

### ZONING/ADJUSTMENT/PLANNING BOARD MEETING LIMITED CAPACITY

### AGENDA

### TUESDAY, APRIL 08, 2025

### 2:00 PM

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

### **COMMISSION CHAMBERS**

Members: Francisco Alcala | Eleanor Johnson-Babb | Carl Lee Booth | Tamara Dowdell | Octavio Muniz (Alternate) | Patricia Wallace

### 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:

1. 1.- One North Lake LLC submitted by Aaron Taylor - Arc Development Global LLC

Site Plan amendment has been submitted to the City seeking for Development Review Site Plan amendment approval to increase the number of approved site plan of 40-Unit/3 story to 54-Unit/4 story Multi-Family Residential Development. The aforementioned property is located at 100 North Lake Ave, which is within the Commercial, Office, Residential and Entertainment (CORE) zoning district.

2. 2.- One North Lake LLC - Submitted by Aaron Taylor - Arc Development Global LLC 100 North Lake Ave, Pahokee, FL

Aaron Taylor, on behalf of One North Lake, LLC, have submitted variance applications to the City. The request is to seek for the approval of 3 variances that the applicant needs in order for the proposed development of the site to move forward with a proposed of 54-Unit Multi-Family Residential Development located at 100 North Lake Ave, which is within the Commercial, Office, Residential and Entertainment (CORE) zoning district.

### G. OLD BUSINESS:

### H. REGULAR AGENDA

### I. 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)



TO:	Zoning, Adjustment and Planning Board
VIA:	Michael E. Jackson, City Manager
FROM:	Community Economic Development Department/Building Planning & Zoning Department in Consultation w/Treasure Coast Planning Council – Tom Lanahan, AICP
SUBJECT:	Staff Report – Recommendations for One North Lake, LLC (100 N Lake Ave)
DATE:	April 8, 2025

### **GENERAL SUMMARY/BACKGROUND:**

Aaron Taylor, on behalf of One North Lake, LLC, have submitted a Site Plan amendment to the City. The request is to seek for Development Review Site Plan amendment approval to increase the number of approved site plan of 40-Unit/3 story to 54-Unit/4 story Multi-Family Residential Development. The aforementioned property is located at 100 North Lake Ave, which is within the Commercial, Office, Residential and Entertainment (CORE) zoning district.

This proposed project covers 1.4288 acres, 54 Unit Multi-Family building (57,004 sq. ft.) 100 parking spaces (Onsite parking= 66/On street parallel parking=34) at an <u>estimated project cost of \$17-18 Million</u>.

### ANALYSIS:

Article II, Sec. 14-24 and Sec. 14-124 & Sec. 124- The City's Land Development Code provides standards for the, Zoning, Adjustment, Planning Board and City Commission to consider when reviewing the site plan amendment.

### LEGAL NOTE:

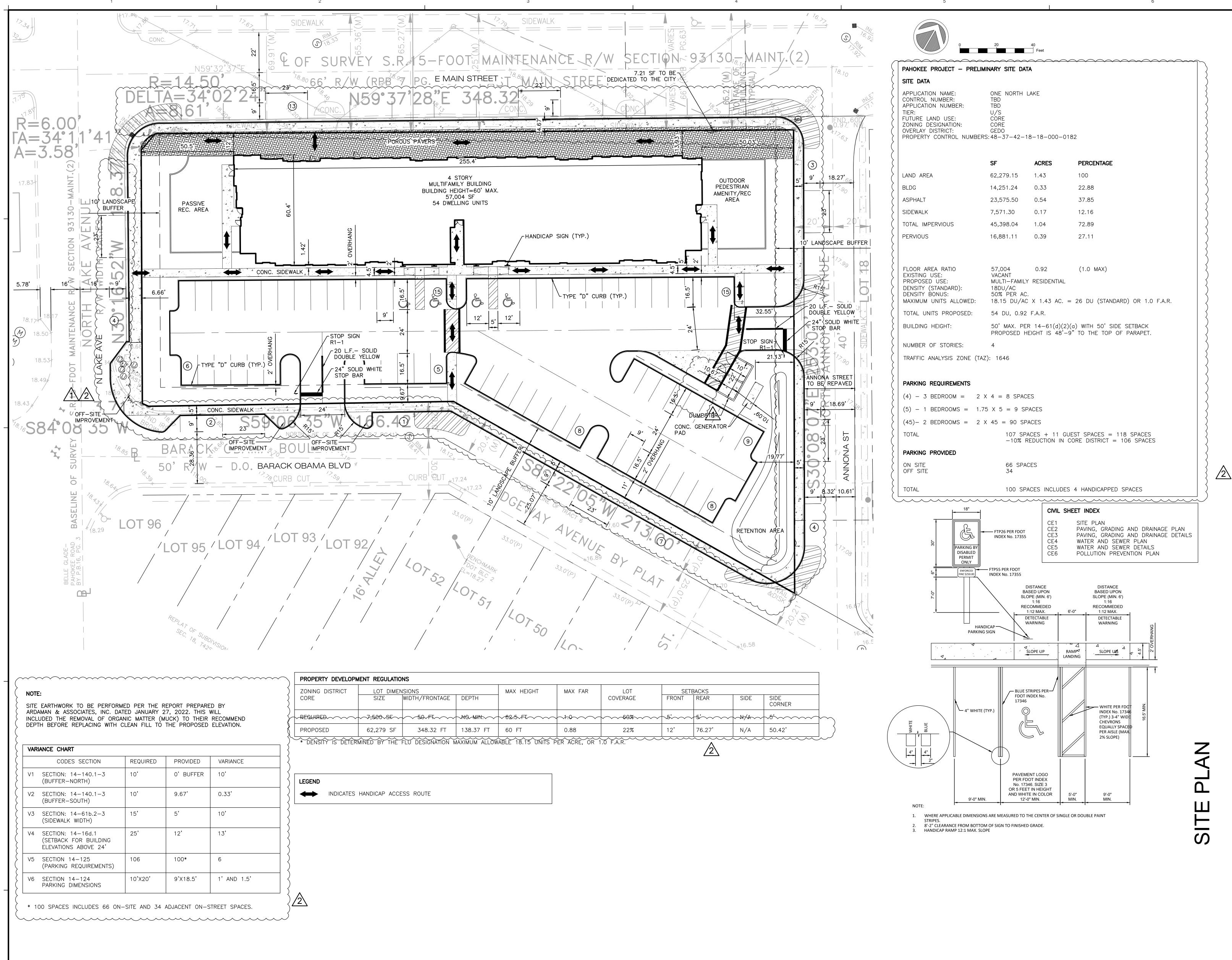
Public Notice advertised in the Palm Beach Post

### **STAFF RECOMMENDATION:**

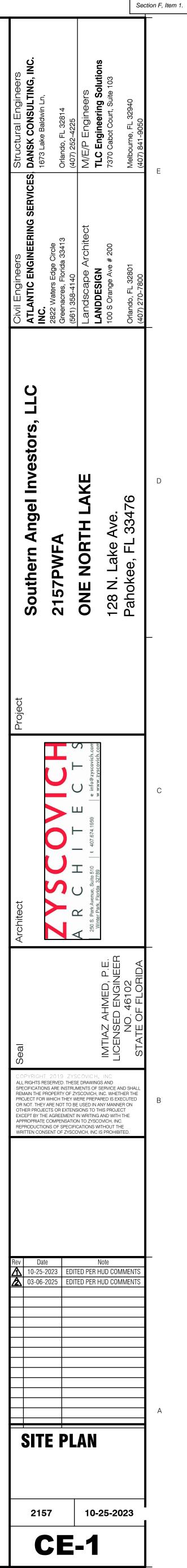
Staff recommends the approval to the Zoning, Adjustment, and Planning Board of these Site and Landscaping Plans submitted on behalf of One North Lake, LLC, 100 N Lake Ave.

### ATTACHMENTS:

Site Plan Amendment Letter to Property Owners within 200 ft buffer Public Notice One North Lake – Power Point Presentation



FRONTAGE	DEPTH	MAX HEIGHT	MAX FAR	LOT COVERAGE	SETE FRONT	BACKS REAR	SIDE	SIDE CORNER	
~FT~~~~	-Xt0-14117.~~~	~62.5~FT~~~~~	-1.0	~~~~66%~~~~~	-5'	5'~~~~	~H/A~~~	~5'~~~~~	$ \longrightarrow $
8.32 FT	138.37 FT	60 FT	0.88	22%	12'	76.27'	N/A	50.42'	
SIGNATION N	IAXIMUM ALLOW	ABLE 18.15 UNITS P	ER ACRE, OR 1	.0 F.A.R.		$\wedge$			$\sim$



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### CITY OF PAHOKEE BUILDING, PLANNING & ZONING NOTICE OF PUBLIC HEARING Site Plan Review Amendment & Variances (100 N Lake Ave – One North Lake LLC)

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.

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

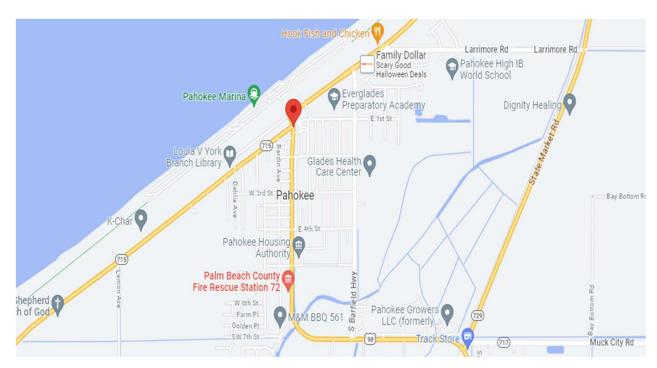
April 8, 2025 at 2:00 p.m. City of Pahokee Commission Chambers 360 E Main St Pahokee, FL 33476

**GENERAL LOCATION:** 100 N Lake Ave (At the intersection of N Lake Ave and North of Bacom Point Rd., between E Main and Barack Obama)

TITLE: Site Plan Review Amendment & Variance Application.

APPLICATION SUMMARY: Application for a proposed Multi-Family Residential Development (54 units).

This application was reviewed for compliance with Article II, Section 14-24 & Section 14-26 within the City of Pahokee's Land Development Code which provides standards for the Zoning, Adjustment and Planning Board.



**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 an 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.

#### Public Notice

The City of Pahokee Zoning/Adjustment/Planning (ZAP) Board will hold a public hearing on April 8, 2025 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 Amendment & Variance (Setback, Off -Street Parking Space Size and Off-Street Parking Quantity) for a proposed Multi-Family Residential Development (54 units). The subject property is owned by One North Lake LLC., located at 100 N Lake Ave (48-37-42-18-18-000-0182), which is within the Commercial Office Residential and Entertainment (CORE) zoning district and is consistent with a Future Land Use of CORE.

The application is submitted by Aaron M. Taylor from Arc Development Global, LLC., on behalf of the owner.

At the public hearing, the ZAP will review the application requests, receive public comments, and make recommendation 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 (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.

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.

March 28,2025 11163788

# One North Lake

Municipality: City of Pahokee City Council: January 14, 2025

**PLANNER** 

Aaron M. Taylor, MBA/PA President Arc Development Global, LLC

# **Site Summary**

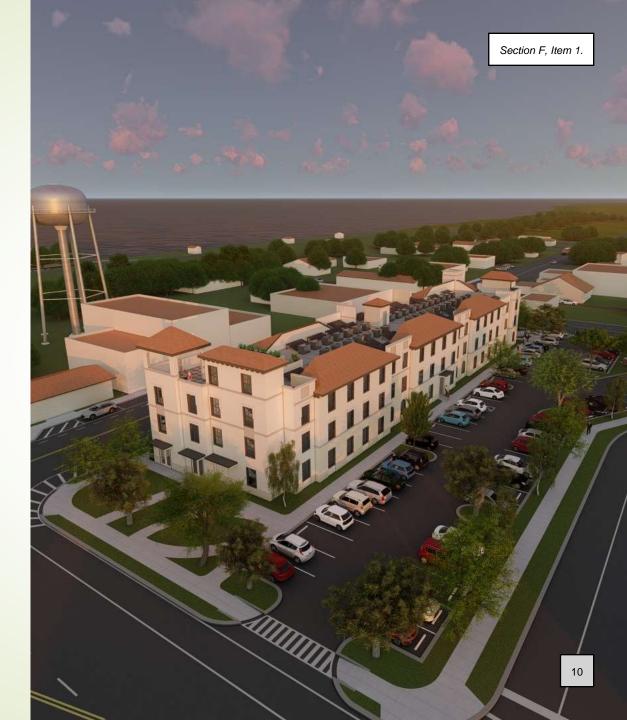
- 1.43 acres, net
- 2.1 acres, gross
- FLU: CORE
- Zoning: CORE
- Vacant Commercial
- PCN: 48-37-42-18-18-000-0182



<u>100 North Lake</u> <u>Avenue</u>

### <u>ZAP Board –</u> <u>Approval 11-9-</u> <u>24</u>

- To allow a 3-Story, 40 Unit Multi-Family Residential Development
- To allow four (4) Variances:



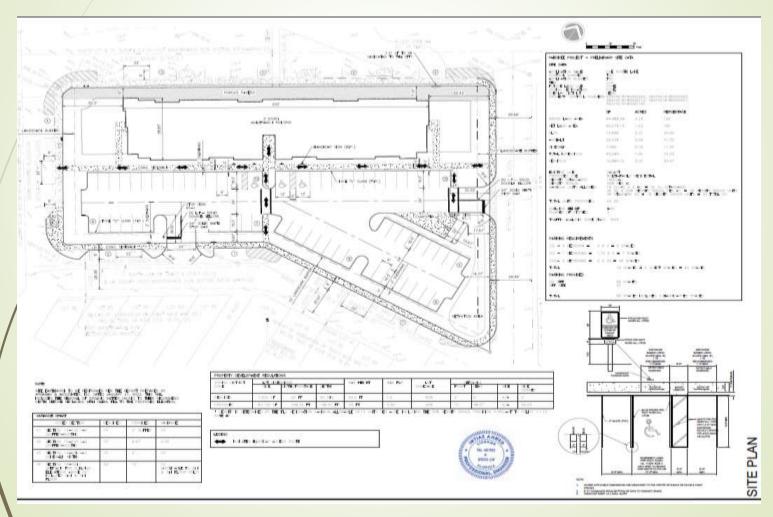
# Site Development Renderings





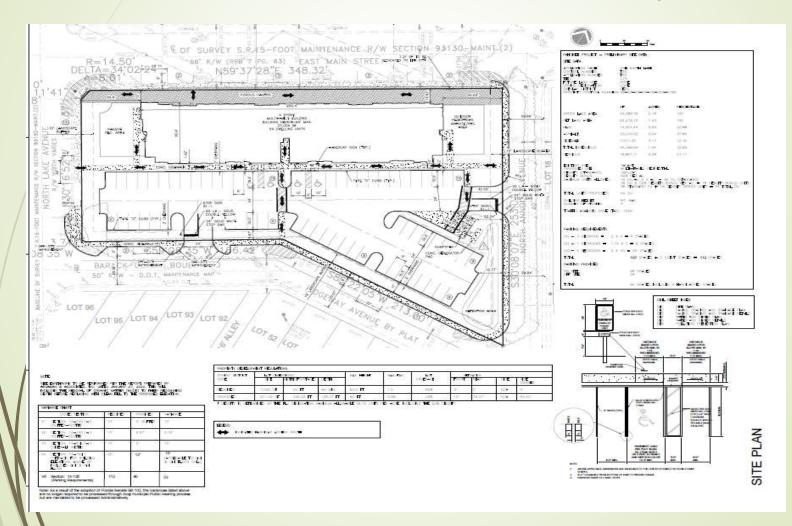
# **Project Description**

### Approved3-Story 40-Unit residential multifamily project



# **Project Description**

### Approved 4-Story 54-Unit residential multifamily project



# Site Development Renderings



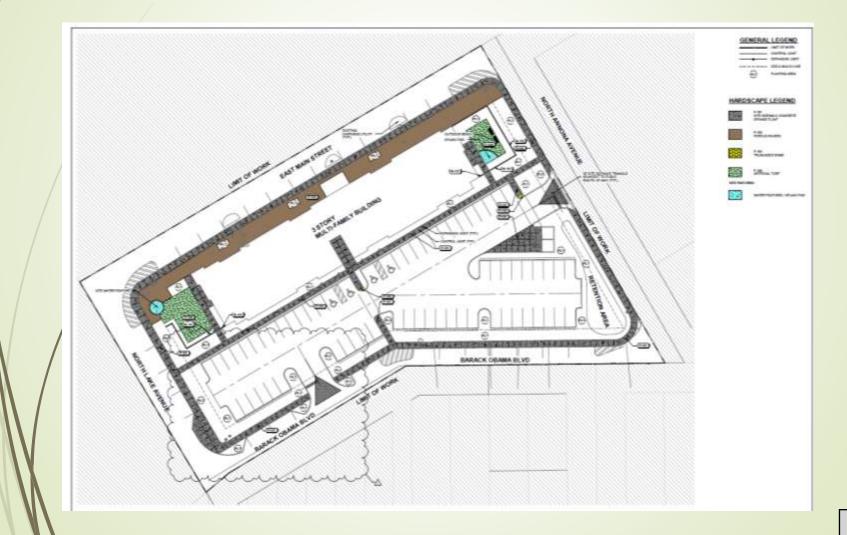
# **Multifamily Unit Mix**

Unit Type	Quantity	Parking Ratio	Total Required	+ Guest Parking
1-Bed	4	1.75 x 4	7	79 Standard
2-Bed	33	2 x 33	66	+ 4 Guest = 83 Total
3-Bed	3	2 x 3	6	03 10101

### <u>Note:</u>

- 1. The project provides a total of a **total of 90 parking** spaces (66 onsite-Parking Spaces + 24 On-Street Parking spaces.
- 2. Although the project has increased from 40-Units 54-Units, the Site Plan will still provide a total of 90 Parking Stalls as Approved by the ZAP Board.

### Landscape Plan & Amenities



### Landscape Plan & Amenities



## Landscape Plan & Amenities



# **Conclusion**

- The estimated Development Cost of 17M 18M will provide an upscale multi-level residential project that will transform the downtown Pahokee Area.
- The Site has been designed in a manner that complies with Land Development Regulations and the vision of what the Downtown CORE Area.
- The infusion of project development spending will provide jobs, and economic benefits to local businesses.
- Project will provide upscale, esthetic, Affordable housing for local residence



### **STAFF REPORT**

TO:	Zoning, Adjustment and Planning Board
VIA:	Michael E. Jackson, City Manager
FROM:	Community Economic Development Department/Building Planning & Zoning Department in Consultation w/Treasure Coast Planning Council – Tom Lanahan, AICP
SUBJECT:	Staff Report – Recommendations for One North Lake, LLC (100 N Lake Ave)
DATE:	April 8, 2025

### **GENERAL SUMMARY/BACKGROUND:**

Aaron Taylor, on behalf of One North Lake, LLC, have submitted variance applications to the city. The request is to seek for the approval of 3 variances that the applicant needs in order for the proposed development of the site to move forward with a proposed of 54-Unit Multi-Family Residential Development located at 100 North Lake Ave, which is within the Commercial, Office, Residential and Entertainment (CORE) zoning district.

### ANALYSIS:

Below are the variance criteria from Section 14-26(e) of the City of Pahokee Code, followed by my analysis in *italics*.

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. *Regarding the setback variance, the opposite side of East Main Street across from the project includes existing historic buildings which do not meet the additional setback for heights above 24'. To maintain a consistent streetscape, the proposed building should also not set back. The parking stall dimensions required in the Code are appropriate for commercial and mixed use sites where a lot of people unfamiliar with the parking lot will be coming and going frequently. As a purely residential site, residents of the building will quickly acclimate themselves to maneuvering into slightly smaller parking spaces, will not typically come and go frequently during the day, and will probably choose a few favorite parking spaces over time. Regarding the parking quantity, as an affordable housing project with immediate access to transit (Palm Tran Route 47) in an area planned to become the downtown for Pahokee, a reduction in the required parking space quantity meets the special circumstances present with this project.*
- 2. The special conditions and circumstances do not result from the actions of the applicant. *The applicant did not create the circumstances described in #1 above.*
- 3. Granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district. *Another applicant with similar special conditions and circumstances could also apply for a variance, therefore no special privilege is being granted.*

- 4. Literal interpretation of the provision of regulations would deprive the applicant of L<sub>grad</sub> commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant. *Other properties in the district, especially the historic properties, have not been subject to the provisions requested to be varied from and for a proposed residential building as a pioneer redevelopment in the CORE downtown district, the full application of the Code would be an unnecessary hardship.*
- 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. *As conditioned, the proposed variances are the minimum necessary for reasonable use of the land.*
- 6. The grant of a variance will be in harmony with the general intent and purpose of these regulations and the comprehensive plan. *Approval of the variances will allow an important new structure in the City's priority downtown area to move forward. It will provide housing in a form which supports a downtown, the purpose and intent of the Zoning Code, and numerous goals in the Comprehensive Plan.*
- 7. The variance will not be injurious to the area involved or otherwise detrimental to the public welfare. *The provision of modern multi-family housing, including affordable units, will be beneficial to the public welfare and supportive of the surrounding area.*
- 8. The property cannot be put to a reasonable use which fully complies with the requirements of this code. *In order develop the proposed housing, incorporate affordability, bring federal housing funds into the community, at a viable project size, and balance the many goals in the City's Comprehensive Plan, the variances are needed.*
- 9. Nonconforming use of neighboring lands, structures, or buildings in the same zoning district and the permitted use of lands, structures, or buildings in other zoning districts shall not be considered grounds for the authorization of a variance. *No nonconforming uses were considered in the analysis of the variance requests.*
- 10. Financial hardship is not the only evidence of a hardship considered in the authorization of a variance. *Financial hardship was not the only consideration as demonstrated in the analysis in #1, #4, #6, and #8 above.*

### **LEGAL NOTE:**

Public Notice advertised in the Palm Beach Post

### **STAFF RECOMMENDATION:**

The Department of Community & Economic Development recommends approval from the Zoning, Adjustment, and Planning Board of these variances submitted on behalf of One North Lake, LLC, 100 N Lake Ave.

### Conditions of approval

In order to ensure appropriate application of the Zoning Code and justify the relief requested by the applicant, the following conditions should be imposed by the ZAP Board as authorized by Section 14-26(g):

- The proposed project must meet the affordability requirements of Florida Statukes section. 166.04151(7)(a): at least 40 percent of the residential units (i.e. at least 22 units out of the proposed 54) shall be rental units that, for a period of at least 30 years from the date of the issuance of a Certificate of Occupancy approval of the variance by the City of Pahokee, are affordable as defined in Section <u>420.0004</u> of the Florida Statutes
- 2. All off-street and on-street parking spaces depicted on the Site Plan Sheet CE-1 dated XX, 2025 (a total of 100 spaces) shall be constructed concurrent with the construction of the 54 dwelling units proposed and shall be complete prior to the issuance of a certificate of occupancy for the building.
- 3. Annona Street adjacent to the project shall be reconfigured and repaved to provide a crosssection with a 5' wide sidewalk on both sides, 10' wide parallel parking along the west side, and two 10' wide travel lanes all within the existing right-of-way. All paving and striping shall be in compliance with City of Pahokee code and shall be completed prior to the issuance of a certificate of occupancy for the building.
- 4. The variances are limited to use of the property as a multi-family apartment building substantially consistent with the Site Plan Sheet CE-1, Building Elevations Sheet A-510, and Building Elevations Sheet A-511, dated XX, 2025 as presented to the ZAP Board at the hearing on February 24, 2025.

### ATTACHMENTS:

Variance Application Letter to Property Owners within 200 ft buffer Public Notice



### VARIANCE REVIEW APPLICATION

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\$ 4.500	" Ut Real

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	41908
	FILE #:
	FEE RECEIPT #:
PROPERTY CONTROL NUMBER (from Tax Bill or PBC Property Apprai	ser):561-629-2739[Agen
NAME OF APPLICANT: ONE NORTHLAKE, LLC	TELEPHONE: <u>561-993-0990</u>
NAME OF BUSINESS: ONE NORTH LAKE, LLC	
ADDRESS OF BUILDING / PARCEL: 194 E. Main St	reet.
LOCATION OF PROPERTY: The subject property is located approx	imately <u>o</u> mile(s) N 🕲 🖻 W
(circle one) from the intersection of E. Main Street	
and North Lake Avenue	, on the N,S,E,W (circle one) side
of(st	reet).
EXISTING ZONING: CORE PROPOSED	ZONING: CORE
EXISTING LAND USE: CORE PROPOSED	LAND USE: CORE
DIMENSION OF PROPERTY: 348.32 x 253 SIZE OF PRO	DPERTY 1.52 ACRES 66,279 SF
LEGAL DESCRIPTION OF PROPERTY: (attach if insufficient space	e)
See Attached	

#### Criteria for Granting Variances:

1. Special Conditions:

See Attached Justification Statement

Special Conditions did not result from the action of the applicant:

See Attach Justification Statement

3. Granting variance will not confer special privileges to this property:

Sre Attached Justification Statement

4. Literal interpretation of the code would deprive the applicant of rights commonly enjoyed by other properties in this zoning district.

See Attached Justification Statement

5. The variance requested is the minimum required to allow reasonable use of the property:

See Attached Justification Statement.

Section	F,	Item	2
	- ,		_

### VARIANCE APPROVAL

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Recommend: App	roval	Deny
Recommended by: Commu	nity Development Director	Date
Development Review Committee	Board of Adjustment	City Council
Ad Dates(s):	Ad Date(s):	Ad Date(s):
Public Hearing Date:	Public Hearing Date:	Public Hearing Date:
Action:	Action:	Action:



### VARIANCE APPLICATION CHECKLIST

#### **Application Requirements**

- (1) The name of the proposed development, if applicable.
- (2) The location of the site by street address and Palm Beach County Property Appraiser Property Control Number.
- (3) The name and signature of the legal owner of the development site, the nature or type of property ownership, and proof of ownership.
- (4) The name and signature of the agent acting on behalf of the legal owner and a written power of attorney granted to the agent regarding the development application, if applicable.
- (5) The size of the parcel in acres and square feet.
- (6) The specific nature of the intended uses of the development site.
- (7) The square footage of all existing and proposed uses on the development site individually and in aggregate.
- (8) The gross density and/or intensity in dwelling units per acre and/or floor area ratio (FAR).
- (9) The zoning classification and future land use designation of the site as shown on the Official Zoning Map and the adopted Future Land Use Map.
- (10) Identification of the specific provisions of this Chapter from which a variance is sought.
- (11) The nature and extent of the variance requested and an explanation of why it is necessary.
- (12) The grounds relied upon to justify the proposed variance.
- (13) A Location Map which delineates the project boundaries on the Palm Beach County Property Appraiser Maps.
- (14) An Aerial Photograph of the site.
- (15) A boundary and Topographic Survey, with contour lines at one (1) foot intervals, prepared, signed, and sealed by a registered Florida Land Surveyor which shall contain:
  - (a) Acreage certification of all land above the elevation of Mean High Water (MHW);
  - (b) The Mean High Water Line, where applicable;
  - (c) The location of all submerged lands, if applicable; and,
  - (d) A legal description.
- (16) A Site Plan Drawing prepared in accordance with the specifications of Section 2.4 (H) (19).
- (17) A Landscape Plan prepared in accordance with the requirements of Article IX.
- (18) All information required elsewhere in this Chapter.
- (19) Any other information deemed necessary by the Director of Community Department or the Board of Adjustment for the reasonable review of the proposed variance.

Page 5



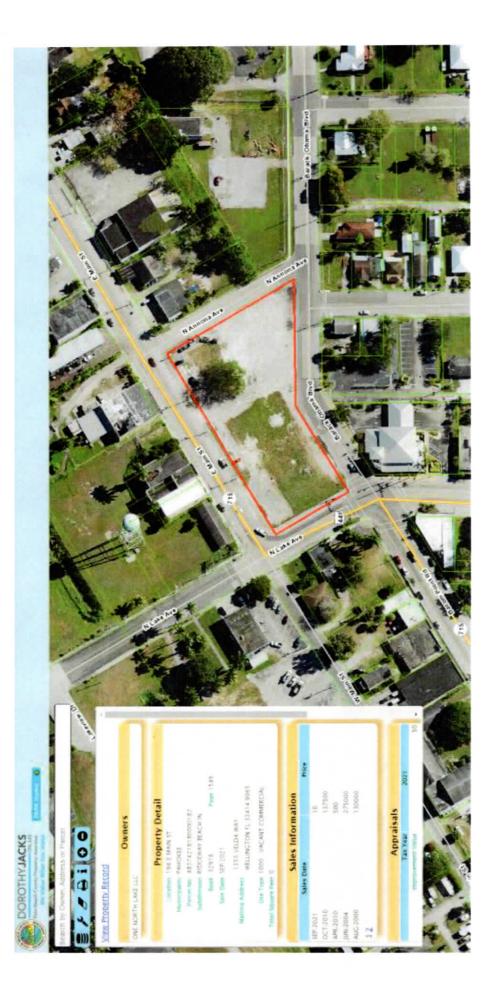
### DESIGNATION OF AGENT FOR QUASI-JUDICIAL PROCEEDINGS

DATE:		
PROJECT NO.:		
IN THE MATTER OF:	Site Plan Applc ation	11
DESIGNATED AS YO ENTITLED TO SPEAK	UR AGENT ON THIS FORM	, IN YOUR ABSENCE, MUST BE M OR SUCH PERSON WILL NOT BE L HEARING AND THE MATTER MAY BE EIR TESTIMONY.
Aaron M. Taylor	, WILL .	ATTEND THE QUASI-JUDICIAL HEARING
(Print name of Agent)	,	
TO BE HELD IN MY A	BSENCE. IN ADDITION,	Aaron M. Taylor
HAS MY PERMISSION	TO ACT AS MY AGENT	IN ALL MATTERS RELATING TO ANY
PROCEEDINGS RELA		et (Multiple Contiguous Parcels of Land Included) Idress of subject property)
THIS FORM MUST BE	RETURNED PRIOR TO T	HE QUASI-JUDICIAL HEARING.
Signature of Owner	Relient	Signature of Designated Agent
Donia A. Roberts		Aaron M. Taylor
Donia A. Roberts Print Name of Owner		Aaron M. Taylor Print Name of Designated Agent
Print Name of Owner	Address of Designated Agent	· · · · · · · · · · · · · · · · · · ·
Print Name of Owner		Print Name of Designated Agent
Print Name of Owner	City- State- Zip Code	Print Name of Designated Agent 200 Dr. Martin Luther King Jr. Blvd West
Print Name of Owner	City- State- Zip Code Phone Number CH:	Print Name of Designated Agent 200 Dr. Martin Luther King Jr. Blvd West Belle Glade, FL 33430 561-629-2739
Print Name of Owner STATE OF FLORIDA: COUNTY OF PALM BEAG The foregoing instrument, was acl	City- State- Zip Code Phone Number CH: knowledged before me this _14	Print Name of Designated Agent 200 Dr. Martin Luther King Jr. Blvd West Belle Glade, FL 33430 561-629-2739 TH day of Februaizy ,2022,
Print Name of Owner STATE OF FLORIDA: COUNTY OF PALM BEAG The foregoing instrument was acl byONIAR	City- State- Zip Code Phone Number CH: knowledged before me this $14^{-1}$	Print Name of Designated Agent 200 Dr. Martin Luther King Jr. Blvd West Belle Glade, FL 33430 561-629-2739 TH day of February, 2002, perty who is personally known to me or has produced
Print Name of Owner STATE OF FLORIDA: COUNTY OF PALM BEAG The foregoing instrument, was acl	City- State- Zip Code Phone Number CH: knowledged before me this $14^{-1}$	Print Name of Designated Agent 200 Dr. Martin Luther King Jr. Blvd West Belle Glade, FL 33430 561-629-2739 TH day of Februaity, 2002, perty who is personally known to me or has produced ation) who (did / did not) take an oath.
Print Name of Owner STATE OF FLORIDA: COUNTY OF PALM BEAG The foregoing instrument was acl byONIAR	City- State- Zip Code Phone Number CH: knowledged before me this $14^{-1}$	Print Name of Designated Agent 200 Dr. Martin Luther King Jr. Blvd West Belle Glade, FL 33430 561-629-2739 TH day of Februaizy, 2002, perty who is personally known to me or has produced ation) who (did / did not) take an oath.
Print Name of Owner STATE OF FLORIDA: COUNTY OF PALM BEAG The foregoing instrument was acl byONIAR	City- State- Zip Code Phone Number CH: cnowledged before me this $\underline{14}^{-1}$ $\underline{.0621+5}^{-1}$ , owner of pro- ) and (type of identifice Robert	Print Name of Designated Agent 200 Dr. Martin Luther King Jr. Blvd West Belle Glade, FL 33430 561-629-2739 TH day of Februaity, 2002, operty who is personally known to me or has produced ation) who (did / did not) take an oath.
Print Name of Owner STATE OF FLORIDA: COUNTY OF PALM BEAG The foregoing instrument was acl by <u>DONIA</u> R identification	City- State- Zip Code Phone Number CH: 0 ber + 5, owner of pro ) and (type of identifical Signature)	Print Name of Designated Agent 200 Dr. Martin Luther King Jr. Blvd West Belle Glade, FL 33430 561-629-2739 TH day of Februaity, 2000, perty who is personally known to me or has produced ation) who (did / did not) take an oath. LUISAROBINSON Commission # HH 044245



### DESIGNATION OF AGENT FOR QUASI-JUDICIAL PROCEEDINGS

DATE:	
PROJECT NO.:	
IN THE MATTER OF: Variance Application	
ANY PERSON APPEARING ON YOUR BEHALF, I DESIGNATED AS YOUR AGENT ON THIS FORM ENTITLED TO SPEAK AT THE QUASI-JUDICIAL DETERMINED WITHOUT THE BENEFIT OF THEI	OR SUCH PERSON WILL NOT BE HEARING AND THE MATTER MAY BE
	TTEND THE QUASI-JUDICIAL HEARING
(Print name of Agent)	
TO BE HELD IN MY ABSENCE. IN ADDITION,	Aaron M. Taylor
HAS MY PERMISSION TO ACT AS MY AGENT IN	ALL MATTERS RELATING TO ANY
	(Multiple Contiguous Parcels of Land Included) ess of subject property)
THIS FORM MUST BE RETURNED PRIOR TO TH	E QUASI-JUDICIAL HEARING.
Donia Lists Signature of Owner	Signature of Designated Agent
Donia A. Roberts	Aaron M. Taylor
Print Name of Owner	Print Name of Designated Agent
Address of Designated Agent:	200 Dr. Martin Luther King Jr. Blvd West
City- State- Zip Code:	Belle Glade, FL 33430
Phone Number:	561-629-2739
STATE OF FLORIDA: COUNTY OF PALM BEACH:	La Eabouard and a
	day of <u>Tebruary</u> , 2022
	erty who is personally known to me or has produced
identification () and (type of identificati	on) who ( did / did not ) take an oath.
Notary Public State of Florida (Signature) LUISA ROGINSON Myc	Commission # HH 044245 Expires September 25, 2024 Bonded Thra Tray Fain Insurance 800-385-7019
Print Name of Notary	



6/20/22, 10:56 AM

https://www.pbcgov.org/papa/Asps/PropertyDetail/PrinterfriendlyPropertyPrint.aspx?parcel=4837421

Section F, Item 2.

ronertv Dei	'all				
roperty Del		dress 194 E MAIN ST			
		ipality PAHOKEE			
		mber 48-37-42-18-18-0	00-0182		
		vision RIDGEWAY BEACH			
	Official Records		Page 1549		
		Date SEP-2021	DTS OF LTS 18 THRU 23 PT	OF TR 3 & PT OF 20 FT ABND RD IN	
	Legal Desci	ription IN OR31885P364		OF TR 3 & PT OF 20 FT ABND RD IN	
Owner Infor	mation				
0			Mailing address		
Owners ONE NORTH I	AKETIC		1355 VELDA WAY		
			WELLINGTON FL	33414 9065	
Sales Inform					• • • • • • • • • • • • • • • • • • •
Sales Date	Price	OR Book/Page	Sale Type	Owner ONE NORTH LAKE LLC	
SEP-2021	\$10	32918/01549	QUIT CLAIM WARRANTY DEED	SOUTHERN ANGEL INVESTORS LLC	
OCT-2010	\$137,500	24193 / 01498	CERT OF TITLE	PRINSBANK	
APR-2010	\$500 \$275.000	23775 / 00881 17176 / 01962	WARRANTY DEED	VILLAVICENCIO JOSE L &	
JUN-2004 AUG-2000	\$275,000 \$130,000	12026 / 00747	WARRANTY DEED	VALDES ERASMO &	
AUG-2000 AUG-1984	\$82,000	04336 / 01866	WARRANTY DEED		
JAN-1977	\$50,000	02641 / 01137			
			No Exemption information a	vailable	
Property Inf	Number of U *Total Square F Ad	Jnits 0 Feet 0 cres 1.4288		vallable	
Property Inf	Number of U *Total Square F Ad Use C	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO			
	Number of U *Total Square F Ad Use C	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO	MMERCIAL		
Property Inf Appraisals-	Number of U *Total Square F Ad Use C Zor Tax	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO ning CORE - Comm', Off', Year	MMERCIAL	E ) 2020	
	Number of U *Total Square F Ad Use C Zor	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO ning CORE - Comm', Off', Year	MMERCIAL , Res', Entertain ( 48-PAHOKE	E) 2020 \$0	\$
	Number of U *Total Square F Ar Use C Zor Zor Tax	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO ning CORE - Comm', Off', Year	MMERCIAL , Res', Entertain ( 48-PAHOKE 2021	E) 2020 \$0 \$30,344	\$ \$30,34
	Number of U *Total Square F Ar Use C Zor Zor Tax	Jnits 0 Feet 0 cres 1.4288 Sode 1000 - VACANT CO ning CORE - Comm', Off Year Value Value	MMERCIAL , Res', Entertain ( 48-PAHOKE 2021 \$0	E) 2020 \$0	2019 \$ \$30,34 \$30,34
	Number of U *Total Square F At Use C Zor Tax Improvement Land	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO ning CORE - Comm', Off', Year Value Value Value	MMERCIAL , Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344	E) 2020 \$0 \$30,344	\$ \$30,34
Appraisals-	Number of U *Total Square F Ad Use C Zor Tax Improvement Land Total Market	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO ning CORE - Comm', Off Year Value Value Value Value All values are as o <b>Ues</b>	MMERCIAL Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344 \$30,344 of January 1st each year	E) 2020 \$0 \$30,344 \$30,344	\$ \$30,34 \$30,34
Appraisals-	Number of U *Total Square F Ad Use C Zor Tax Improvement Land Total Market	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO ning CORE - Comm', Off Year Value Value Value Value All values are as o <b>Ues</b> Year	MMERCIAL Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344 \$30,344 of January 1st each year 2021	E) 2020 \$0 \$30,344 \$30,344 \$30,344	\$ \$30,34 \$30,34  201:
Appraisals-	Number of U *Total Square F Ad Use C Zor Tax Improvement Land Total Market Id Taxable Valu Tax Assessed	Jnits 0 Feet 0 cres 1.4288 code 1000 - VACANT CO ning CORE - Comm', Off', Year Value Value Value Value Value Value Value Value Value Value Value Value	MMERCIAL , Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344 \$30,344 <i>of January 1st each year</i> 2021 \$30,344	E) 2020 \$0 \$30,344 \$30,344 \$30,344 2020 \$30,344	\$ \$30,34 \$30,34  201 \$30,34
Appraisals-	Number of U *Total Square F Ad Use C Zor Tax Improvement Land Total Market	Jnits 0 Feet 0 cres 1,4288 code 1000 - VACANT COI ning CORE - Comm', Off', Year Value Value Value Value Value Value Value Value Value Value Value Value Value	MMERCIAL , Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344 \$30,344 <i>\$30,344</i> <i>bf January 1st each year</i> 2021 \$30,344 \$0	E) 2020 \$0 \$30,344 \$30,344 \$30,344	\$ \$30,34 \$30,34 
Appraisals- Assessed ar	Number of U *Total Square F Ar Use C Zon Tax Improvement Land Total Market nd Taxable Vale Tax Assessed Exemption Ar	Jnits 0 Feet 0 cres 1,4288 code 1000 - VACANT COI ning CORE - Comm', Off', Year Value Value Value Value Value Value Value Value Value Value Value Value Value	MMERCIAL , Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344 \$30,344 <i>of January 1st each year</i> 2021 \$30,344	E) 2020 \$0 \$30,344 \$30,344 \$30,344 2020 \$30,344 \$0	\$ \$30,34 \$30,34 
Appraisals-	Number of U *Total Square F Ad Use C Zor Tax Improvement Land Total Market nd Taxable Valu Tax Assessed Exemption Ar Taxable	Jnits 0 Feet 0 cres 1,4288 code 1000 - VACANT COI ning CORE - Comm', Off', Year Value Value Value Value Value Value Value Value Value Value Value Value Value	MMERCIAL , Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344 \$30,344 <i>\$30,344</i> <i>bf January 1st each year</i> 2021 \$30,344 \$0	E) 2020 \$0 \$30,344 \$30,344 \$30,344 2020 \$30,344 \$0 \$30,344 \$0 \$30,344	\$ \$30,34 \$30,34 201 \$30,34 \$ \$30,34 201
Appraisals- Assessed ar	Number of U *Total Square F Ad Use C Zor Tax Improvement Land Total Market nd Taxable Valu Tax Assessed Exemption Ar Taxable	Jnits 0 Feet 0 cres 1,4288 code 1000 - VACANT CO ning CORE - Comm', Off', Year Value Value Value Value Value Value Value Value Value Year Value Year Value Year	MMERCIAL Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344 \$30,344 of January 1st each year 2021 \$30,344 \$0 \$30,344	E) 2020 \$0 \$30,344 \$30,344 \$30,344 2020 \$30,344 \$0 \$30,344	\$ \$30,34 \$30,34 201 \$30,34 \$30,34 \$30,34 201 \$73
Appraisals- Assessed ar	Number of U *Total Square F Ad Use C Zor Tax Improvement Land Total Market nd Taxable Valu Tax Assessed Exemption Ar Taxable	Jnits 0 Feet 0 cres 1.4288 Code 1000 - VACANT COL ning CORE - Comm', Off', Year Value Value Value Value Value Value All values are as o Ues Year Value Mount Value	MMERCIAL , Res', Entertain ( 48-PAHOKE 2021 \$0 \$30,344 \$30,344 of January 1st each year 2021 \$30,344 \$0 \$30,344 \$0 \$30,344	E) 2020 \$0 \$30,344 \$30,344 \$30,344 2020 \$30,344 \$0 \$30,344 \$0 \$30,344	\$ \$30,34 \$30,34 201 \$30,34 \$ \$30,34 201

## Arc Development Global

### LEGAL DESCRIPTION

#### (UNITY OF TITLE, ORB 31885 PAGE 364)

THAT PART OF THE SOUTHWESTERLY 25.00 FEET OF LOT 18 AND LOTS 19, 20, 21, 22, 23 LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 15 ALSO KNOWN AS EAST MAIN STREET, AND TRACT 3 (TRACT 3 LESS THE RIGHT OF WAY OF BARACK OBAMA BOULEVARD) AND PART OF THE 20.00 FT. WIDE ALLEY ALL AS SHOWN ON THE PLAT OF RIDGEWAY BEACH AS RECORDED IN PLAT BOOK 7, PAGE 11 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AS SHOWN ON SAID PLAT OF RIDGEWAY BEACH, PLAT BOOK 7 PAGE 11, THE PART OF SAID ALLEY WHICH IS PART OF THIS PARCEL IS BOUNDED ON ITS NORTHWESTERLY LINE BY THE SOUTHEASTERLY LINE OF THE SOUTHWESTERLY 25.00 FEET OF LOT 18 AND THE SOUTHEASTERLY LINE OF LOTS 19 THROUGH 23 AND BOUNDED ON ITS SOUTHEASTERLY LINE BY THE NORTHWESTERLY LINE OF TRACT 3 OF SAID PLAT OF RIDGEWAY BEACH PLAT BOOK 7 PAGE 11 AND BY THE NORTH AND THE NORTHWESTERLY RIGHT OF WAY LINE OF BARACK OBAMA BOULEVARD. IT IS BOUNDED BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANNONA AVENUE AND BY THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH LAKE AVENUE. SAID ALLEY WAS ABANDONED BY THE CITY OF PAHOKEE ORDINANCE 7-58 AND RECORDED IN OFFICIAL RECORD BOOK 217 PAGE 356 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PART OF SAID ABANDONED ALLEY FALLS WITHIN THE RIGHT OF WAY OF BARACK OBAMA BOULEVARD. THE ABOVE DESCRIBED PROPERTY IS BOUNDED ON ITS NORTHWESTERLY LINE BY THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 ALSO KNOWN AS EAST MAIN STREET. IT IS BOUNDED ON ITS NORTHEASTERLY LINE BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANNONA AVENUE.

IT IS BOUNDED ON ITS SOUTH AND SOUTHEASTERLY LINE BY THE NORTH AND NORTHWESTERLY RIGHT OF WAY LINE OF BARACK OBAMA BOULEVARD.

IT IS BOUNDED ON ITS SOUTHWESTERLY LINE BY THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH LAKE AVENUE. SAID PROPERTY IS LOCATED IN THE CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA.

### **DRAINAGE CALCULATIONS**

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Pahokee Apartments 680 E. Main Street Pahokee, Florida

Prepared by: Atlantic Engineering Services, Inc. 2826 Waters Edge Circle Greenacres, Florida 33413 Ph: 561-358-4140 Fax: 561-922-6765 atlanticengserv@gmail.com



Imtiaz Ahmed, P.E. Florida License # 46102 April 4, 2022

This item has been digitally signed and sealed by Imtiaz Ahmed on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

#### PAHOKEE APARTMENT 680 E. MAIN STREET PAHOKEE, FLORIDA

1) PROPOSED LAND USE

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PROJECT PHASE	AREA (ACRES)		BUILDING (ACRES)			D COVE (ACRES)		TO	TAL IMPER (ACRES)	
1	1.43		0.31	22.00%		0.75	52.34%	, 0	1.06	74.3%
TOTAL	1.43		0.31			0,75	- <u></u> .		1.06	
Site Area		acres								
Net Area	1.43	acres								
Building Area	0.31	acres								
Driveway/Sidewalks	0.75	acres								
Green Area	0.37	acres								
2) FLOOD AND RAINFAL	L CRITERIA		-							
5 year, 1 hour storm	3.20	inches								
5 year, 1 day storm	5.00	inches								
10 year, 1 day storm		inches		Minimur	n road	crown		19.50	navd	
25 year, 1 day storm		inches						<b>01</b> 50		
100 year, 3 day storm	12.00	inches		Finish Fl	loor Ele	v.		21.50	navd	
3) COMPUTE SOIL STOR	AGE		-							
Wet season water elev	8.80	navd								
Ave. groundwater elev	8,80	navd								
Ave. site elevation	18.80									
Depth to water table	10.00	ft.								
Assuming 25% compaction,	available ground	storage is		6	.75 in	ches				
Storage available in pervious					.21 ac	re ft.				
Converting to site wide moist					.75 in	ches				

4/3/2022

### 4) WATER QUALITY REQUIREMENTS

i) Based on the first 1" of runoff

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Site area	1.43	acres
Required detention	0.12	acre ft.

ii) Based on 2.5 inches times percent impervious

	Site area	1.12	acres (Excluding	g building areas)
	Impervious area	0.75	acres (Excluding	g building areas)
	Percent impervious	67.10	%	
	Required detention	0.20	acre ft.	
Therefore t	he required detention is	0.20	acre ft.	2,40 ac. Inches
Correspond	ling stage is between	16.50	and	17.00 navd
Interpolating gives a weir crest of		16.62	navd	

iii) Compute exfiltration trench requirements for pre-treatment of pavement areas

Impervious area Pretreatment based on 1/2 inch		t.
iv) Compute required exfiltration trench volume	0.03 acre fi	t.
Rrequired treatment in exfiltration trench is	0.20 ac.ft or	2.40 ac. inches

Average Hydraulic conductivity, K..... 3.03E-05

Average Hydraune conductivity, reasonance	5.052-05		= 19.50	
	1650 1			
Top of trench elevation	16.50 navd	*		
Bottom of trench elevation	12.50 navd	T		
Trench width	5.0 ft			
Trench height	4.0 ft	Du		H2
Pipe diameter	1.25 ft min	. <b>W.T.</b>		1
Depth to water table	10.7 ft	8.8	( <sub>/</sub> d )	
Non saturated trench depth	4.0 ft	↓ v		
Saturated trench depth	12.5 ft	Ŕ.		20
Trench storage area	10.61 sq.ft.	Ds		
Trench length required for retention volume to be e	xfiltrated in 1 hour	a <u>* _</u>		
Length required	185 ft		<b>∀</b> W	→
Associated average percolation rate	•••••	2.42 cfs	0.20 ac.ft/hr	
Length of trench to be used	400 l.f.			
Associated average percolation rate		5.24 cfs or	0.43 ac.ft/hr	

#### 4/3/2022

### 5) COMPUTE STAGE STORAGE

#### Assumptions:

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Roads stores linearly from	19.50 to elevation	20.50 then vertically
Green areas store linearly from	17.00 to elevation	19.50 then vertically
Trench stores linearly from	8.80 to elevation	16.50 then vertically

Storage (acre ft.)					
Stage	Roads	Site	Trench**	Total	Stage
10.00	0.00	0.00	0.02	0.02	10.00
10.50	0.00	0.00	0.02	0.02	10.50
11.00	0.00	0.00	0.03	0.03	11.00
11.50	0.00	0.00	0.03	0.03	11.50
12.00	0.00	0.00	0.04	0.04	12.00
12,50	0.00	0.00	0.05	0.05	12.50
13.00	0.00	0.00	0.05	0.05	13.00
13.50	0.00	0.00	0.06	0.06	13.50
14.00	0.00	0.00	0.07	0.07	14.00
14.50	0.00	0.00	0.07	0.07	14.50
15.00	0.00	0.00	0.08	0.08	15.00
15.50	0.00	0.00	0.08	0.08	15.50
16.00	0.00	0.00	0.09	0.09	16.00
16,50	0.00	0.00	0.10	0.10	16.50
17.00	0.00	0.00	0.53	0.53	17.00
17.50	0.00	0.02	0.53	0.55	17.50
18.00	0.00	0.07	0.53	0.60	18.00
18.50	0.00	0.17	0.53	0.70	18.50
19.00	0.00	0.29	0.53	0.82	19.00
19.50	0.00	0.46	0.53	0.99	19.50
20.00	0.09	0.64	0.53	1,27	20.00
20.50	0.37	0.83	0.53	1.73	20.50
21.00	0,75	1.01	0.53	2.29	21.00
21.50	1,12	1.19	0.53	2.85	21.50
22.00	1.50	1.38	0.53	3.40	22,00
22.50	1.87	1.56	0.53	3.96	22.50
23.00	2,24	1.74	0.53	4.52	23.00
23.50	2.62	1.93	0.53	5.08	23.50
24.00	2,99	2.11	0.53	5.63	24.00
24.50	3.37	2.29	0.53	6.19	24,50
25.00	3.74	2.48	0.53	6.75	25.00
25.50	4.12	2.66	0.53	7,31	25.50
26.00	4.49	2.84	0.53	7.86	26.00

\*\* Trench storage includes the first hour of trench discharge

#### 4/3/2022

#### 6) FLOOD STAGE CRITERIA

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5 Year 1 day Flood						
5 year, 1 day storm						
Runoff	1.28	in.				
Volume of runoff	0.15	acre ft.				
Corresponding stage is between			16.50	and	17.00	navd
Interpolating gives an elevation of.			16.56	navd		
5 Year 1 hour Flood						
5 year, 1 hour storm	3.20	in.				
Runoff	0.40	in.				
Volume of runoff	0.05	acre ft.				
Corresponding stage is between		*****	12.50	and	13.00	navd
Interpolating gives an elevation of.				navđ		
25 Year 3 day Flood 25 year, 3 day storm Runoff	9.52 4.47					
	0.53					
Corresponding stage is between		••••••	17.00	and	17.50	navd
Interpolating gives an elevation of.				navd		
100 Year 3 day Flood						
$Q=(P-(0.2xS))^2/(P+(0.8xS))$						
100 year, 3 day storm	12,00	in.				
Runoff	6.52	in.				
Volume of runoff	0.78	acre ft.				
Corresponding stage is between			18.50	and	19.00	navd

36



### CITY OF PAHOKEE BUILDING, PLANNING & ZONING NOTICE OF PUBLIC HEARING Site Plan Review Amendment & Variances (100 N Lake Ave – One North Lake LLC)

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.

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

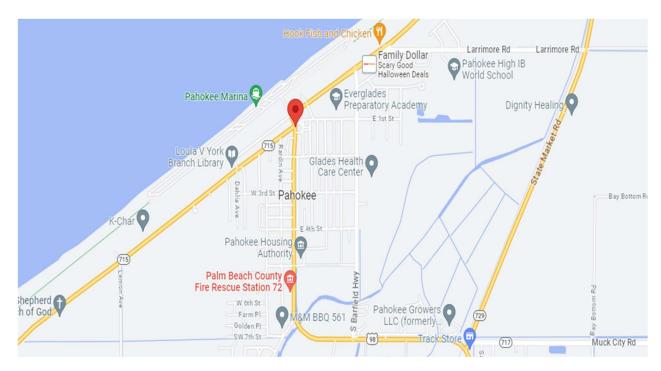
April 8, 2025 at 2:00 p.m. City of Pahokee Commission Chambers 360 E Main St Pahokee, FL 33476

**GENERAL LOCATION:** 100 N Lake Ave (At the intersection of N Lake Ave and North of Bacom Point Rd., between E Main and Barack Obama)

TITLE: Site Plan Review Amendment & Variance Application.

APPLICATION SUMMARY: Application for a proposed Multi-Family Residential Development (54 units).

This application was reviewed for compliance with Article II, Section 14-24 & Section 14-26 within the City of Pahokee's Land Development Code which provides standards for the Zoning, Adjustment and Planning Board.



**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 an 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.

#### Public Notice

The City of Pahokee Zoning/Adjustment/Planning (ZAP) Board will hold a public hearing on April 8, 2025 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 Amendment & Variance (Setback, Off -Street Parking Space Size and Off-Street Parking Quantity) for a proposed Multi-Family Residential Development (54 units). The subject property is owned by One North Lake LLC., located at 100 N Lake Ave (48-37-42-18-18-000-0182), which is within the Commercial Office Residential and Entertainment (CORE) zoning district and is consistent with a Future Land Use of CORE.

The application is submitted by Aaron M. Taylor from Arc Development Global, LLC., on behalf of the owner.

At the public hearing, the ZAP will review the application requests, receive public comments, and make recommendation 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 (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.

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.

March 28,2025 11163788