

VARIANCE REVIEW APPLICATION

RECEIVED
9/22/22
H. L. L. L.

\$4,500.00 CK Rec'd
#1908

FILE #: _____

FEE RECEIPT #: _____

PROPERTY CONTROL NUMBER (from Tax Bill or PBC Property Appraiser): _____

NAME OF APPLICANT: ONE NORTH LAKE, LLC TELEPHONE: 561-629-2739 (Agent)
561-993-0990

NAME OF BUSINESS: ONE NORTH LAKE, LLC

ADDRESS OF BUILDING / PARCEL: 194 E. Main Street.

LOCATION OF PROPERTY: The subject property is located approximately 0 mile(s) N S E W

(circle one) at from the intersection of E. Main Street

and North lake Avenue, on the N,S,E,W (circle one) side—

of N/A (street).

EXISTING ZONING: CORE PROPOSED ZONING: CORE

EXISTING LAND USE: CORE PROPOSED LAND USE: CORE

DIMENSION OF PROPERTY: 348.32 x 253 SIZE OF PROPERTY 1.52 ACRES 66,279 SF

LEGAL DESCRIPTION OF PROPERTY: (attach if insufficient space)

See Attached

Criteria for Granting Variances:

1. Special Conditions:

*See Attached Justification
Statement*

2. 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:

*See Attached Justification
Statement*

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

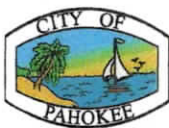
*See Attached Justification
Statement.*

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

*See Attached Justification
Statement.*

Recommend: Approval _____ Deny _____

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.



**DESIGNATION OF AGENT
FOR QUASI-JUDICIAL PROCEEDINGS**

DATE: _____

PROJECT NO.: _____

IN THE MATTER OF: Site Plan Application

ANY PERSON APPEARING ON YOUR BEHALF, IN YOUR ABSENCE, MUST BE DESIGNATED AS YOUR AGENT ON THIS FORM OR SUCH PERSON WILL NOT BE ENTITLED TO SPEAK AT THE QUASI-JUDICIAL HEARING AND THE MATTER MAY BE DETERMINED WITHOUT THE BENEFIT OF THEIR TESTIMONY.

Aaron M. Taylor, WILL ATTEND 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
PROCEEDINGS RELATED TO 154 E Main Street (Multiple Contiguous Parcels of Land Included)
(Address of subject property)

THIS FORM MUST BE RETURNED PRIOR TO THE QUASI-JUDICIAL HEARING.

Donia A Roberts
Signature of Owner

Signature of Designated Agent

Donia A. Roberts
Print Name of Owner

Aaron M. Taylor
Print Name of Designated Agent

Address of Designated Agent: 200 Dr. Martin Luther King Jr. Blvd West

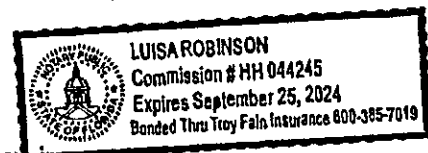
City- State- Zip Code: Belle Glade, FL 33430

Phone Number: 561-629-2739

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me this 14TH day of February, 2022,
by Donia A Roberts, owner of property who is personally known to me or has produced
identification () and (type of identification) who (did / did not) take an oath.

Luisa Robinson
Notary Public State of Florida (Signature)
Luisa Robinson
Print Name of Notary



My Commission expires: _____



**DESIGNATION OF AGENT
FOR QUASI-JUDICIAL PROCEEDINGS**

DATE: _____

PROJECT NO.: _____

IN THE MATTER OF: Variance Application

ANY PERSON APPEARING ON YOUR BEHALF, IN YOUR ABSENCE, MUST BE DESIGNATED AS YOUR AGENT ON THIS FORM OR SUCH PERSON WILL NOT BE ENTITLED TO SPEAK AT THE QUASI-JUDICIAL HEARING AND THE MATTER MAY BE DETERMINED WITHOUT THE BENEFIT OF THEIR TESTIMONY.

Aaron M. Taylor, WILL ATTEND 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
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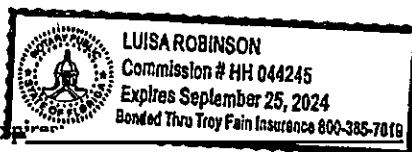
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Luisa Robinson
Notary Public State of Florida (Signature)
Luisa Robinson
Print Name of Notary

My Commission expires



Owners

ONE NORTH LAKE LLC

Property Detail

Location: 194 S MAIN ST
Neighborhood: PALMCREST
Parcel No: 8837421810000182
Subdivision: RIDGEWAY BEACH IN
Block: 32918
Page: 1548
Sale Date: SEP-2021

Mailing Address: 1135 VILDA WAY
WELLINGTON FL 33414 6085

Use Type: 1000 - VACANT COMMERCIAL
Total Square Feet: 0

Sales Information

Sales Date	Price
SEP-2021	10
OCT-2010	137500
APR-2010	500
JUN-2004	275000
AUG-2000	130000

12

Appraisals

Tax Year	2023
Improvement Value	

10



Property Detail

Location Address 194 E MAIN ST
 Municipality PAHOKEE
 Parcel Control Number 48-37-42-18-18-000-0182
 Subdivision RIDGEWAY BEACH IN
 Official Records Book 32918 Page 1549
 Sale Date SEP-2021
 Legal Description RIDGEWAY BEACH PTS OF LTS 18 THRU 23, PT OF TR 3 & PT OF 20 FT ABND RD IN
 IN OR31885P364

Owner Information

Owners
 ONE NORTH LAKE LLC

Mailing address
 1355 VELDA WAY
 WELLINGTON FL 33414 9065

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2021	\$10	32918 / 01549	QUIT CLAIM	ONE NORTH LAKE LLC
OCT-2010	\$137,500	24193 / 01498	WARRANTY DEED	SOUTHERN ANGEL INVESTORS LLC
APR-2010	\$500	23775 / 00881	CERT OF TITLE	PRINSBANK
JUN-2004	\$275,000	17176 / 01962	WARRANTY DEED	VILLAVICENCIO JOSE L &
AUG-2000	\$130,000	12026 / 00747	WARRANTY DEED	VALDES ERASMO &
AUG-1984	\$82,000	04336 / 01866	WARRANTY DEED	
JAN-1977	\$50,000	02641 / 01137		

Exemption Information

No Exemption information available

Property Information

Number of Units 0
 *Total Square Feet 0
 Acres 1.4288
 Use Code 1000 - VACANT COMMERCIAL
 Zoning CORE - Comm', Off', Res', Entertain (48-PAHOKEE)

Appraisals

Tax Year	2021	2020	2019
Improvement Value	\$0	\$0	\$0
Land Value	\$30,344	\$30,344	\$30,344
Total Market Value	\$30,344	\$30,344	\$30,344

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021	2020	2019
Assessed Value	\$30,344	\$30,344	\$30,344
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$30,344	\$30,344	\$30,344

Taxes

Tax Year	2021	2020	2019
Ad Valorem	\$726	\$731	\$737
Non Ad Valorem	\$30	\$30	\$30
Total tax	\$756	\$761	\$767



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

**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**

Digitally signed by Imtiaz Ahmed
DN: c=US, o=Florida,
dnQualifier=A01410D0000017AB
F223A4500000C0F, cn=Imtiaz
Ahmed
Date: 2022.04.04 09:15:34 -04'00'

**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

PROJECT PHASE	AREA (ACRES)	BUILDING (ACRES)	PAVED COVERAGE (ACRES)	TOTAL IMPERVIOUS (ACRES)
1	1.43	0.31	22.00% 0.75	1.06 74.3%
TOTAL	1.43	0.31	0.75	1.06

Site Area.....	1.43 acres
Net Area.....	1.43 acres
Building Area.....	0.31 acres
Driveway/Sidewalks.....	0.75 acres
Green Area.....	0.37 acres

2) FLOOD AND RAINFALL CRITERIA

5 year, 1 hour storm.....	3.20 inches		
5 year, 1 day storm.....	5.00 inches		
10 year, 1 day storm.....	6.00 inches	Minimum road crown.....	19.50 navd
25 year, 1 day storm.....	7.00 inches		
100 year, 3 day storm.....	12.00 inches	Finish Floor Elev.	21.50 navd

3) COMPUTE SOIL STORAGE

Wet season water elev.....	8.80 navd
Ave. groundwater elev.....	8.80 navd
Ave. site elevation.....	18.80 navd
Depth to water table.....	10.00 ft.

Assuming 25% compaction, available ground storage is.....	6.75 inches
Storage available in pervious areas of the site is	0.21 acre ft.
Converting to site wide moisture storage, S	6.75 inches

4) WATER QUALITY REQUIREMENTS

i) Based on the first 1" of runoff

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 building areas)
 Impervious area..... 0.75 acres (Excluding building areas)
 Percent impervious..... 67.10 %
 Required detention..... 0.20 acre ft.

Therefore the required detention is..... 0.20 acre ft. 2.40 ac. Inches

Corresponding 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..... 0.75 acres
 Pretreatment based on 1/2 inch..... 0.03 acre ft.

iv) Compute required exfiltration trench volume 0.03 acre ft.

Required treatment in exfiltration trench is 0.20 ac.ft or 2.40 ac. inches

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

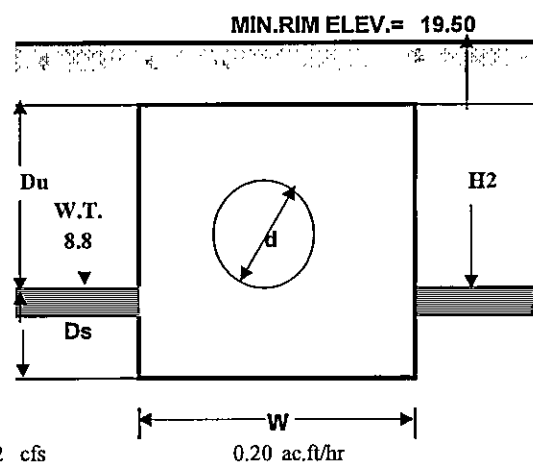
Top of trench elevation..... 16.50 navd
 Bottom of trench elevation..... 12.50 navd
 Trench width..... 5.0 ft
 Trench height..... 4.0 ft
 Pipe diameter..... 1.25 ft min.
 Depth to water table..... 10.7 ft
 Non saturated trench depth..... 4.0 ft
 Saturated trench depth..... 12.5 ft
 Trench storage area..... 10.61 sq.ft.

Trench length required for retention volume to be exfiltrated in 1 hour:

Length required..... 185 ft
 Associated average percolation rate..... 2.42 cfs

Length of trench to be used..... 400 l.f.

Associated average percolation rate..... 5.24 cfs or 0.43 ac.ft/hr



5) COMPUTE STAGE STORAGE

Assumptions:

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

6) FLOOD STAGE CRITERIA

5 Year 1 day Flood

5 year, 1 day storm	5.00 in.		
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.....	12.55	navd	

25 Year 3 day Flood

25 year, 3 day storm	9.52 in.		
Runoff	4.47 in.		
Volume of runoff	0.53 acre ft.		
Corresponding stage is between.....	17.00 and.....	17.50	navd
Interpolating gives an elevation of.....	17.07	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
Interpolating gives an elevation of.....	18.82	navd	