG SAID WEST LINE 100 FEET; THENCE N89°20'56"E ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8, BLOCK 5, OF SAID WASHINGTON PARK NO. 2, AND ALONG THE NORHT LINE OF LOTS 8, 9 AND 10, OF SAID BLOCK 5, A DISTANCE OF 142.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S00°40'48"E, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 50.00 FEET; THENCE N89°20'56"E, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF LOTS 11 AND 12 OF SAID BLOCK 5, A DISTANCE OF 81.97 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12; THENCE N00°41'05"W, ALONG THE WEST LINE OF LOT 13 OF SAID BLOCK 5, A DISTANCE OF 1.00 FEET; THENCE N89°20'56"E, ALONG THE SOUTH LINE OF THE NORTH 49.00 FEET OF LOTS 13 AND 14 OF SAID BLOCK 5 AND ITS EASTERLY EXTENSION, A DISTANCE OF 124.97 FEET TO A POINT ON THE WEST LINE OF LOT 10, BLOCK 4 OF SAID WASHINGTON PARK NO. 2; THENCE N00°41'34"W ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION A DISTANCE OF 56.50 FEET TO A POINT ON THE CENTERLINE OF A 15.00 FOOT WIDE ALLEY DEPICTED ON SAID PLAT OF WASHINGTON PARK NO. 2; THENCE N89°20'56"E ALONG SAID CENTERLINE, 128.08 FEET TO A POINT ON THE CENTERLINE OF A 13 FOOT WIDE ALLEY DEPICTED ON SAID PLAT OF WASHINGTON PARK NO. 2; THENCE S00°41'34"E, ALONG SAID CENTERLINE, 12.50 FEET; THENCE N89°20'56"E, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 5, BLOCK 4, OF SAID WASHINGTON PARK NO. 2. AND ALONG SAID NORTH LINE, 91.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 15; THENCE S01°16'25"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 517.30 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAYS.

EXCEPTING THEREFROM THAT PORTION OF SCHOOL STREET/COLLEGE AVENUE DEPICTED ON AFORESAID PLAT ENTITLED WASHINGTON PARK NO. 2 AND BEING BOUNDED AS FOLLOWS:

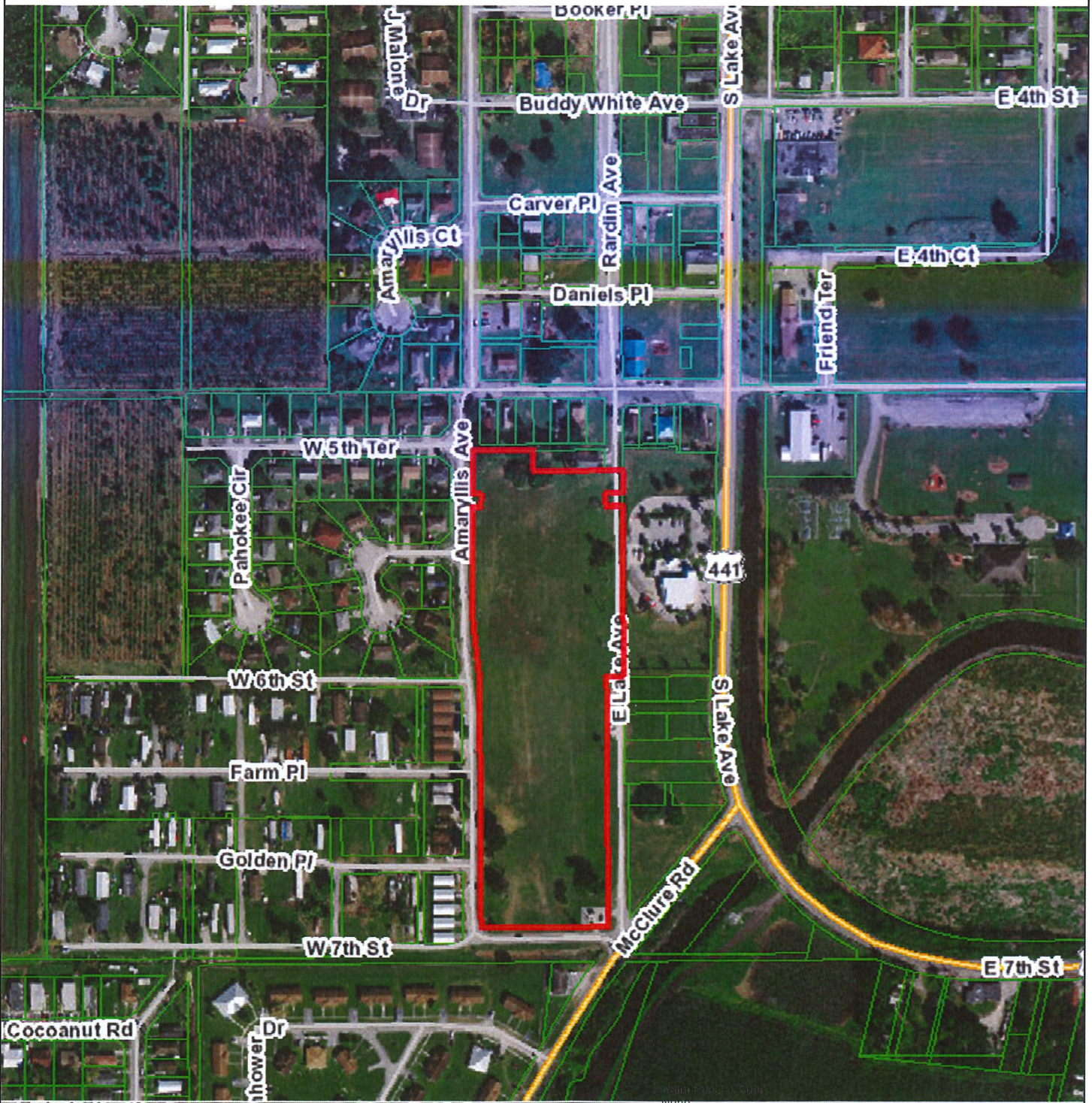
ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14, BLOCK 5 OF SAID PLAT; ON THE EAST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10, BLOCK 4 OF SAID PLAT; ON THE SOUTH BY THE SOUTH BOUNDARY OF SAID PLAT; AND ON THE WEST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 14, BLOCK 5 OF SAID PLAT.

LESS AND EXCEPT THE PROPERTY CONVEYED TO PALM BEACH COUNTY, IN THE STATUTORY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23797, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF SAID LANDS LYING IN THE CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA

(LOCATION MAP ON BACK)

City of Pahokee City Commission
March 23, 2021, 6:30 PM, Virtual Public Hearing
Subject Property Location Map



Subject Property: Future Land Use Map Amendment and Rezoning Requests