

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



**100 North Lake
Avenue**

ZAP Board – Approval 11-9- 24

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

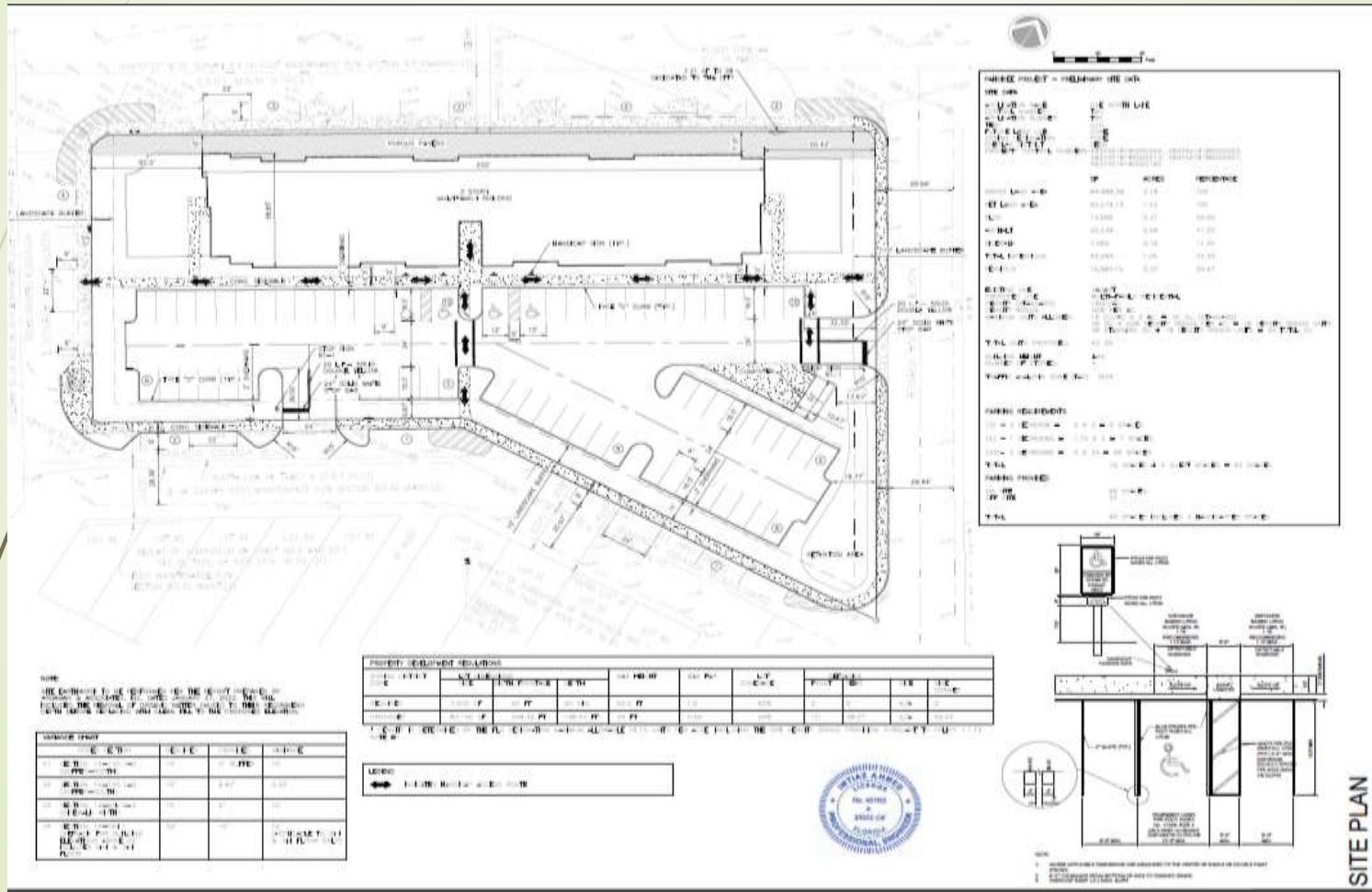


Site Development Renderings



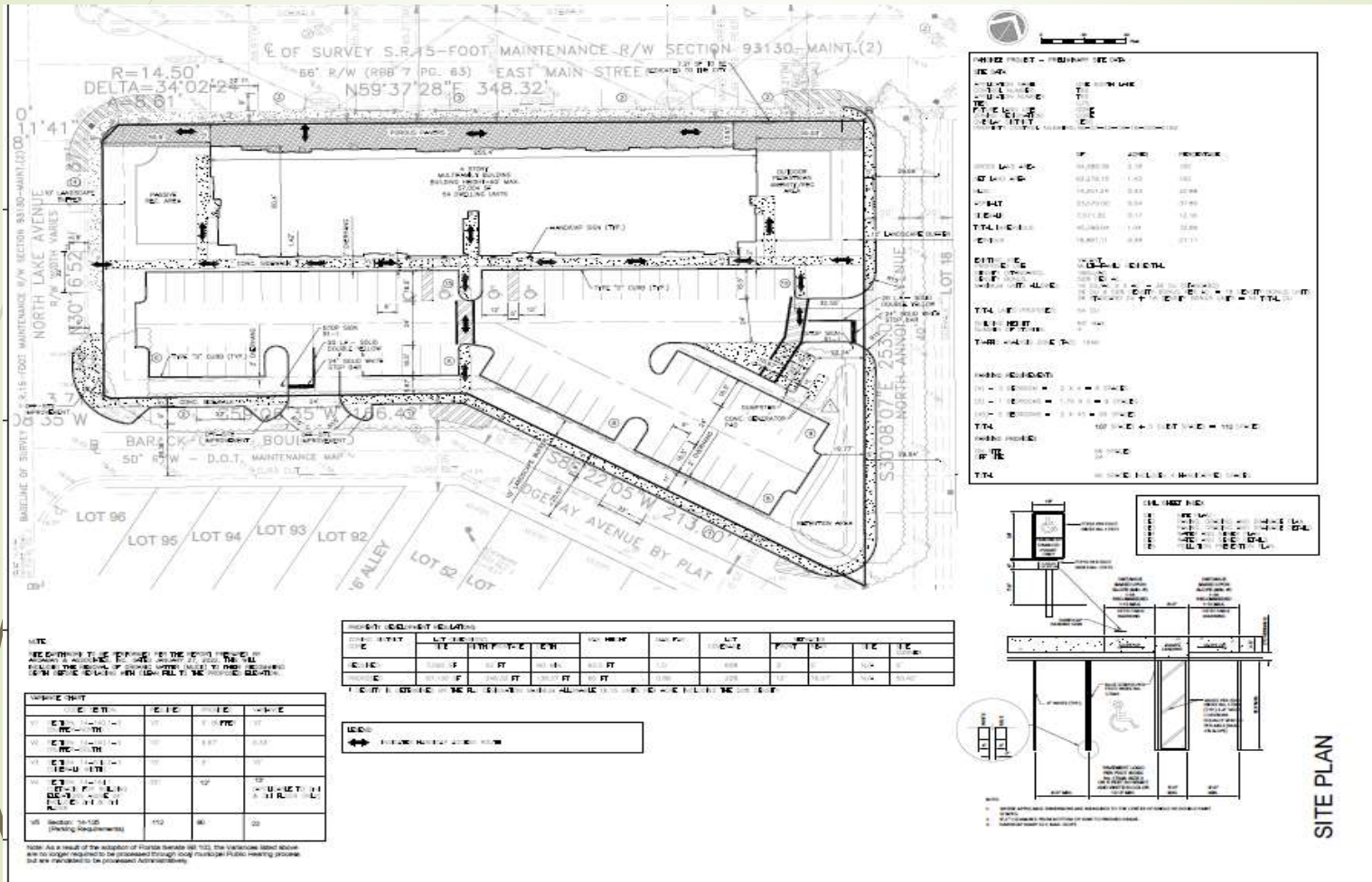
Project Description

- Approved 3-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 + 4 Guest = 83 Total |
| 2-Bed | 33 | 2 x 33 | 66 | |
| 3-Bed | 3 | 2 x 3 | 6 | |

Note:

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.

[illegible]

GENERAL LEGEND

- LIMIT OF WORK
- EXISTING ROAD
- EXISTING SIDEWALK
- EXISTING DRIVE
- EXISTING DRIVE
- EXISTING DRIVE

TREE PLANTING LEGEND

SMALL TREES

- Circle with cross: 10' DBH, 20' H, 10' SPREAD
- Circle with cross: 10' DBH, 20' H, 10' SPREAD
- Circle with cross: 10' DBH, 20' H, 10' SPREAD

MEDIUM TREES

- Circle with cross: 12' DBH, 25' H, 12' SPREAD
- Circle with cross: 12' DBH, 25' H, 12' SPREAD

LARGE TREES

- Circle with cross: 18' DBH, 35' H, 18' SPREAD

| PROPOSED TREE PLANTING | EXISTING TREES | TOTAL TREES PLANTED | TOTAL TREES |
|------------------------|----------------|---------------------|-------------|
| SMALL TREES (10' DBH) | 10 | 10 | 20 |
| MEDIUM TREES (12' DBH) | 10 | 10 | 20 |
| LARGE TREES (18' DBH) | 10 | 10 | 20 |
| TOTAL TREES (10' DBH) | 10 | 10 | 20 |
| TOTAL TREES (12' DBH) | 10 | 10 | 20 |
| TOTAL TREES (18' DBH) | 10 | 10 | 20 |

| CONCRETE REINFORCEMENT - SUMMARY | | |
|----------------------------------|------------------------|--|
| SECTION | REINFORCEMENT | NOTES |
| 1 | CONCRETE CONTROL JOINT | USE 4" DIA. REINFORCING BARS (4" DIA. REINFORCING BARS) AT 12" ON CENTER |
| 2 | CONCRETE CONTROL JOINT | USE 4" DIA. REINFORCING BARS (4" DIA. REINFORCING BARS) AT 12" ON CENTER |

7. GAZEBO
12-10

8. 6\"/>

9. 6\"/>

10. PARK BENCH
12-10

11. 6\"/>

12. SPLASH PAD WATER FEATURE
12-10

13. PLAY AREA
12-10

14. CONCRETE EDGE - PLANTING
12-10



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