



# **ZONING/ADJUSTMENT/PLANNING BOARD MEETING**

LIMITED CAPACITY

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## **AGENDA**

**THURSDAY, MAY 19, 2022**

**5:00 PM**

**360 E. MAIN STREET, PAHOKEE, FLORIDA 33476**

**COMMISSION CHAMBERS**

Patricia Wallace **Chair**

**Members:** Carl Lee Booth, Sr. | Sanquetta Cowan | Eleanor Johnson-Babb | Everett McPherson

- A. CALL MEETING TO ORDER FOR ZONING/ADJUSTMENT/PLANNING BOARD MEETING**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. DISCLOSURE OF EX-PARTE COMMUNICATIONS:**
- E. APPROVAL OF MINUTES:**
- F. NEW BUSINESS:**
- G. OLD BUSINESS:**
  - 1. Site and Landscaping Plans – Everglades Memorial Commons, 200 S. Barfield Highway
- H. REGULAR AGENDA**
- I. ADJOURN (BY MOTION AND APPROVAL OF MAJORITY PRESENT)**

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Any citizen of the audience wishing to appear before the Board to speak with reference to any agenda or non-agenda item must complete the “Request for Appearance and Comment” form and present completed form to the Director of Community Economic Development 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)

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 City Clerk Tijauna Warner at Pahokee City Hall, 207 Begonia Dr. Pahokee, FL 33476 Phone: (561) 924-5534. If hearing impaired, telephone the Florida Relay Service Number, 800-955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statutes 286.26).



## STAFF REPORT

TO: Zoning/Adjustment/Planning (ZAP) BOARD

VIA:

FROM: Peggy Boule-Washington, Assistant Director of Community & Economic Development

SUBJECT: Site/Landscaping Plan Review

DATE: May 12, 2022

### **Summary/Highlights:**

The City of Pahokee received a Site Plan Review application from Oikos Development on November 11, 2021 to seek approval of a site and landscaping plan for Everglades Memorial Commons, a multi-family complex, at 200 S. Barfield HWY, Pahokee, Florida. This project covers 4.6 acres, 60 units of townhomes over 5 buildings, one 10,000 sq. ft. daycare center, 138 parking spaces at a project cost of \$17.5 Million.

### **Background:**

In an effort to provide additional housing to the City of Pahokee, the city is planning to enter into a Memorandum of Understanding (MOU) with Oikos Development for the City to own the daycare and renovate the old high school as the new City Hall.

With this project, the City's population will increase by approximately 144 new residents. These units will be affordable rentals, which are not available under the HUD Housing Choice Voucher Program Section 8. The project is a joint partnership the Oikos Development Corporation and USDA to provide affordable housing.

### **Staff Recommendation:**

Staff recommends the approval of these Site and Landscaping Plans submitted on behalf of Oikos Development Corporation, Everglades Memorial Commons, 200 S. Barfield HWY. Pursuant to City of Pahokee Land Development Code, Sec.14-24 and under subsection G and H has been met under the City of Pahokee Building and Zoning Department requirements for Site and Landscaping Plans submittals.

### **City Attorney Review:**

N/A

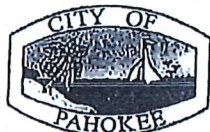
### **Finance Department Review/Recommendations:**

N/A

### **City Manager Review/Recommendations:**

N/A

**ATTACHMENTS: (PLEASE SEE ATTACHMENTS AND SITE PLANS)**



**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 PlanName of Proposed Development: (if applicable) Everglades Memorial GardensLocation of the Site by Street Address: 200 S. Bartfield Hwy | PahokeeName of Legal Owner of the Development Site: Oikos DevelopmentOwner Address: 1712 Main St. Kansas City MO 64103Phone 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 4.0 Square Feet 215,110Specific 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 of Applicant

[Signature]  
Printed Name of Witness

\_\_\_\_\_  
Signature of Witness

Applicant is: (circle one)

Owner

Agent

Optionee

Contract Purchaser

Lessee

Applicant Information:

Name of Owner(s) if Other Than Applicant

1712 Main Street  
Street Address

\_\_\_\_\_  
Name

Kansas City, MO 64108  
City, State and Zip Code

\_\_\_\_\_  
Address

816-352-4258  
Telephone

\_\_\_\_\_  
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 11<sup>th</sup> 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)

Witneseth, 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.


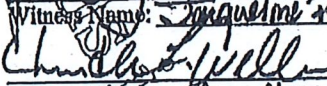
To Have and to Hold, the same in fee simple forever.

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.

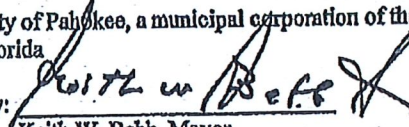
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



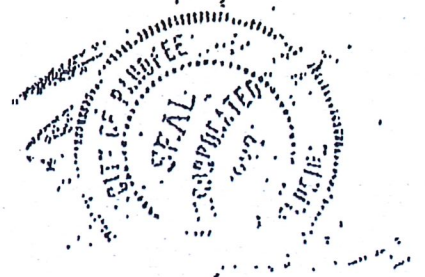
Signed, sealed and delivered in our presence:

  
 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

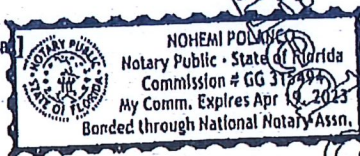
(Corporate Seal)




State of Florida  
 County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26<sup>th</sup> 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: 4/12/2023

**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.

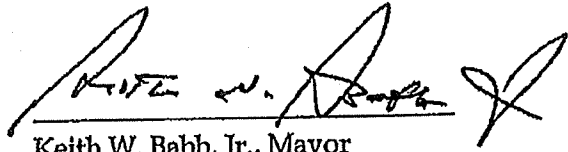
**Section 2. Approval of the Option to Purchase Real Estate.** The City Commission of the City of Pahokee hereby approves the Option to Purchase Real Estate, as set forth in Exhibit "A", by and between the City of Pahokee and Oikos Development Corporation, attached hereto as Exhibit "A".

**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.

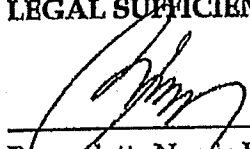
PASSED and ADOPTED this 25<sup>th</sup> day of February 2020

  
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

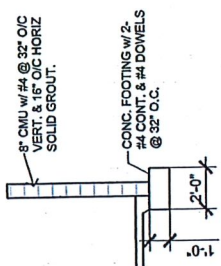
*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.*



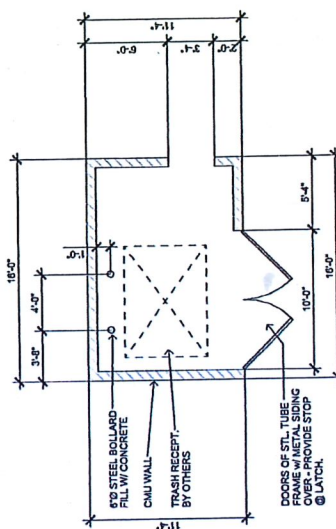


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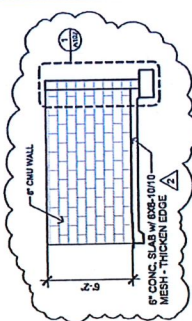
# CATHEXES



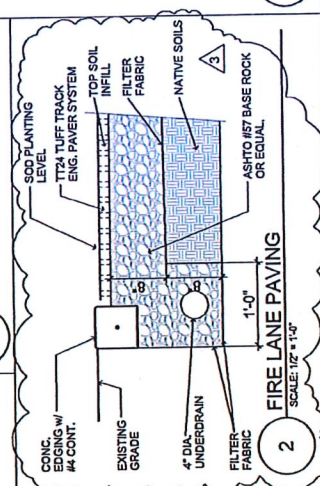
1 TRASH ENCLOSURE WALL  
SCALE: 1/2" = 1'-0"



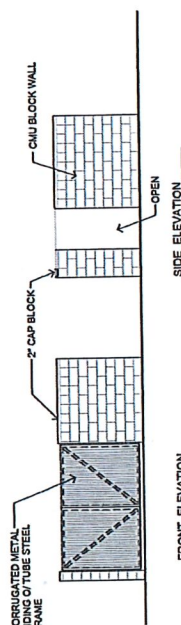
3 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



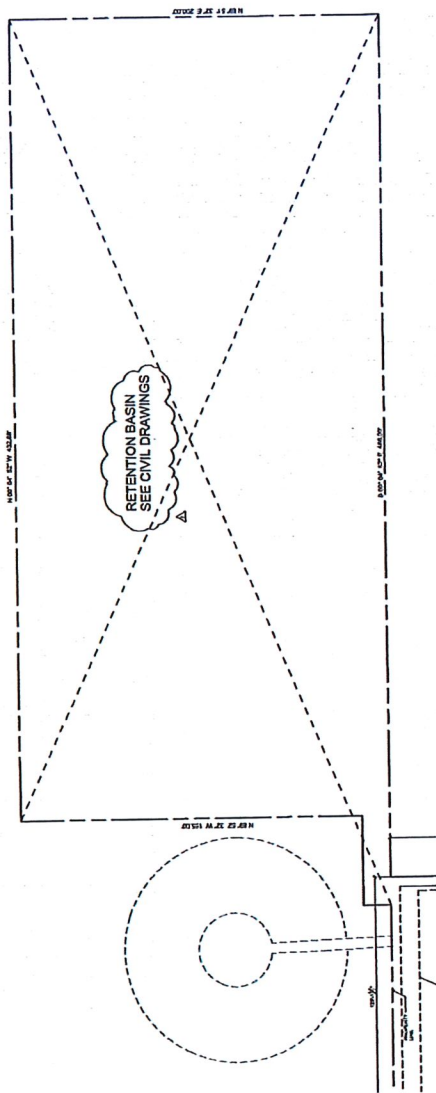
4 TRASH ENCLOSURE SECTION  
SCALE: 1/4" = 1'-0"



FIRE LANE PAVING



5 TRASH ENCLOSURE PLAN ELEVATIONS  
SCALE: 1/4" = 1'-0"



## 2 SITE PLAN / RETENTION BASIN

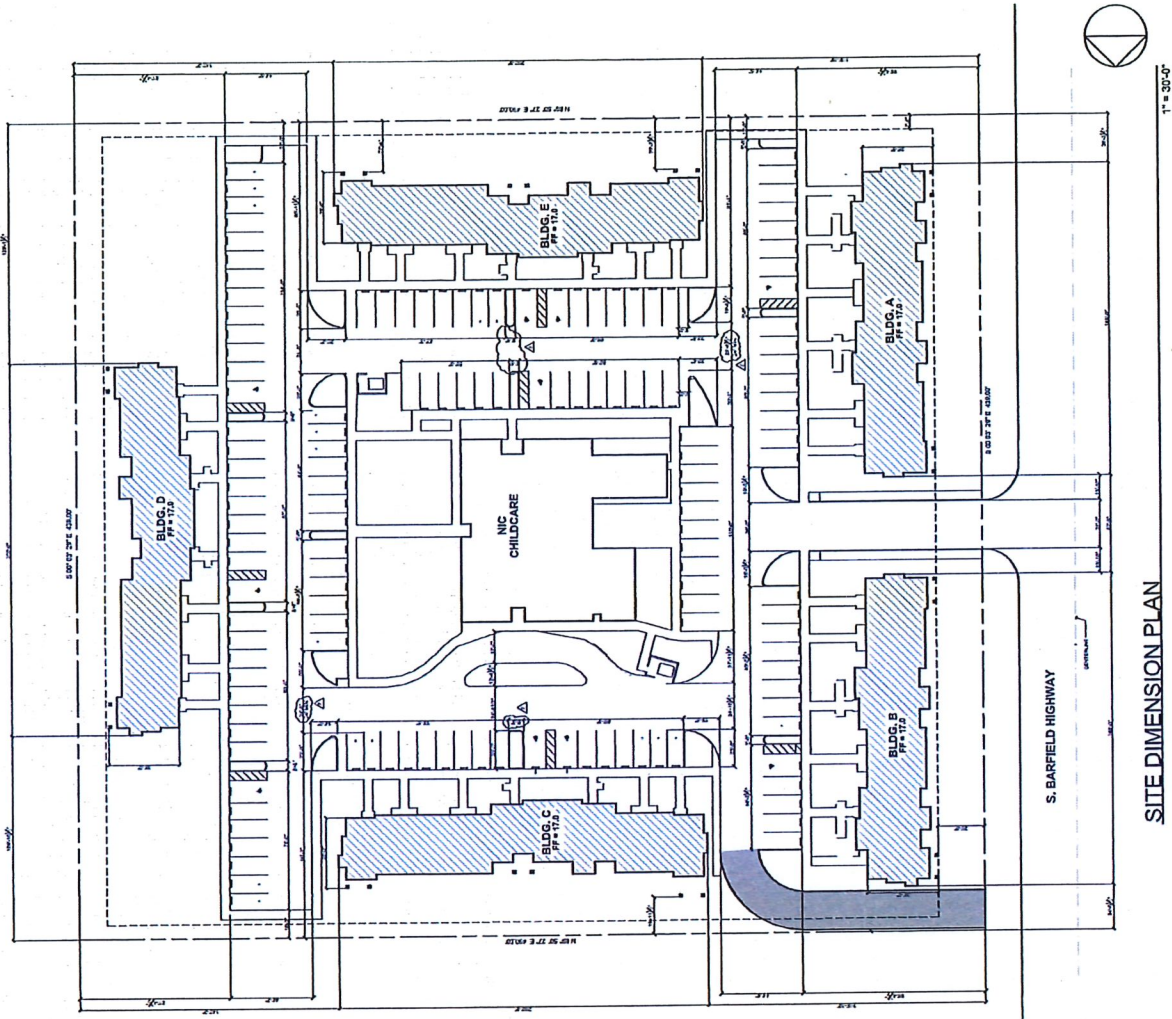
A103



**CATHEXES**  
ARCHITECTURE

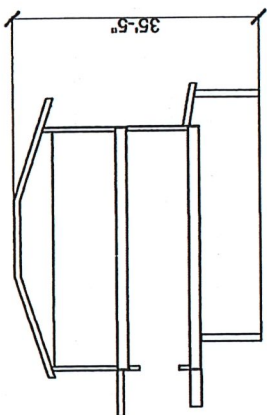
FARMWORKER MULTIFAMILY HOUSING  
EVERGLADES MEMORIAL COMMONS GARDEN APARTMENTS  
PAHOKEE, FL 33476

DATE	10/01/2021
PROJECT	PAHOKEE, FL 33476
CLIENT	EVERGLADES MEMORIAL COMMONS GARDEN APARTMENTS
DESIGNER	ARCHITECT
DATE	10/01/2021
PROJECT	PAHOKEE, FL 33476
CLIENT	EVERGLADES MEMORIAL COMMONS GARDEN APARTMENTS
DESIGNER	ARCHITECT

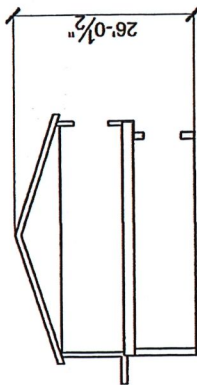


SITE DIMENSION PLAN

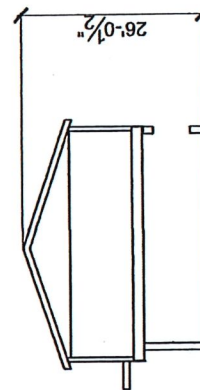
1" = 30'-0"



BLDG A & B / OVERALL HEIGHT



BLDG C & E / OVERALL HEIGHT



BLDG D / OVERALL HEIGHT



