



ZONING/ADJUSTMENT/PLANNING BOARD MEETING

LIMITED CAPACITY

AGENDA

THURSDAY, JULY 30, 2026

2:00 PM

360 E. MAIN STREET, PAHOKEE, FLORIDA 33476

COMMISSION CHAMBERS

Members: Francisco Alcala | Eleanor J. Babb | Andrew Joyce | Patricia Wallace
Octavio Muniz (Alternate) | Clara Murvin (Alternate)

- A. CALL TO ORDER**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. DISCLOSURE OF EX-PARTE COMMUNICATIONS**
- E. APPROVAL OF MINUTES**
- F. NEW BUSINESS:**
 - 1. Appointment of Vice Chair and Secretary
 - [2.](#) Public Hearing for Site Plan Review: 226 Bacom Point Rd, Pahokee, Florida 33476
- G. OLD BUSINESS**
- H. ADJOURN (BY MOTION AND APPROVAL OF MAJORITY PRESENT)**

Any member of the audience wishing to appear before the Board to speak with reference to any agenda or non-agenda item must complete and submit the "Request for Appearance and Comment" form, prior to commencement of the meeting.

Should any person seek to appeal any decision made by the Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Reference: Florida Statutes 286.0105). Anyone desiring a verbatim transcript shall have the responsibility, at one's own cost, to arrange for the transcript.

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting the Office of the City Clerk at 561-924-5534. If hearing impaired, contact the Florida Relay at 800- 955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statutes 286.26)



STAFF REPORT

TO: Zoning, Adjustment and Planning Board

VIA: Brenda Bryant

FROM: Building Planning & Zoning Department in Consultation w/Treasure Coast Planning Council – Tom Lanahan, AICP

SUBJECT: Staff Report – Recommendations for Abraham Garcia Alcala (226 Bacom Point Rd)

DATE: July 30, 2026

GENERAL SUMMARY/BACKGROUND:

Abraham Garcia, on behalf of Triple E Management, Inc, have submitted a Site Plan Review Application to the City. The request is to seek for Site Plan approval to use property located at 226 Bacom Point Rd as a Tire Shop. The aforementioned property is located at 226 Bacom Point Rd, which is within the Commercial, Office, Residential and Entertainment (CORE) zoning district.

ANALYSIS:

The subject property is owned by Triple E Management Inc., located at 226 Bacom Point Rd (48-37-42-18-18-004-0040), which is within the Commercial Office Residential and Entertainment (CORE) zoning district and the proposed Tire Shop is consistent with the Future Land Use of CORE and Table of Permitted Uses (Art V.- Sec 14-75 – Table V-1).

LEGAL NOTE:

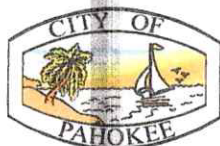
Public Notice advertised in the Palm Beach Post

STAFF RECOMMENDATION:

Staff recommends the approval to the Zoning, Adjustment, and Planning Board of this Site Plan Review to operate as a Tire Shop. The last known business at this location was a Used Auto Sales Dealership. The use of a Tire Shop closely aligns with the aesthetics and previous use at the proposed location.

ATTACHMENTS:

Site Plan Review
Letter to Property Owners within 200 ft buffer
Public Notice



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

FOR STAFF USE ONLY

File #:	<u>38</u>
Date Received:	<u>6/29/20</u>
Received by:	<u>[Signature]</u>
Fee collected:	<u>\$2500.00 + Adv. Sep</u>

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) TIRE FREAKZ

Location of the Site by Street Address: 226 BACOM POINT RD PAHOKEE, FL 33476

Name of Legal Owner of the Development Site: TRIPLE E MANAGEMENT, INC.

Owner Address: 691 E MAIN ST PAHOKEE, FL 33476

Phone No: 561-924-9250 Fax: 561-924-9252 e-mail: TUIWAREHOUSE@YAHOO.COM

Name of Acting Agent: (on behalf of legal owner*) ABRAHAM GARCIA ALCALA

Agent Address: 226 BACOM POINT RD PAHOKEE, FL 33476

Phone No: 561-797-9066 Fax: _____ e-mail: _____

Size of Parcel .4425 Dimensions _____ Acres .4425 Square Feet 1344

Specific Nature of intended uses of Development Site: TIRE SHOP

* Please attach separate sheet if insufficient space

Zoning Classification * CORE Future Land Use Designation * CORE

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

Project Description: OCCUPANCY AND OPERATION OF AN EXISTING 1,344 SQFT COMMERICAL BUILDING AS TIRE FREAKZ, A TIRE SALE AND SERVICE FACILITY PROVIDING TIRE SALES, TIRE INSTALLATION, BRAKE SERVICE AND OIL CHANGE SERVICE.

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



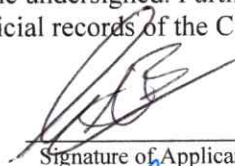
OWNER'S AFFIDAVIT APPLICANT'S PETITION AND CERTIFICATION

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.

ABRAHAM GARCIA ALCALA

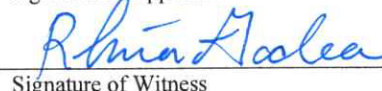
Printed Name of Applicant



Signature of Applicant

RHINA GADEA

Printed Name of Witness



Signature of Witness

Applicant is: (circle one)

Owner

Agent

Optionee

Contract Purchaser

Lessee

Applicant Information:

226 BACOM POINT RD

Street Address

PAHOKEE, FL 33476

City, State and Zip Code

561-797-9066

Telephone

Name of Owner(s) if Other Than Applicant

TRIPLE E MANAGEMENT, INC.

Name

691 E MAIN ST

Address

PAHOKEE, FL 33476

City, State and Zip Code

561-924-9250

Telephone

Name of Person Responsible for Petition if other than the Applicant

EMILIO PEREZ

Printed Name



Signature

691 E MAIN ST

Address

PAHOKEE, FL 33476

City, State and Zip Code

561-924-9250

Telephone

STATE OF FLORIDA:

COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 23RD day of JUNE, 2026,

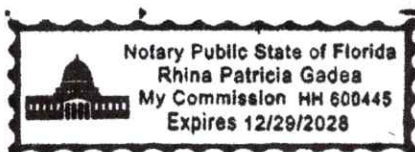
by EMILIO, owner of property who is **personally known** to me or has produced identification () and (type of identification) who (**did** / **did not**) take an oath.


Notary Public State of Florida (Signature)

RHINA PATRICIA GADEA

Print Name of Notary

My Commission expires: 12/29/2028



CITY OF PAHOKEE
207 BEGONIA DR.
PAHOKEE, FL 33476-2110
561-924-5534

CASH RECEIPT Printed 10:46:41 - 07/07/26
 OPERATOR ARELY
 Posted On 07/07/26

Batch:14623
Transaction:2

Description**Total**

REFERENCE NUMBER: ADMINSTRATIVE FEE
 NAME: ANGEL GARCIA
 ADDRESS: 661 SE 2ND ST [BELLE GLADE FL 33430]
 CITY STATE ZIP: BELLE GLADE FL 33430

REZONING FEE/ LAND AMENDMENTS

2500.00

Fund 1 Acct 324200
 TIRE SHOP -SPR REVIEW
 ADMINISTRATIVE REVIEW

Check #	0000	2500.00
Cash Paid		
Credit Paid		
Less Change Given	(	)
TOTAL:		2500.00

CITY OF PAHOKEE
207 BEGONIA DR.
PAHOKEE, FL 33476-2110
561-924-5534

CASH RECEIPT Printed 10:49:33 - 07/07/26
OPERATOR ARELY
Posted On 07/07/26

Batch:14624
Transaction:1

Description	Total
REFERENCE NUMBER: ADMINISTRATIVE FEE	
NAME: ANGEL GARCIA	
ADDRESS: 661 SE 2ND ST [BELLE GLADE FL 33430]	
CITY STATE ZIP: BELLE GLADE FL 33430	
REZONING FEE/ LAND AMENDMENTS	500.00
Fund 1 Acct 324200	
TIRE SHOP -SPR REVIEW	

Check #	
Cash Paid	500.00
Credit Paid	
Less Change Given	()
TOTAL:	500.00

EL GARCIA
E 2ND ST
E GLADE, FL 33430-4007

DATE 7/7/26 8-9/430

TO THE City of Pahokee \$ 2,500
FOR OF Two Thousand - five Hundred 00/100 DOLLARS

Bank, National Association
gh
GLADE 00724

Two Thousand - SPR Review 





This Document Prepared By and Return to:
Donia A. Roberts, Esquire
1100 North Main Street
Suite C
Belle Glade, Florida 33430

CFN 20060360827
OR BK 20493 PG 1397
RECORDED 06/19/2006 14:25:46
Palm Beach County, Florida
ANT 160,000.00
Doc Stamp 1,120.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1397 - 1398; (2pgs)

Parcel ID Number: 48-37-42-18-18-004-0040

Warranty Deed

This Indenture, Made this **12th** day of **April**, 2006 A.D., Between
Rafael Garcia

of the County of **Palm Beach**, State of **Florida**, grantor, and
Triple E Management, Inc., a corporation existing under the laws of the
State of **Florida**
whose address is: **2814 East Main Street, Pahokee, FL 33476**

of the County of **Palm Beach**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Palm Beach** State of **Florida** to wit:

See Attached Exhibit "A"

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is 1403
Indian Road, West Palm beach, Florida 33406.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2005.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Printed Name: **Harry Jones**
Witness

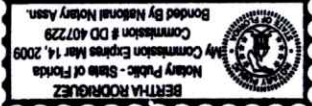
Printed Name: **Juko Nunez**
Witness

Rafael Garcia (Seal)
P.O. Address: 1403 Indian Road, West Palm Beach, FL 33406

STATE OF **Florida**
COUNTY OF **Palm Beach**

The foregoing instrument was acknowledged before me this **12th** day of **April**, 2006 by
Rafael Garcia

he is personally known to me or he has produced his **Florida driver's license** as identification



BERTHA Rodriguez
Printed Name:
Notary Public
My Commission Expires:

Property Information

Owner Name :TRIPLE E MANAGEMENT INC

Parcel Control Number :48-37-42-18-18-004-0040

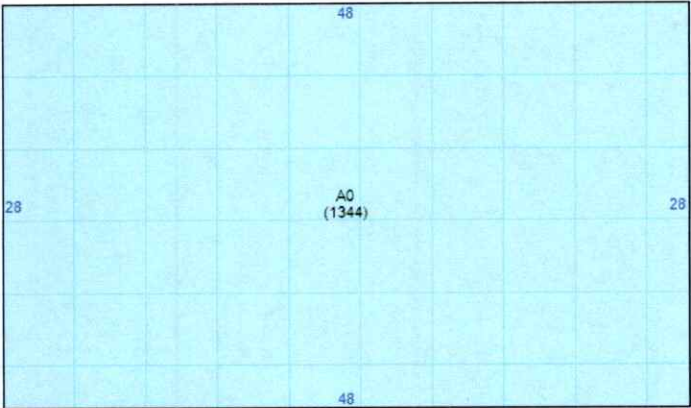
Location Address :226 BACOM POINT RD

Structural Details

Structural Element for Building 1	
Year Built	1955
SERVICE STATION W/BAYS	1344

Subarea and Square Footage for Building 1	
Code Description	square Footage
SERVICE STATION W/BAYS	1344
Total Square Footage	1344

Sketch for Building 1

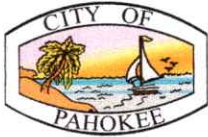


Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1955	1325
Paving- Asphalt	1955	4517
Fence- Chain Link 6ft #11 Gaug	1995	500

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	CORE	0.4425



DESIGNATION OF AGENT FOR QUASI-JUDICIAL PROCEEDINGS

DATE: 06/23/2026

FILE NO.: 38

IN THE MATTER OF: TRIPLE E MANAGEMENT, INC.

ANY PERSON APPEARING ON YOUR BEHALF, IN YOUR ABSENCE, MUST BE DESIGNATED AS YOUR AGENT ON THIS FORM OR SUCH PERSON WILL NOT BE ENTITLED TO SPEAK AT THE QUASI-JUDICIAL HEARING AND THE MATTER MAY BE DETERMINED WITHOUT THE BENEFIT OF THEIR TESTIMONY.

ABRAHAM GARCIA ALCALA, WILL ATTEND THE QUASI-JUDICIAL HEARING
(Print name of Agent)

TO BE HELD IN MY ABSENCE. IN ADDITION, ABRAHAM GARCIA ALCALA
HAS MY PERMISSION TO ACT AS MY AGENT IN ALL MATTERS RELATING TO ANY
PROCEEDINGS RELATED TO 226 BACOM POINT RD PAHOKEE, FL 33476
(Address of subject property)

THIS FORM MUST BE RETURNED PRIOR TO THE QUASI-JUDICIAL HEARING.

[Signature]
Signature of Owner

[Signature]
Signature of Designated Agent

EMILIO PEREZ
Print Name of Owner

ABRAHAM GARCIA ALCALA
Print Name of Designated Agent

Address of Designated Agent: 226 BACOM POINT RD

City- State- Zip Code: PAHOKEE, FL 33476

Phone Number: 561-797-9066

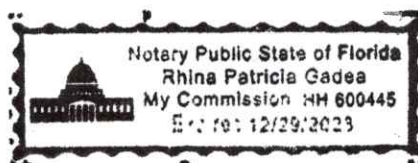
STATE OF FLORIDA:
COUNTY OF PALM BEACH:

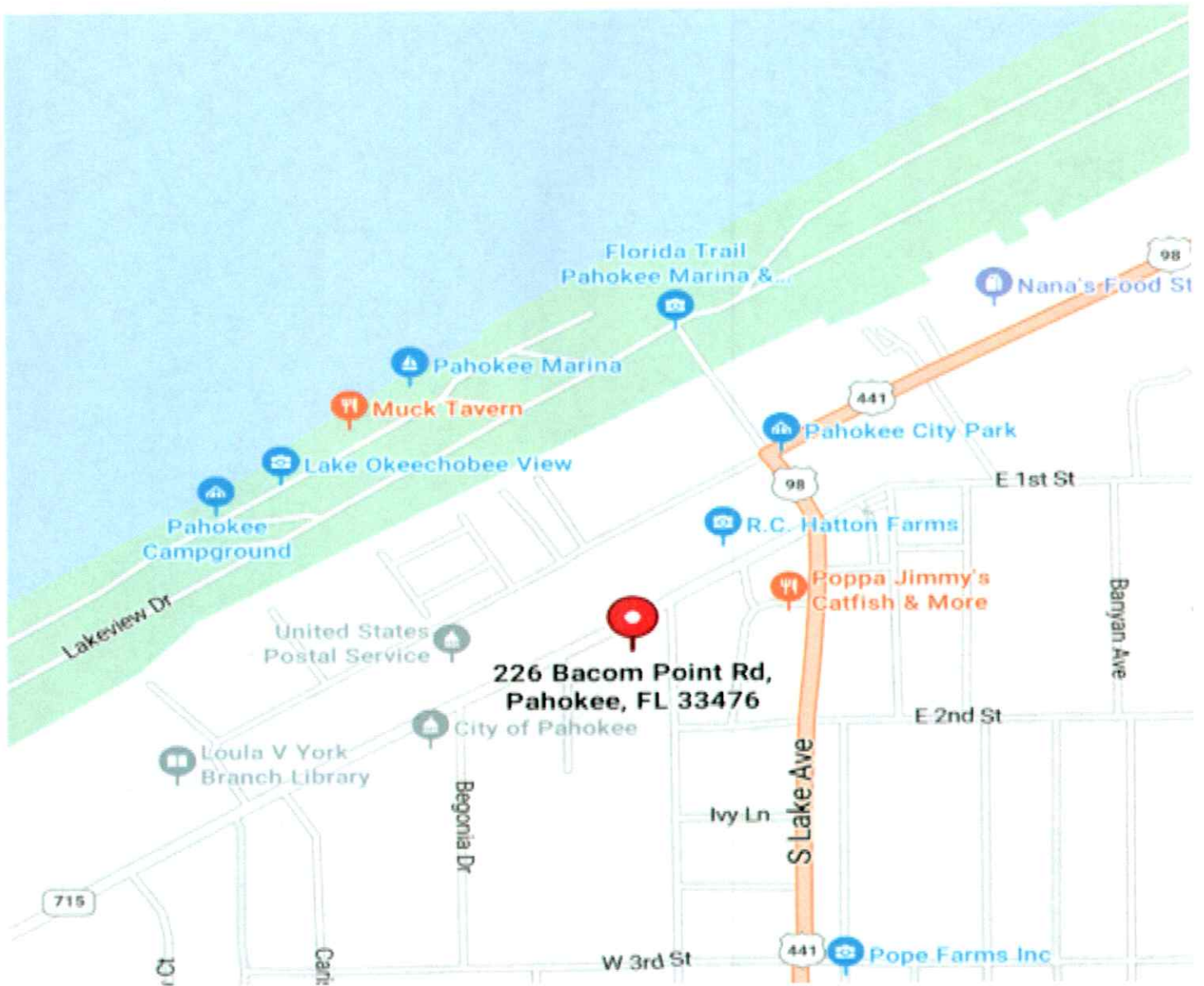
The foregoing instrument was acknowledged before me this 23RD day of JUNE, 2026,
by EMILIO PEREZ, owner of property who is personally known to me or has produced
identification () and (type of identification) who (did / did not) take an oath.

[Signature]
Notary Public State of Florida (Signature)

RHINA PATRICIA GADEA
Print Name of Notary

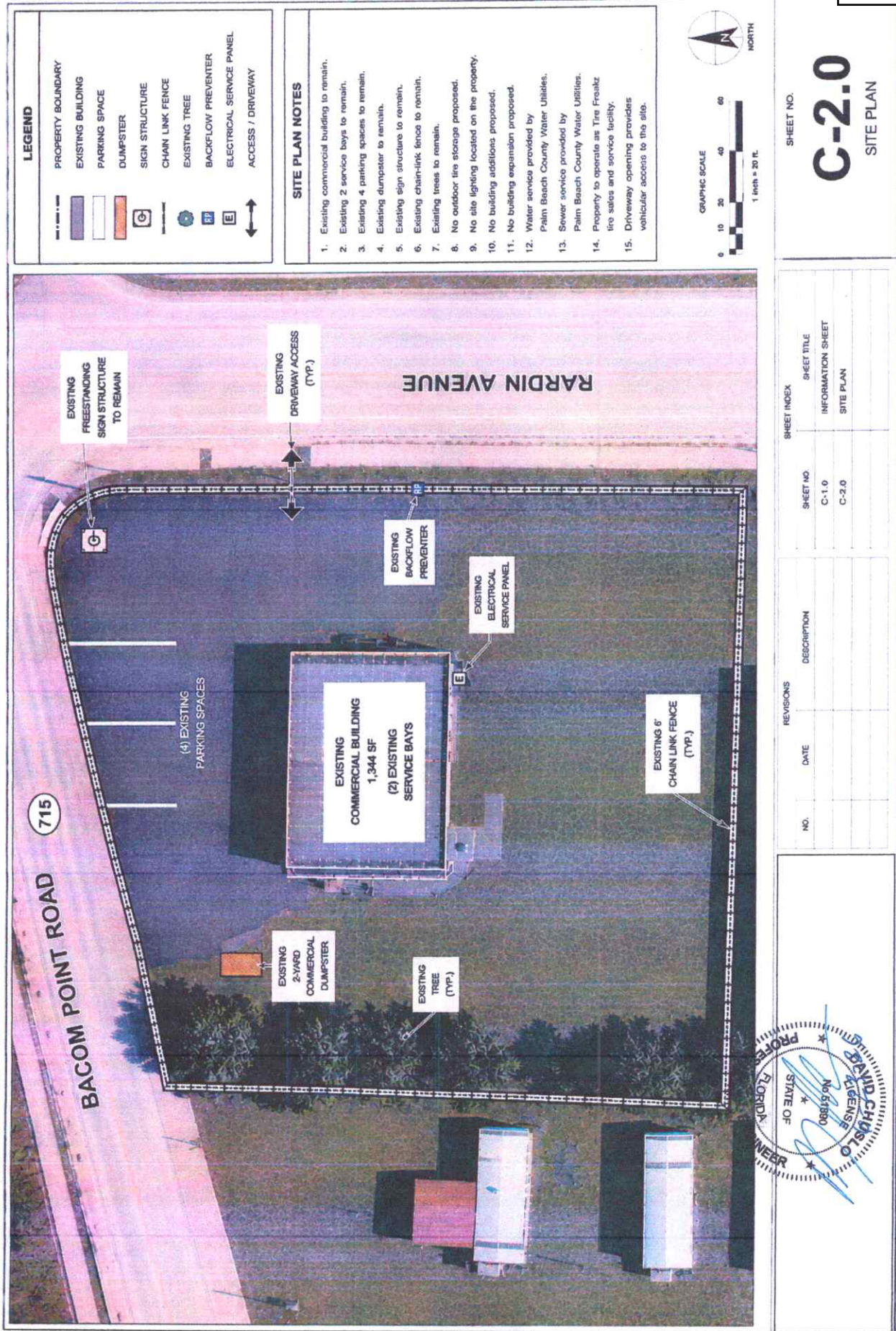
My Commission expires: 12/29/2028







PROJECT INFORMATION		TIRE FREAKZ SITE PLAN REVIEW 226 BACOM POINT ROAD PAHOKEE, FLORIDA 33476 PCN: 48-37-42-18-18-004-0040		LEGEND --- PROPERTY BOUNDARY [Blue Box] EXISTING BUILDING [Pink Box] PARKING SPACE [Red Box] DUMPSTER [Square with X] SIGN STRUCTURE [X X X X] CHAIN LINK FENCE [Green Circle] EXISTING TREE [Blue Square] BACKFLOW PREVENTER [Square with G] ELECTRICAL SERVICE PANEL [Double Arrow] ACCESS / DRIVEWAY																																						
OWNER:	Triple E Management, Inc.	PROJECT NARRATIVE The proposed project consists of the occupancy and operation of an existing 1,344 square foot commercial building for Tire Freakz, a tire sales and service facility providing tire sales, tire installation, brake service, and oil change services. The property currently contains an existing commercial building for (4) parking spaces, chain-link fencing, utility connections, an existing dumpster service area, existing sign structure, and vehicular access points. No additions, expansions, or modifications to the building footprint are proposed.		OPERATIONAL INFORMATION • Tire Sales • Tire Installation • Tire Repair • Brake Service • Oil Change Service • Two (2) Employees • No Outdoor Tire Storage • Existing Dumpster Service • Existing Utilities • Existing Commercial Building																																						
TENANT:	Abraham Garcia																																									
BUSINESS NAME:	Tire Freakz																																									
MAILING ADDRESS:	661 SE 2nd Street Belle Glade, FL 33430																																									
PROPERTY ADDRESS:	226 Bacom Point Road Pahokee, Florida 33476																																									
PCN:	48-37-42-18-18-004-0040																																									
EXISTING ZONING:	CORE																																									
EXISTING USE:	Service Station with Bays	GENERAL NOTES 1. Existing commercial building to remain. 2. Existing curb & swale bays to remain. 3. Existing tie-in servicing bay, curb, pavement to remain. 4. Existing rear leader pads to remain. 5. Existing utility connections to remain. 6. Existing vehicular access points to remain. 7. No lighting additions proposed. 8. No building expansions proposed. 9. No outdoor tire storage proposed. 10. No site lighting located on the property. 11. Palm Beach County Water Utilities. 12. Palm Beach County Water Utilities. 13. No painted construction proposed.																																								
PROPOSED USE:	Tire Sales, Tire Installation, Brake Service & Oil Changes																																									
EXISTING SITE PHOTOGRAPHS		SITE PLAN NOTES 1. Existing commercial building to remain. 2. Existing (2) service bays to remain. 3. Existing (4) parking spaces to remain. 4. Existing dumpster to remain. 5. Existing sign structure to remain. 6. Existing chain-link fence to remain. 7. Existing trees to remain. 8. No outdoor tire storage proposed. 9. No site lighting located on the property. 10. No building additions proposed. 11. No building expansions proposed. 12. Water service provided by Palm Beach County Water Utilities. 13. Sewer service provided by Palm Beach County Water Utilities. 14. Property to operate as Tire Freakz tire sales and service facility. 15. Both driveway openings provide vehicular access to the site.																																								
FRONT VIEW FROM BACOM POINT ROAD CORNER VIEW FROM BACOM POINT RD / ARDNN AVE DUMPSTER AREA																																										
VICINITY MAP		GRAPHIC SCALE 1 inch = 20 ft. NORTH																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">PROJECT NO.:</td> </tr> <tr> <td colspan="2">DRAWN BY:</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> </tr> <tr> <td colspan="2">DATE:</td> </tr> </table>		PROJECT NO.:		DRAWN BY:		CHECKED BY:		DATE:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		REVISIONS			NO.	DATE	DESCRIPTION																<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">SHEET INDEX</th> </tr> <tr> <th>SHEET NO.</th> <th>SHEET TITLE</th> </tr> <tr> <td>C-1.0</td> <td>INFORMATION SHEET</td> </tr> <tr> <td>C-2.0</td> <td>SITE PLAN</td> </tr> </table>		SHEET INDEX		SHEET NO.	SHEET TITLE	C-1.0	INFORMATION SHEET	C-2.0	SITE PLAN
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June 24, 2026

City of Pahokee

Planning & Zoning Department
207 Begonia Drive
Pahokee, FL 33476

Re: Letter of Support for Site Plan Submittal Application – Tire Freakz
Property Address: 226 Bacom Point Road, Pahokee, FL 33476
Tenant: Abraham Garcia

To Whom It May Concern:

Please accept this letter as our support for **Abraham Garcia**, tenant and proposed operator of **Tire Freakz**, in connection with his site plan submittal application for the property located at **226 Bacom Point Road, Pahokee, Florida 33476**.

We are pleased to support Mr. Garcia's efforts to open and operate his business within the City of Pahokee. His proposed use of the existing commercial building for tire sales, tire installation, brake service, and oil changes will help activate the property and provide needed automotive services to the community.

We would also like to note that this particular location has been used in the past for a similar automotive/service station purpose, and we believe Mr. Garcia's proposed operation is an appropriate continuation of that type of use. We are hopeful that, after the City's review, his application will be approved.

We respectfully ask the City to review and consider Mr. Garcia's application favorably, subject to all applicable City requirements and approvals. We also want to express our appreciation to the City of Pahokee and its staff for their assistance and guidance throughout this process. We sincerely appreciate the City's help in giving Abraham the opportunity to open his shop and establish his business in Pahokee.

Thank you for your time, consideration, and continued support of local businesses.

Sincerely,

Triple E Management, Inc.



Emilio Perez, President

Commercial Gross Lease

1. **Names.** This lease is made by Okeechobee Land Co. Inc., Landlord, and Abraham Curcien Alcala, Tenant.

2. **Premises Being Leased.** Landlord is leasing to Tenant and Tenant is leasing from Landlord the following premises:

226 Bacom Point Rd. Pahokee. FL 33476

3. **Term of Lease.** This lease begins on 3-1-2026 and ends on 2-28-2027.

4. **Rent.** Tenant will pay rent in advance on the 1st day of each month. Tenant's first rent payment will be on 3-1-2026 in the amount of \$ 1,200.00 + Sales TAX. Tenant will pay rent of \$ 1,200.00 per month thereafter. Rent is due by the 5th of each month. Otherwise a Late fee will be applied to account.

☒ Tenant will pay this rental amount for the entire term of the lease.

☐ Rent will increase each year, on the anniversary of the starting date in paragraph 3, as follows: _____

5. Option to Extend Lease

☐ First Option. Landlord grants Tenant the option to extend this lease for an additional _____ years. To exercise this option, Tenant must give Landlord written notice on or before _____. Tenant may exercise this option only if Tenant is in substantial compliance with the terms of this lease. Tenant will lease the premises on the same terms as in this lease except as follows: _____

☐ Second Option. If Tenant exercises the option granted above, Tenant will then have the option to extend this lease for _____ years beyond the first option period. To exercise this option, Tenant must give Landlord written notice on or before _____. Tenant may exercise this option only if Tenant is in substantial compliance with the terms of this lease. Tenant will lease the premises on the same terms as in this lease except as follows: _____

6. **Security Deposit.** Tenant has deposited \$ 1,200.00 with Landlord as security for Tenant's performance of this lease. Landlord will refund the full security deposit to Tenant within 14 days following the end of the lease if Tenant returns the premises to Landlord in good condition (except for reasonable wear and tear) and Tenant has paid Landlord all sums due under this lease. Otherwise, Landlord may deduct any amounts required to place the premises in good condition and to pay for any money owed to Landlord under the lease.

7. Improvements by Landlord

☐ Before the lease term begins, Landlord (at Landlord's expense) will make the repairs and improvements listed in Attachment 1 to this contract.

☒ Tenant accepts the premises in "as is" condition. Landlord need not provide any repairs or improvements before the lease term begins.

8. **Improvements by Tenant.** Tenant may make alterations and improvements to the premises after obtaining the Landlord's written consent, which will not be unreasonably withheld. At any time before this lease ends, Tenant may remove any of Tenant's alterations and improvements, as long as Tenant repairs any damage

AG 2/5/26
Tenant - Init and Date

S
Landlord

all oral agreements between the parties, as well as any prior writings.

24. Successors and Assignees. This lease binds and benefits the heirs, successors, and assignees of the parties.

25. Notices. All notices must be in writing. A notice may be delivered to a party at the address that follows a party's signature or to a new address that a party designates in writing. A notice may be delivered:

- ☒ In person
☐ via email, at the addresses provided below
☒ by certified mail, or
☐ by overnight courier.

26. Governing Law. This lease will be governed by and construed in accordance with the laws of the state of Florida.

27. Counterparts. The parties may sign several identical counterparts of this lease. Any fully signed counterpart shall be treated as an original.

28. Modification. This lease may be modified only by a writing signed by the party against whom such modification is sought to be enforced.

29. Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

30. Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this lease invalid or unenforceable, and shall be modified, amended, or limited only to the extent necessary to render it valid and enforceable.

Dated: 02/02/26

LANDLORD

Name of Business: Okeechobee Land Co. Inc
 at 691 E Main St. Pahokee FL 33476

By: Emilio Perez
 Printed Name: Emilio Perez
 Title: President

Address: 691 E Main St. Pahokee, FL 33476
 Email: Tuiwarehouse@yahoo.com

TENANT

Name of Business: Tire Freaks
 at 226 Bacom Point Rd, Pahokee FL 33476

By: Abraham Garcia Alcala
 Printed Name: Abraham Garcia Alcala
 Title: _____

Address: 661 SE 2nd St Belle Glade FL
 Email: Abraham Garcia470@yahoo.com

☒ **GUARANTOR**

By signing this lease, I personally guarantee the performance of all financial obligations of Abraham Garcia Alcala under this lease.

Dated: 02/02/26

Printed Name: Abraham Garcia Alcala Title: _____

Address: 661 SE 2nd St Belle Glade FL 33430
 Email: Abraham Garcia@yahoo.com

AG 02/5/26
 Tenant. Init and Date

Landlord

caused by attaching the items to or removing them from the premises.

9. **Tenant's Use of Premises.** Tenant will use the premises for the following business purposes:

Tire Shop

Tenant may also use the premises for purposes reasonably related to the main use.

10. **Landlord's Representations.** Landlord represents that:

A. At the beginning of the lease term, the premises will be properly zoned for Tenant's stated use and will be in compliance with all applicable laws and regulations.

B. The premises have not been used for the storage or disposal of any toxic or hazardous substance, and Landlord has received no notice from any governmental authority concerning removal of any toxic or hazardous substance from the property.

11. **Utilities and Services.** Landlord will pay for the following utilities and services:

☐ Water

☐ Electricity

☐ Gas

☐ Heat

☐ Air-Conditioning

N/A

Any items not checked will be the responsibility of Tenant.

12. **Maintenance and Repairs**

A. Tenant will maintain and make all necessary repairs to: (1) the roof, structural components, exterior walls, and interior common walls of the premises, and (2) the plumbing, electrical, heating, ventilating, and air-conditioning systems.

B. Landlord will regularly clean and maintain (including snow removal) the parking areas, yards, common areas, and exterior of the building and remove all litter so that the premises will be kept in an attractive condition.

C. Tenant will clean and maintain Tenant's portion of the building so that it will be kept in an attractive condition.

13. **Insurance**

A. Tenant will carry fire and extended coverage insurance on the building.

B. Tenant will carry public liability insurance; this insurance will include Landlord as an insured party and will be primary to any liability insurance maintained by landlord. The public liability coverage for personal injury will be in at least the following amounts: Okeechobee Land Co. Inc.

• \$ 500,000 per occurrence. 691 E Main St.

• \$ 500,000 in any one year. Pahokee, FL 33476

C. Landlord and Tenant release each other from any liability to the other for any property loss, property damage, or personal injury to the extent covered by insurance carried by the party suffering the loss, damage, or injury.

D. Tenant will give Landlord a copy of all insurance policies that this lease requires Tenant to obtain.

14. **Taxes**

A. Tenant will pay all real property taxes levied and assessed against the premises.

B. Tenant will pay all personal property taxes levied and assessed against Tenant's personal property.

15. **Subletting and Assignment.** Tenant will not assign this lease or sublet any part of the premises without the written consent of Landlord. Landlord will not unreasonably withhold such consent.

AG 02/5/26

Tenant - Init and Date

Landlord

16. Damage to Premises

- A. If the premises are damaged through fire or other cause not the fault of Tenant, Tenant will owe no rent for any period during which Tenant is substantially deprived of the use of the premises.
- B. If Tenant is substantially deprived of the use of the premises for more than 90 days because of such damage, Tenant may terminate this lease by delivering written notice of termination to Landlord.

17. Notice of Default. Before starting a legal action to recover possession of the premises based on Tenant's default, Landlord will notify Tenant in writing of the default. Landlord will take legal action only if Tenant does not correct the default within ten days after written notice is given or mailed to Tenant.

18. Quiet Enjoyment. As long as Tenant is not in default under the terms of this lease, Tenant will have the right to occupy the premises peacefully and without interference.

19. Eminent Domain. This lease will become void if any part of the leased premises or the building in which the leased premises are located are taken by eminent domain. Tenant has the right to receive and keep any amount of money that the agency taking the premises by eminent domain pays for the value of Tenant's lease, its loss of business, and for moving and relocation expenses.

20. Holding Over. If Tenant remains in possession after this lease ends, the continuing tenancy will be from month to month.

22. Disputes

- ☒ **Litigation.** If a dispute arises, either party may take the matter to court.
- ☐ **Mediation and Possible Litigation.** If a dispute arises, the parties will try in good faith to settle it through mediation conducted by

- ☐ _____
- ☒ a mediator to be mutually selected.

The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to court.

- ☐ **Mediation and Possible Arbitration.** If a dispute arises, the parties will try in good faith to settle it through mediation conducted by

- ☐ _____
- ☐ a mediator to be mutually selected.

The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, it will be arbitrated by

- ☐ _____
- ☐ an arbitrator to be mutually selected.

Judgment on the arbitration award may be entered in any court that has jurisdiction over the matter.

Costs of arbitration, including lawyers' fees, will be allocated by the arbitrator.

Landlord need not participate in mediation or arbitration of a dispute unless Tenant has paid the rent called for by this lease or has placed any unpaid rent in escrow with an agreed upon mediator or arbitrator.

22. Additional Agreements. Landlord and Tenant additionally agree that: N/A

23. Entire Agreement. This is the entire agreement between the parties. It replaces and supersedes any and

AG 02/5/26

Tenant, Ink and Date

Landlord



**CITY OF PAHOKEE
BUILDING, PLANNING & ZONING
NOTICE OF PUBLIC HEARING
Site Plan Review
(226 Bacom Point Rd)**

This is a courtesy notice of a proposed zoning action within 200 feet of property that you own.

You are encouraged to attend this public hearing and or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact the City of Pahokee Building, Planning & Zoning department at (561) 924-5534, Ext 2003 or 2004.

Zoning/Adjustment/Planning (ZAP) Board Public Hearing:

July 30, 2026 at 2:00 p.m.

City of Pahokee Commission Chambers

360 E Main St

Pahokee, FL 33476

GENERAL LOCATION: 226 Bacom Point Rd (At the intersection of Bacom Point Rd and Rardin Ave)

TITLE: Site Plan Review

APPLICATION SUMMARY: Application for a proposed Tire Shop.

This application has been reviewed and the subject property is owned by Triple E Management Inc., located at 226 Bacom Point Rd (48-37-42-18-18-004-0040), which is within the Commercial Office Residential and Entertainment (CORE) zoning district and the proposed Tire Shop is consistent with the Future Land Use of CORE and Table of Permitted Uses (Art V.- Sec 14-75 – Table V-1).



RETURN TO:

City of Pahokee – Building, Planning & Zoning Department
207 Begonia Dr
Pahokee, FL 33476

Approved _____ Oppose _____

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made.

GROUP REPRESENTATIVES: Any person, representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of that group and provide staff the name of that group.

☐ I will have a representative at the Zoning and Planning Board Public Hearing. My representative's name, address, and phone number are:	
NAME: _____	PHONE: _____
ADDRESS: _____	
CITY/STATE/ZIP: _____	

APPEALS: If a person decides to appeal any final decision made by the Zoning and Planning Board, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence on which the appeal is to be based.

Ad Preview

Section F, Item 2.

PUBLIC NOTICE

The City of Pahokee Zoning/Adjustment/Planning (ZAP) Board will hold a public hearing on July 30, 2026 at 2:00 p.m. at the City of Pahokee Commission Chambers, located at 360 E Main St., Pahokee, FL 33476.

The ZAP Board will review a Site Plan Review application for a proposed Tire Shop.

The subject property is owned by Triple E Management Inc., located at 226 Bacom Point Rd (48-37-42-18-18-004-0040), which is within the Commercial Office Residential and Entertainment (CORE) zoning district and the proposed Tire Shop is consistent with the Future Land Use of CORE and Table of Permitted Uses (Art V.- Sec 14-75 - Table V-1).

The application is submitted by Abraham Garcia on behalf of the owner (designated agent).

At the public hearing, the ZAP will review the application requests, receive public comments, and make recommendations to the City Commission for subsequent action. The ZAP may recommend one (1) of the following actions: grant the application in part or full, deny the application in full, grant the application with modifications, 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.

Please contact The City of Pahokee at 207 Begonia Dr., Pahokee, Florida 33476 or (561) 924-5534 to receive the application and information on the filing thereof. If you have an interest in the proposed request, you are encouraged to attend the meetings. If you will require reasonable accommodation in order to participate in this hearing, please contact the City of Pahokee at 207 Begonia Dr Pahokee, Florida 33476 or (561) 924-5534 at least 72 hours prior to the scheduled time of the hearing.
July 21, 2026 12495686