



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 rights 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):

1. The proposed project must meet the affordability requirements of Florida Statutes 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 [420.0004](#) 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 cross-section 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