



## 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

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### **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 estimated project cost of \$17-18 Million.

### **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