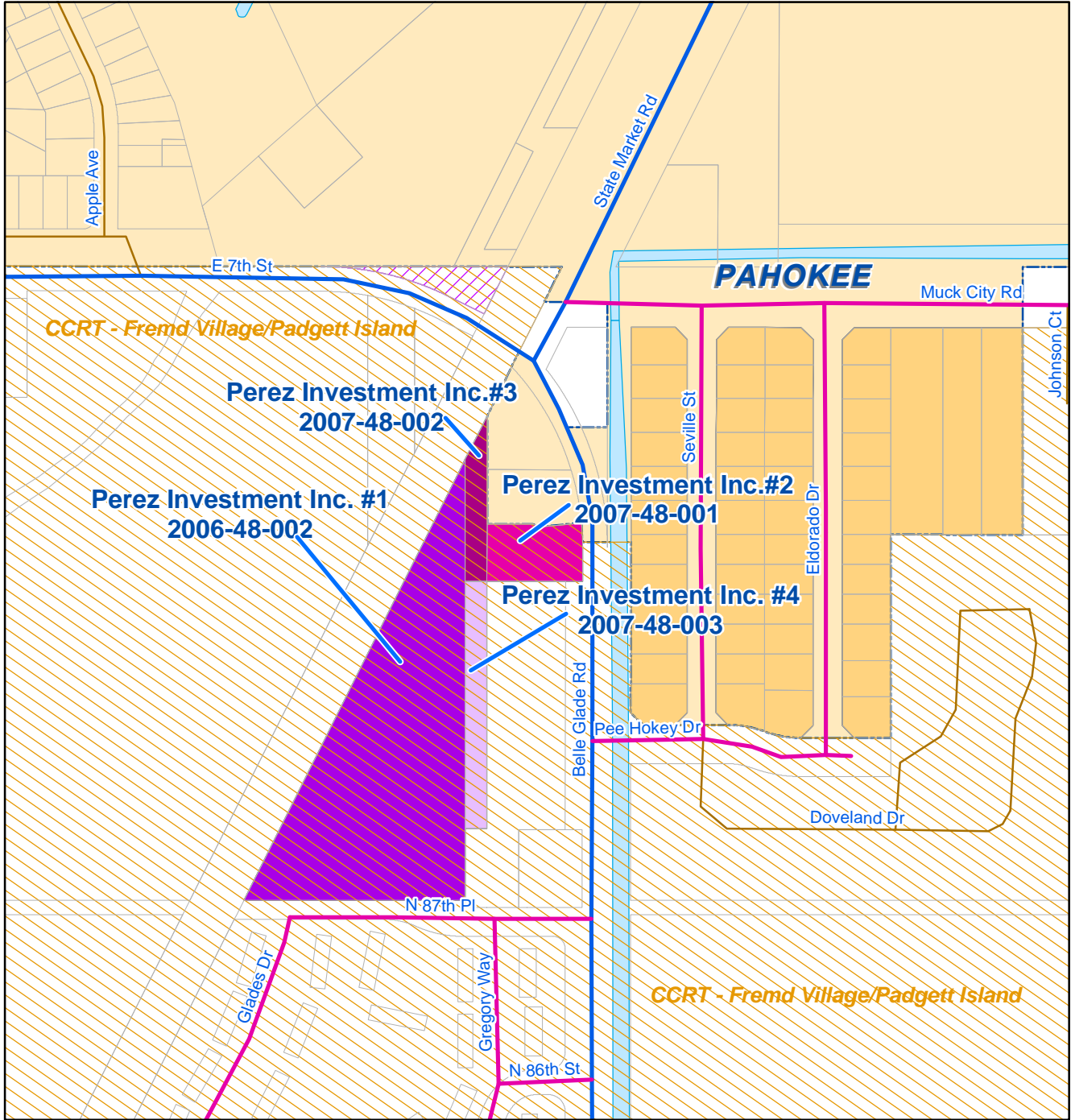




Annexation Petition Summary

Municipality	Pahokee	Fiscal Year	2007
Annexation Name	Perez Investment Inc. #1	Status	Adopted
Annexation ID	2006-48-002		
Acres	5.00		
Location	Northeast corner of US Hwy 441 and North 87th Place		
First Reading	1/23/2007	Second Reading	2/13/2007
Type	Voluntary	Auto Id Number	651
Intake Date	7/6/2006		
Existing Use	Light Industrial		
County FLU	High Residential 18 (HR 18); Industrial (IND)		
County Zoning	Light Industrial (IL)	Petition Num.	80-64; 77-55
Proposed Use	Not determined		
Proposed FLU	Not determined		
Proposed Zoning	Light Industrial		
Commissioner	Jess R. Santamaria	District	6
AdoptionDate	2/13/2007	Completed?	<input checked="" type="checkbox"/>
OrdNum	2007-03	Objections?	<input type="checkbox"/>
Affected Parcel Control Numbers	Comments: Originally known as the Five Parcels Annexation.		
00-37-42-20-01-009-0030			

Annexation Location Map

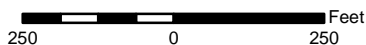


- | | | |
|---|---|---|
|  Newly Proposed Annexation |  Palm Beach County Owned Parcels | ROW Maintenance* |
|  Pending Annexation |  CCRT Area |  County Maintained |
|  Previous Annexation |  Municipality |  State Maintained |
|  Failed/Withdrawn Annexation |  Water |  Other |

*Source: ROW Maintenance Data provided by PBC Engineering Dept 2006 ENGGDB.CMR

Date: 02/28/07
 Contact: Nicole Delson
 Filename: N:\Division Pr\Annex\FY2007

Note: Map is not official,
 for informational purposes only



**Planning, Zoning
 & Building**

2300 N. Jog Rd.
 West Palm Beach, FL 33411
 Phone (561) 233-5300



ORDINANCE 2007-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA PROVIDING FOR THE VOLUNTARY ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF PAHOKEE OF CERTAIN REAL PROPERTY CONTIGUOUS TO THE CITY, PURSUANT TO SECTION 171.044, F.S., SAID PROPERTY OWNED BY PEREZ INVESTMENT INC., MORE COMMONLY KNOWN AS THE VACANT INDUSTRIAL PROPERTY LOCATED ON 839 US HIGHWAY 441, AND MORE PARTICULARLY DESCRIBED BELOW; PROVIDING FOR PUBLICATION; PROVIDING FOR LAND USE DESIGNATION AND LIMITATIONS; PROVIDING FOR REVISION OF CITY CHARTER AS TO LAND BOUNDARIES PURSUANT TO SECTION 166.031, F.S.; PROVIDING FOR FILING WITH APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE; REPEALING ALL ORDINANCES OR PARTS IN CONFLICT HEREWITH.

WHEREAS, Perez Investment Inc. is the owner of certain real property in the unincorporated area of Palm Beach County located at 839 US Highway 441, which property is currently vacant and zoned for commercial use; and more particularly described below:

SUB OF SEC 20 IN PB7 P2 TRS 10 & 11 S & E OF RY

WHEREAS, Perez Investment Inc. has petitioned to the City of Pahokee for voluntary annexation of said property into the City of Pahokee;

WHEREAS, the City Commission finds that the petition bears the signatures of all present owners of the property to be annexed, and that the person who signed the petition has the authority on behalf of the owner to sign the petition;

WHEREAS, Palm Beach County has advised that this property is not located in an Unincorporated Protection Area;

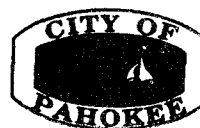
WHEREAS, the City Commission has determined that it is in the best interests of the City to annex said property into the City of Pahokee;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAHOKEEE, FLORIDA:

Section 1: The City Commission does accept the petition for voluntary annexation. Staff is hereby authorized to take the necessary steps to complete the annexation into the City of Pahokee the property owned by Perez Investment Inc. in the unincorporated area of Palm Beach County located at 839 US Highway 441. (Attachment A – Legal Description and map.)

Section 2: Prior to final reading and passage of this Ordinance, it shall be published once a week for two consecutive weeks in some newspaper in this City, or if no newspaper is published in said City, then a newspaper published in the same county, pursuant to Section 171.044(2) F.S.

Ordinance 2007-03



I hereby certify that this is a true and correct copy of an original document which is on file with the City of Pahokee, Florida

P. McLean 2/14/07
P. McLean, City Clerk Date

Section 3: Staff shall provide by certified mail, not fewer than 10 days prior to publishing the notice referred to in Section 2, a copy of said notice to the Palm Beach County Board of County Commissioners.

Section 4: The land to be annexed shall be designated with the appropriate land use and zoning classification pursuant to section 171.062(2) F.S.

Section 5: Pursuant to section 166.031, F.S., the adoption of this Ordinance shall act as an amendment to the charter of the City of Pahokee, Florida, only to the extent that the corporate boundaries of the City of Pahokee shall be expanded to now include and encompass the land area described in section 1, above.

Section 6: Within seven days after adoption, a certified copy of the Ordinance and a map which clearly shows the annexed area shall be forwarded and filed with the Clerk of the Circuit Court for Palm Beach County, the Chair of the Board of County Commissioners for Palm Beach County; the Property Appraiser of Palm Beach County, the Department of State, Secretary of State for the State of Florida, pursuant to section 171.044(3), F.S.

Section 7: The provisions of this ordinance are declared to be severable and if any section, sentence, clause or phrase shall for any reason be held to be invalid or unconstitutional, this decision shall not effect the validity of the remaining section, sentences, clause or phrases of this ordinance, which shall remain in effect.

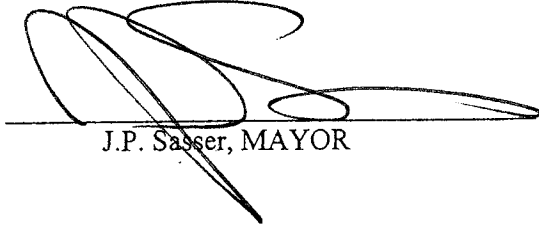
Section 8: Any ordinance in conflict with this ordinance is hereby repealed.

Section 9: This Ordinance shall become effective immediately upon its passage or as provided by law.

PASSED AND ADOPTED in first reading this 23rd day of January 2007.

PASSED AND ADOPTED in second reading this 13th day of February 2007.

ATTEST: Patricia McLean
Patricia McLean, CITY CLERK


J.P. Sasser, MAYOR

	First Reading	Second and Final Reading
MAYOR SASSER	<u>yes</u>	<u>yes</u>
VICE MAYOR MCENTIRE	<u>yes</u>	<u>yes</u>
COMMISSIONER BIGGS	<u>yes</u>	<u>yes</u>
COMMISSIONER CRAWFORD	<u>yes</u>	<u>yes</u>
COMMISSIONER BABB	<u>yes</u>	<u>yes</u>

APPROVED AS TO LEGAL SUFFICIENCY
Mimi McAndrews
MIMI MCANDREWS, CITY ATTORNEY

2007-03

That part of Tracts 10 and 11 lying Southerly and Easterly of the FEC Co. Railroad right-of-way and that part of Tract 9 lying Southerly and Easterly of the FEC Co. main right-of-way and West of the FEC Co. spur right-of-way North of the South 655 feet of Tract 9, all in the subdivision of Section 20, Township 42 South, Range 37 East, as recorded in Plat Book 7, page 2, Public Records of Palm Beach County, Florida.

is not a certified copy

257/2 1000