



PUBLIC HEARING

**CITY OF PAHOKEE
CITY COMMISSION
APPLICATION EVALUATION AND RECOMMENDATION REPORT**

DATE: March 15, 2021

TO: City Commission

FROM: Marc C. LaFerrier, Regional Director, CAP Government
Judson D. Dulaney, CBO CFM, CAP Government

SUBJECT: The applicant, Mr. Corey W. O’Gorman AICP, Place Planning and Design, is requesting to Rezone property generally located South of West 5th Terrace (extended), West of E. Lake Avenue and East of Amaryllis Avenue. (subject property is a 2.72-acre portion of PCN # 48-37-42-18-17-005-0080)

REQUEST: REZONING

The applicant is requesting to rezone the subject property:

From: Public Facilities (PF)

To: Multifamily Residential Medium (MF 18)

PROPERTY AND APPLICATION INFORMATION:

EXISTING FLUM DESIGNATION:	Residential-Medium (12 du/ac)
PROPOSED FLUM DESIGNATION:	Residential-High (18 du/ac)
EXISTING ZONING:	Public Facilities (PF)
PROPOSED Zoning	Multifamily Residential Medium (MF 18)
EXISTING USE:	Vacant land
PROPOSED USE:	Multifamily Residential project, pending site plan approval
SITE PCN #:	48-37-42-18-17-005-0080
SITE LOCATION:	Generally located North of W. 5 th Terrace (extended), West of E. Lake Avenue and East of Amaryllis Avenue
SITE ACREAGE:	2.72 acres

LIST OF ATTACHMENTS:

Rezoning Report: List of Attachments

Attachment 1: Location map

Attachment 2: Future Land use Map

Attachment 3: Zoning Map

Attachment 4: Published Notice

Attachment 5: Mailed Notice, map and mailing list

Attachment 6: Application and related correspondence

Attachment 7: Subject property legal description

Attachment 8: Draft Ordinance to approve the rezoning request

PUBLIC HEARING NOTICE:

This agenda item was duly advertised notice provided pursuant to Section 14-27 of the Pahokee Municipal Code.

BACKGROUND:

The proposed Rezoning involves a 2.72-acre property that consists of portions of land from Tracts 60, 61, and 71 that was platted as part of the Ridgeway Beach Plat, recorded in 1917 that is also a portion of property PCN# 48-37-42-18-17-005-0080. The subject property is bounded: on the North by West 5th Terrance (extended), on the East by E. Lake Avenue, and on the West by Amaryllis Avenue. The land has been previously disturbed and is currently vacant. The property was previously owned by Palm Beach County Schools until 2008. The current property owner, Washington Park LLC wishes to develop the site for multi-family residential. The applicant on behalf of the property owner is Corey W. O’Gorman AICP, Place Planning and Design.

The applicant’s is also requesting to amend the Future Land Use Map (FLUM) amendment to change the underlying Residential Medium-12 du/ac (RM) land use designation with the abutting property to the South and thereby create a unified 7.86-acre site with and land use designation of Residential High-18 du/ac (RH) and Zoning of MF18. The FLUM Map amendment request accompanies this rezoning request as a separate application. The request to rezone the subject property to Multifamily Residential, Medium Density (MF18) will provide a unified zoning designation that is the same as the existing zoning (MF18 zoning) of the larger 7.86-acre site. The FLUM amendment and rezoning applications are being processed simultaneously and considered separately at the Board’s February 25th meeting.

Approval of the proposed FLUM amendment and rezoning requests will allow redevelopment of the site for a proposed 141-unit multiple family residential apartment project. Site plan approval of the of the multifamily project will be the subject of a subsequent review and approval process.

EVALUATION:

Pursuant to Section 14-27 (c)(2)(d) of the City of Pahokee Land Development Code, rezoning requests shall be evaluated and considered in accordance with certain review standards.

Following are the review standards as defined in the code, the applicant's response and justification, and the reviewer's evaluation comments.

(1) Whether the proposed amendment is consistent with all other elements of the city comprehensive plan.

Applicant's Response: The proposed amendment is consistent with all the elements of the City of Pahokee's Comprehensive Plan.

The proposed Future Land Use Map Amendment from RM to RH, and rezoning from PF to MF-18, is consistent with Future Land Use Element Goal 1.1 and Objective 1.1.5 referenced below, as the development is located in an appropriate area as depicted on the Future Land Use Map and there are adequate utility facilities to accommodate the demands generated by the development. The Future Land Use Map Amendment to RH will ensure consistency with the MF18 zoning designation. The proposed development will be designed utilizing sound planning principles with community character and densities that create a more compact energy efficient urban land use pattern, which limits urban sprawl.

The proposed FLUM Amendment and rezoning will result in the provision of new housing that meets the needs of City residents. The development will fulfill a housing need for very-low and low-income residents while also providing housing opportunities for moderate income families in a well-planned mixed income residential community, with quality amenities for the residents. The residential density is necessary to ensure an economically feasible new quality housing development that provides housing opportunities of a variety of income levels while assisting in alleviating the overcrowding that many renters have experienced.

As discussed later in this letter/report under "Concurrency", the data and analysis demonstrate that adequate water supplies and associated public facilities will be available to meet projected growth demands as it relates to the Future Land Use Map Amendment from RM to RH.

The following Goals, Objectives, and Policies are noted.

Future Land Use Element Goal 1.1: To ensure a high-quality living environment through a mixture of new and redeveloped land uses that will maximize natural and manmade resources while minimizing any threat to the health, safety, and welfare of the city's citizens that is caused by incompatible land uses and environmental degradation.

Future Land Use Element Policy 1.1.4.8 - Proposed Future Land Use Map amendments shall be supported with data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Future Land Use Element Objective 1.1.5 - Future growth, development and redevelopment shall be directed to appropriate areas as depicted on the Future Land Use Map, consistent with: the availability of suitable land for utility facilities necessary to support proposed development; sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; the desired community character; and in a manner based upon energy efficient land use patterns, which limits urban sprawl and account for existing and future electric power generation and transmission systems.

Housing Element Goal 3.1 - To provide an adequate mix of safe and sanitary housing which meets the needs of all current and future residents of the City of Pahokee.

Housing Policy 3.1.1.5 - The housing improvement program shall incorporate measures for the coordination of new housing to meet the needs of city residents and which at a minimum:

- a. identifies geographical and economic market areas of existing or projected housing shortages;
- b. incorporates a variety of measures to address any shortages including federal, state, county and/or local housing assistance programs and/or private sector incentives; and
- c. provide for an annual review of the Future Land Use Map for consistency with the geographical unit type needs for housing and make recommendations for changes where necessary to have the Future Land Use Map reflect geographical and unit type housing needs. The City shall support zoning and land use designations allowing for a variety of densities and intensities, thereby supporting a mix of housing choices and opportunities throughout the City.

Reviewer's Comments: Concur with applicant's statements and justification. In addition, the application is consistent Land Use Policy 1.1.1.1.1 (table). Applicant proposes to develop the subject property with a use and density that is consistent the proposed FLUM designation of Residential High (RH), multifamily residential that is not greater than 18 dus/acre.

(2) Whether there exist changed conditions which require an amendment.

Response: The Small-scale Future Land Use Map Amendment from RM to RH will ensure consistency with the MF18 zoning designation and allow an economically feasible development to provide much needed quality affordable and market rate housing stock for the City of Pahokee consistent with the City's Comprehensive Plan. Regarding the zoning, in 2008, the School District of Palm Beach County sold the property to Midway Foundation, Inc. and in 2019, Midway Foundation, Inc. sold the property to Washington Park Estates, LLC. Given these transactions, there have been a change in circumstances that make the

current PF (Public Facilities) zoning inappropriate. Rezoning of a portion of the property from PF to MF18, to be consistent with the zoning designation for the balance of the site.

Reviewer's Comments: Concur with the applicant's statements and justification.

(3) Whether the proposed amendment is in conformance with any applicable portions of the Chapter.

Applicant's Response: The proposed Rezoning is in conformance with applicable portions of Chapter 14: Land Development Code and more specifically Section 14-27: Chapter Amendments and Rezonings.

Reviewer's Comments: Concur with the applicant's statements and justification.

(4) Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses.

Applicant's Response: The FLUM amendment to RH and rezoning to MF-18 will result in allowing land uses which are deemed compatible with adjacent and nearby land uses, both existing and proposed. With the proposed RH Future Land Map designation, there will be consistency with the MF18 zoning district. The existing uses and zoning surrounding the proposed development is as follows:

To:	Zoning Designation:	Land Use Designation:	Existing Use:
North	MF18	Residential Medium	Church/Single Family/Vacant
South	MF12	Residential Medium	Multifamily
East	MF18 & PF	Residential Medium	Fire Station/Vacant
West	SFMH & SF7	Mobile Home Residential & Residential Low	Single Family/Multifamily

The requested RH land use designation (7.86 acres) and requested rezoning from PF to MF18 for 2.72 acres of the overall 7.86-acre site will be compatible with existing and future land uses within the surrounding area. Except for the existing church, the subject property is separated from surrounding properties by existing streets and an alley. The MF18 zoning district regulations and the development standards will ensure that proposed development will be complementary to and harmonious with the surrounding properties and will enhance the area. Compatibility will be further addressed during the site plan review process. However, it is noted, the conceptual site plan is designed to concentrate the recreation amenities and drainage retention areas towards the north end of the site creating a buffer and mitigating any potential impacts from the single-family residential areas and church.

Reviewer's Comments: Concur with the applicant's statements and justification.

(5) Whether and the extent to which the proposed amendment would exceed the capacity of public facilities, including but not limited to transportation, sanitary sewerage, solid waste, drainage, potable water, parks, police, fire, emergency medical facilities, and schools.

Applicant's Response: Following the reviewer's request, the applicant provided an addendum dated February 15, 2021 to supplement their response to this standard. The supplemental response is included below.

Traffic. The current RM Future Land Use Map designation allows a maximum of 94 units on the property, while the proposed RH will allow a maximum of 141 units, a difference of 47 units. The net increase of 329 average daily trips will not have a significant impact on the surrounding roadway network.

With the adoption of the Comprehensive Plan in 2009, all the transportation facilities were analyzed based on the data and information obtained from the Palm Beach County, Palm Beach County MPO and the Florida Department of Transportation. A finding was made that the Transportation Element is consistent with the Future Land Use Element, MPO Long Range Transportation Plan (LRTP) and Palm Beach County's Comprehensive Plan. Pursuant to Transportation Element Policy 2.1.1.1 - The following peak hour level of service standards, as defined in the Element, shall be met or exceeded on the following roadways within the City:

**TRANSPORTATION ELEMENT TABLE 2-1
ADOPTED LEVEL OF SERVICE STANDARDS**

FACILITY TYPE	ADOPTED PEAK HOUR LEVEL OF SERVICE STATE, COUNTY, & CITY
Local Road	D
Collector Roadway	D
Minor Arterial	D
Major Arterial	D
SIS Facility	C

It is noted, in 2019, there were 5,400 Annual Average Daily Trips (AADT) on US-441/S. Lake Avenue and 3,600 AADT on McClure Road. There is adequate capacity on the surrounding roadway network to accommodate the additional trips generated by the proposed development and meet Level of Service (LOS) standards. With the site plan submittal, a traffic study in compliance with the Palm Beach County Traffic Performance Standards Ordinance will be submitted for Palm Beach County Traffic Division review. It is noted Palm Tran Route 47 runs along the south (W. 7th Street) and west sides of the property (Amaryllis Avenue) with associated bus stops, providing transportation alternatives for community residents.

Schools. The School Capacity Availability Determination (SCAD) Application has been transmitted to the Palm Beach County School District to evaluate the requested FLUM

Amendment and zoning designation for compliance with the adopted Level of Service for School Concurrency. While there are no capacity issues anticipated, to address any school capacity deficiencies proposed development is typically responsible for a contribution in an amount determined by the School District that is due upon issuance of the first building permit for the development.

Water and Sewer. The City of Pahokee is served by Palm Beach County Utilities for both water and sewer. Sanitary Service is provided by the Pahokee Wastewater Treatment Plant and water service is provided by Lake Region Water Treatment Plant (LRWTP) constructed by Palm Beach County in 2008 to serve the Cities of Pahokee, Belle Glade and South Bay. Per the Comprehensive Plan, there is adequate capacity to meet Level of Service Standards based on the projection below cited on the 2009 Comprehensive Plan. In 2020, the population of Pahokee was 6,327.

Table 4-1
Sanitary Sewer Level of Service Projections

YEAR	2007	2010	2014	2015	2020	2025	2030
Population projection	6,479	6,711	6,951	7,116	7,546	8,001	8,484
WWTP design capacity (MGD)	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Capacity needed to maintain LOS (MGD) existing customers	0.72	0.80	0.81	0.84	0.85	0.91	0.96
Capacity needed to maintain LOS (MGD) new customers	0.05*	0.01	0.03	0.01	0.04	0.05	0.05
Surplus/deficit (MGD)	+ 0.43	+ 0.40	+ 0.36	+ 0.35	+ 0.30	+ 0.25	+ 0.19

Table 4-2
PBCWUD – Population and Potable Water Supply Demand

	POPULATION PROJECTIONS						
YEAR	2007	2010	2014	2015	2020	2025	2030
City population	6,479	6,711	7,033	7,116	7,546	8,001	8,484
Unincorporated WSA population	3,127	3,403	3,478	3,511	3,775	4,063	4,373
Calculated Total Population	9,606	10,114	10,511	10,627	11,321	12,064	12,857
	WATER SUPPLY DEMAND (MGD)						
City MGD	0.60	0.62	0.65	0.66	0.70	0.74	0.79
Unincorporated WSA MGD	0.29	0.32	0.32	0.33	0.35	0.38	0.41
Calculated Total MGD	0.89	0.94	0.98	0.99	1.05	1.12	1.20

Sources: U.S. Census, BEBR, Palm Beach County and Calvin, Giordano & Associates, 2009

Pursuant to the Comprehensive Plan, treatment capacity is available at the Pahokee Wastewater Treatment Plant and Lake Region Water Treatment Plant to meet the adopted LOS Standards at the City's build-out population.

Municipal water service is available to the subject property via connections to an existing 6" watermain on the north end of the property on E Lake Avenue and an 8" watermain on Amaryllis Avenue. The design of the system for the proposed development would require a looped connection to balance the flows.

There is an existing sewer force main on McClure Road and a gravity system on E. Lake Avenue. However, the design of the sewer system may require connection to the force main in McClure Road to accommodate the flows generated by the proposed development. These connections would require a lift station and extension of the force main line, which would be the developer's responsibility.

Water and sewer services will be further reviewed with the submittal of development applications and permits.

Solid Waste. The City of Pahokee has adopted the County's LOS for solid waste management: disposal capacity sufficient for a per capita generation rate of solid waste delivered to SWA facilities of 7.13 pounds per person per day. It is noted, the generation rates for multi-family are 0.71 tons/unit. In January 2021, the Solid Waste Authority of Palm Beach County indicated that based upon the existing Palm Beach County population, the most recently available population growth rates published by the University of Florida Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

Drainage. Stormwater management in the City of Pahokee is primarily managed by the East Beach Water Control District (EBWCD), with the exception of the northeastern corner of the City, which lies within the Pelican Lake Water Control District. The subject site is located within the EBWCD.

Drainage will be accommodated on-site via stormwater management retention/detention areas. At site plan submittal, the applicant will be required to provide a signed and sealed drainage report indicating the proposed system's ability to meet storm water requirements in accordance with the South Florida Water Management District regulations; requirements for the surface water management system; and signed and sealed drainage calculations. It is noted, 20% of the land must be allocated for on-site stormwater management retention/detention, depending on soil conditions. While no problems are anticipated with obtaining South Florida Water Management District permits, technical comments and issues pertaining to the drainage will be addressed during the site plan process. There is sufficient capacity of public facilities to accommodate the demands generated by the proposed multifamily development and there are no problems anticipated meeting Level of Service standards.

Recreation and Open Space: The Recreation and Open Space Element of the City's Comprehensive Plan indicates "The projected park needs for the City are based on the 294 acres of park land inventoried in this Element. With a 2007 population estimate of 6,479 (2020 Bureau of Economic and Business Research (BEBR) Estimate – 5,847), a total of 194 acres are needed to maintain the 30 acres/1,000 population standard. Therefore, there is currently a 100-acre surplus of park land. Further, this analysis indicates that Pahokee will be able to uphold its parks LOS requirement through this Comprehensive Plan's short term (5 year) and long term (10 year)". The adopted LOS standard for open space and recreation in the city is 30 acres per 1,000 residents. The amount of land currently provided in activity-based recreation facilities, establishes a LOS which exceeds the general guideline. This item will also be addressed during the site plan review process.

Police, Fire, Emergency Medical Facilities:

Police service is provided by the Palm Beach County Sherriff's Department. The City of Pahokee is District 12 of the Sherriff's Office with administrative offices in Belle Glade. The Sherriff's Office conducts regular patrols to the City. The proposed development is not anticipated to result in the need for additional personnel or will not impact LOS standards.

Palm Beach County provides Fire-Rescue Service to the City of Pahokee via Fire-Rescue Station No. 72 located immediately east of the subject property, which will provide excellent LOS standards and response times.

Emergency Medical Facilities are available in the City of Pahokee are Florida Communities Health Center, Inc. and Grace Healthcare Solutions, Inc. (Walk-in Clinic) with Lakeside Medical Center (Regional Hospital) in Belle Glade. There is adequate capacity to meet LOS standards.

In addition to the above, it is noted pursuant to **Concurrency Management Element Objective 10.4**, at the time of site plan review the new development and redevelopment will be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

Reviewer's Comments: Concur with the applicant's statements and justification.

(6) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.

Applicant's Response: The property has been disturbed and there are no natural environments or habitat that will be impacted.

Reviewer's Comments: Concur with the applicant's statements and justification.

(7) Whether and the extent to which the proposed amendment would adversely affect property values in the area.

Applicant's Response: The proposed development will result in significant private investment in an area that has not experienced significant development activity for many years. The proposed development will enhance property values in the area and have a positive impact on the City of Pahokee tax base.

Reviewer's Comments: Concur with the applicant's statements and justification.

(8) Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, and the specific identification of any negative effects on such pattern.

Applicant's Response: The proposed amendments to the Future Land Use and Zoning maps will result in an orderly and logical development pattern. Site specific analysis of the development proposal's design and compliance with the City's development standards will occur at the time of site plan review.

Reviewer's Comments: Concur with the applicant's statements and justification.

(9) Whether the proposed amendment would be in conflict with the public interest, and is in harmony with the purpose and intent of the comprehensive plan.

Applicant's Response: As previously stated, the proposed amendment will be in the public's interest by enabling the development of the site to provide much need quality housing in a manner that is will be in harmony with the purpose and intent of Chapter 14.

Reviewer's Comments: Concur with the applicant's statements and justification.

(10) Any other matters that may be deemed appropriate by the city commission or planning board in review and consideration of the proposed amendment.

Applicant's Response: Noted.

Reviewer's Comments: The applicant and the reviewer will be present to participate at the public hearings as well as follow-up on any others matters deemed appropriate.

PUBLIC HEARING PROCESS:

This rezoning application is being processed simultaneously with an application for a FLUM Map Amendment. On February 25, 2021, these applications were heard by the Zoning, Adjustment and Planning Board for recommendation to the Pahokee City Commission. The City Commission is scheduled on March 23, 2021 to conduct the first of two public hearings to consider adoption of ordinances approving the FLUM amendment and rezoning applications. The City Commission’s second public hearing will subsequently be scheduled and duly noticed.

PLANNING AND ZONING BOARD RECOMMENDATION:

On February 25, 2021, the Zoning, Adjustment and Planning Board held a public hearing to review the applicant’s requests, receive public comments, and make a recommendation to the City Commission for subsequent action. At this meeting, the Zoning, Adjustment and Planning Board voted 3 to 0 recommending the City Commission approve the rezoning of the subject property from PF to MF18

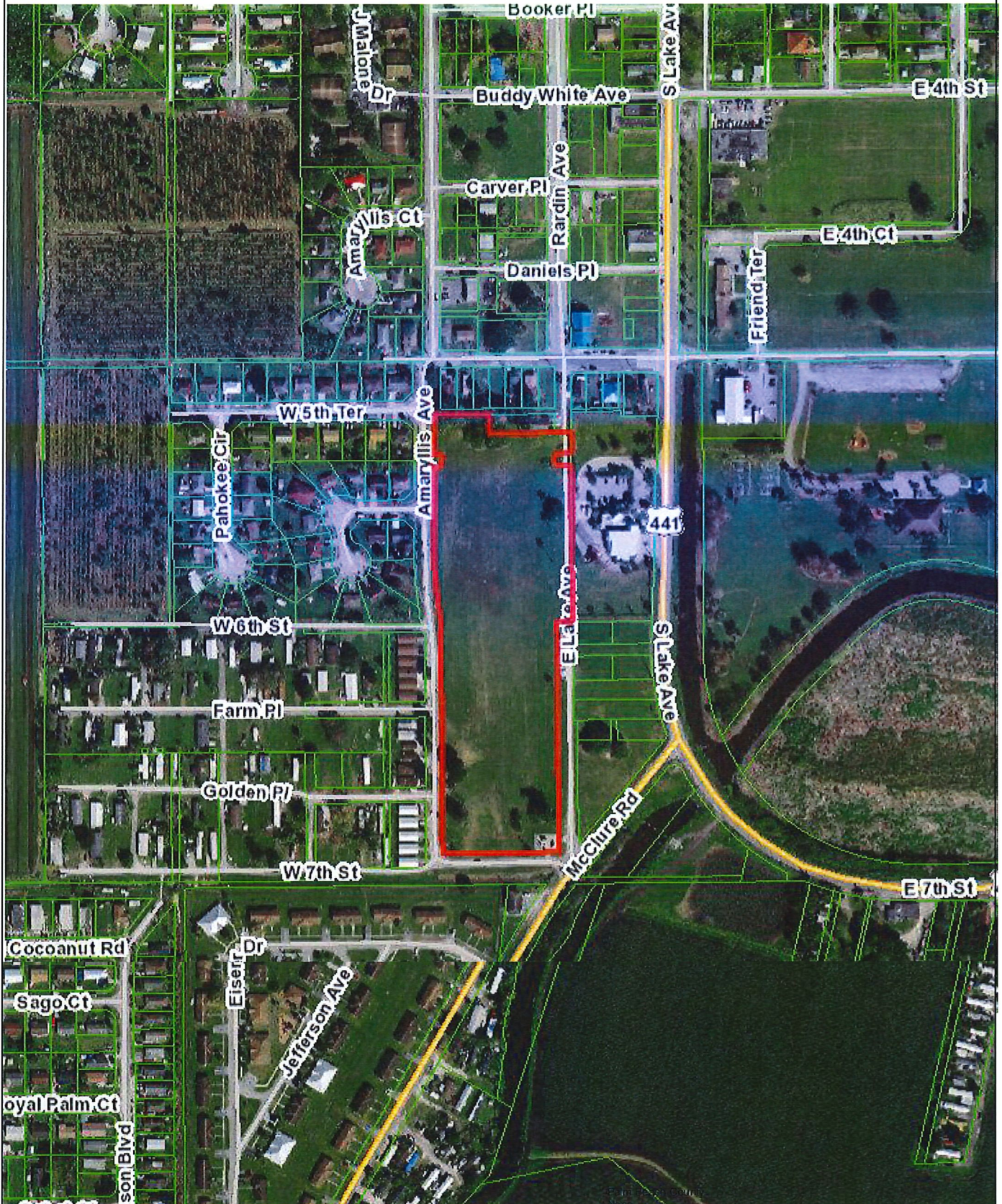
RECOMMENDATION:

This application meets the requirements of Section 14-27 of the City of Pahokee Land Development Code with respect to the proposed Rezoning. The application provides the required documentation and information for the rezoning request and the application is consistent with the review standards identified in Section 14-27 (c)(2)(d). Furthermore, the Pahokee Zoning, Adjustment and Planning Board has recommended approval of this request.

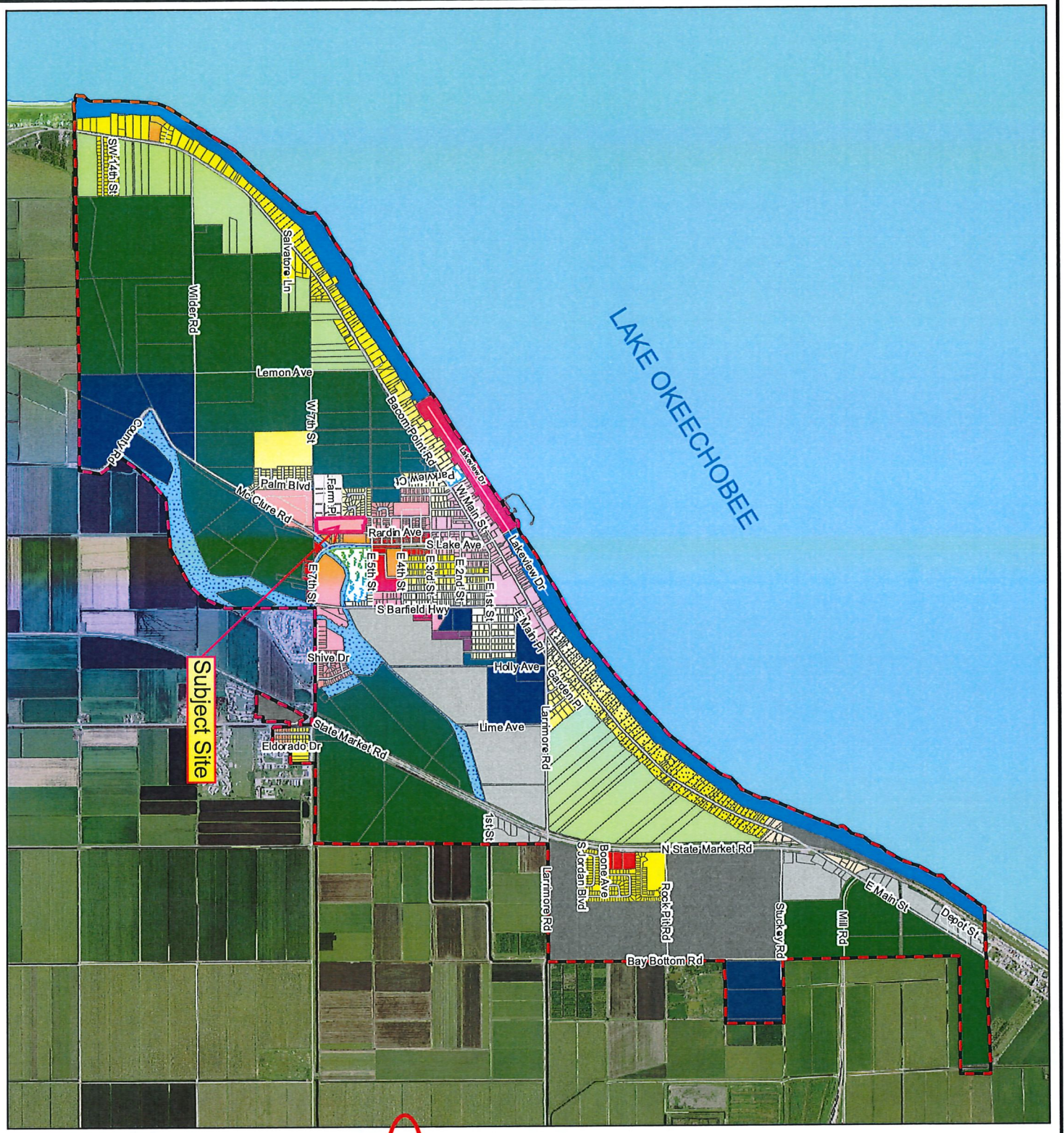
It is recommended that the Pahokee City Commission approve the proposed rezoning of the subject property from Public Facility (PF) to Multifamily Residential Medium (MF18) on first reading and schedule the second reading of the rezoning ordinance for April 27, 2021.

City of Pahokee City Commission
March 23, 2021, Chandler Park Public Hearing

Subject Property Location Map



October 13, 2020

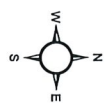


Future Land Use

FLU - 1

Attachment 2

- Legend**
- City Limits
- Lake Okechobee
- Roads
- Future Land Use Designation**
- Commercial
- Commercial Office, Recreation and Entertainment
- Industrial
- Light Industrial
- Agricultural
- Parks
- Public Facilities
- Residential Mixed Use
- Mobile Home Residential
- Residential Low
- Residential Low Transitional
- Residential Medium
- Residential Medium Transitional
- Water Oriented Recreation
- Water Ways



Cabin, Gardner & Associates, Inc.
 1001 E. STATE ST. SUITE 100
 PAHOKEE, FL 33480



**NOTICE OF PUBLIC HEARING
PROPOSED FUTURE LAND USE MAP AMENDMENT & REZONING
CITY OF PAHOKEE, FLORIDA**

A Public Hearing will be conducted by the City of Pahokee City Commission to consider the following land use and zoning applications.
Meeting Streamed By YouTube NO PUBLIC ACCESS.

DATE: Tuesday, March 23, 2021
TIME: 6:30 p.m. or as soon thereafter
PLACE: City Commission Chambers
350 East Main Street
Pahokee, FL 33476
Please visit <https://www.cityofpahokee.com/mayor-city-commission> for instructions and requirements for participating in the City's quasi-judicial land use meetings.

SUBJECT OF THE PUBLIC HEARING:

The Pahokee City Commission will consider land use and zoning applications from Corey W O' Gorman, PLACE Planning and Design, requesting the following small scale Future Land Use Plan Map Amendment for the property (7.86 acres) and rezoning request of portion of the site (2.72 acres), property located at the northwest corner of E. Lake Avenue /Rardin Avenue and W. 7th Street (FCN 48-37-42-16-17-005-0089). A location map of the subject property is included with this ad/notice and a legal description is included with proposed adoption Ordinance.

REQUESTS:

- Future Land Use Map (FLUM) Amendment (7.86-acre property):
From: Existing FLUM designation of Residential Medium (RM)-12dwelling units (du/acre)
To: Propose FLUM designation of Residential High (RH)-18 (du/acre)
- Rezoning (2.72-acre portion of the subject property):
From: Public Facilities (PF)
To: Multifamily Residential Medium (MF 18)

At the public hearing, the City Commission will consider the requests, hear testimony and receive public comments. The City Commission may take 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.

Any person who wishes to appeal a decision made by the City Commission with respect to any matter considered at this hearing will need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be heard.

Please contact the City of Pahokee to receive copies of the applications and information on the request or hearings. All interested members of the public are encouraged to attend and participate at the public hearing. In accordance with The Americans with Disabilities Act (ADA), persons needing assistance to participate in the public hearing should contact the City of Pahokee, FL at 207 Begonia drive, Pahokee, FL or call 561-924-5534 ext. 2003 at least 48 hours prior to the meeting.

**City of Pahokee
CITY COMMISSION
March 23, 2021 6:30 PM, Virtual Public Hearing
SUBJECT PROPERTY LEGAL DESCRIPTION**

A PORTION OF TRACTS TRACTS 60, 61, AND 71, RIDGWAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

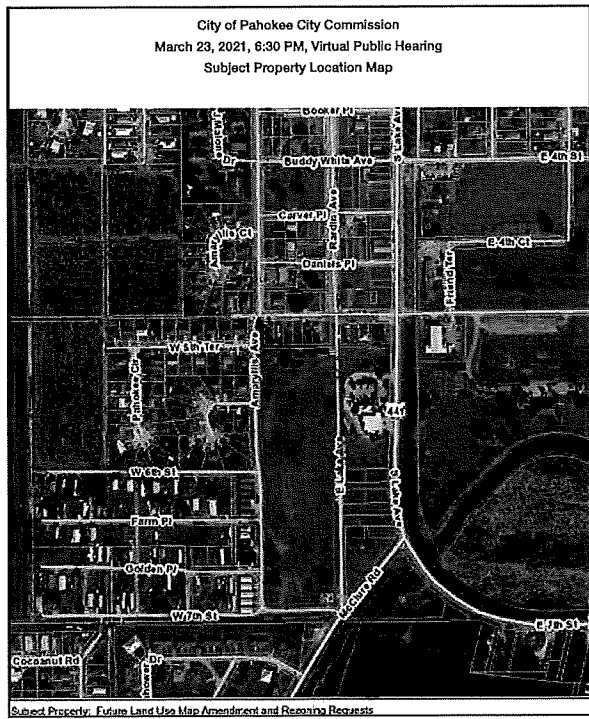
BEGINNING AT THE NORTHEAST CORNER OF A PLAT ENTITLED CROSBY SECOND ADDITION TO PAHOKEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 185 OF SAID PUBLIC RECORDS; THENCE S89°38'29"W, ALONG THE NORTH BOUNDARY OF SAID PLAT AND ITS WESTERLY EXTENSION, 241.52 FEET; THENCE S00°41'34", ALONG A LINE 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 71, A DISTANCE OF 581.48 FEET; THENCE S89°18'00"11W, ALONG A LINE 64.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 71, A DISTANCE OF 295.26 FEET; THENCE N00°40'24"11W, ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 71, A DISTANCE OF 581.26 FEET; THENCE S89°16'67"11W, ALONG THE SOUTH LINE OF AFORESAID TRACT, A DISTANCE OF 0.87 FEET; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AMARYLLIS AVENUE DESCRIBED IN A RIGHT-OF-WAY DEED DATED JULY, 1970 AND AS DEPICTED ON A PLAT ENTITLED SEMINOLE MANOR AS RECORDED IN PLAT BOOK 67, PAGES 60 AND 61 OF SAID PUBLIC RECORDS AND ALONG THE ARC OF A CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 02°12'23"11, A CHORD BEARING OF N06°00'38"11W, FOR AN ARC DISTANCE OF 12.32 FEET TO A POINT OF TANGENCY; THENCE N07°06'50"11W, ALONG SAID RIGHT-OF-WAY LINE, 100.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 280.00 FEET, A DELTA OF 06°26'26"11, AN ARC DISTANCE OF 31.47 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF AFORESAID TRACT 60; THENCE N00°40'24"11W, ALONG SAID TRACT LINE 248.33 FEET TO THE SOUTHWEST CORNER OF A PLAT ENTITLED WASHINGTON PARK NO. 2, AS RECORDED IN PLAT BOOK 16, PAGE 77 OF SAID PUBLIC RECORDS; THENCE N89°20'56"11 E ALONG THE SOUTH LINE OF SAID PLAT 20.00 FEET; THENCE N00°40'24"11 E, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 8, BLOCK 5 OF SAID PLAT, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE S89°20'56"11 W, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 20.00 FEET TO A POINT ON AFORESAID WEST LINE OF TRACT 60; THENCE N00°40'24"11W, ALONG SAID WEST LINE 100 FEET; THENCE N89°20'56"11E ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8, BLOCK 5, OF SAID WASHINGTON PARK NO. 2, AND ALONG THE NORTH LINE OF LOTS 8, 9 AND 10, OF SAID BLOCK 5, A DISTANCE OF 142.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S00°40'48"11 E, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 50.00 FEET; THENCE N89°20'56"11E, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF LOTS 11 AND 12 OF SAID BLOCK 5, A DISTANCE OF 81.97 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12; THENCE N00°41'05"11W, ALONG THE WEST LINE OF LOT 13 OF SAID BLOCK 5, A DISTANCE OF 1.00 FEET; THENCE N89°20'56"11E, ALONG THE SOUTH LINE OF THE NORTH 49.00 FEET OF LOTS 13 AND 14 OF SAID BLOCK 5 AND ITS EASTERLY EXTENSION, A DISTANCE OF 124.97 FEET TO A POINT ON THE WEST LINE OF LOT 10, BLOCK 4 OF SAID WASHINGTON PARK NO. 2; THENCE N00°41'34"11W ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION A DISTANCE OF 56.50 FEET TO A POINT ON THE CENTERLINE OF A 15.00 FOOT WIDE ALLEY DEPICTED ON SAID PLAT OF WASHINGTON PARK NO. 2; THENCE N89°20'56"11 E ALONG SAID CENTERLINE, 128.08 FEET TO A POINT ON THE CENTERLINE OF A 13 FOOT WIDE ALLEY DEPICTED ON SAID PLAT OF WASHINGTON PARK NO. 2; THENCE S00°41'34"11 E, ALONG SAID CENTERLINE, 12.50 FEET; THENCE N89°20'56"11E, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 5, BLOCK 4, OF SAID WASHINGTON PARK NO. 2, AND ALONG SAID NORTH LINE, 91.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 15; THENCE S01°16'25"11W, ALONG SAID WEST RIGHT-OF-WAY LINE, 617.30 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAYS.

EXCEPTING THEREFROM THAT PORTION OF SCHOOL STREET/COLLEGE AVENUE DEPICTED ON AFORESAID PLAT ENTITLED WASHINGTON PARK NO. 2 AND BEING BOUNDED AS FOLLOWS:

ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14, BLOCK 5 OF SAID PLAT; ON THE EAST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10, BLOCK 4 OF SAID PLAT; ON THE SOUTH BY THE SOUTH BOUNDARY OF SAID PLAT; AND ON THE WEST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 14, BLOCK 5 OF SAID PLAT.

LESS AND EXCEPT THE PROPERTY CONVEYED TO PALM BEACH COUNTY, IN THE STATUTORY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23797, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF SAID LANDS LYING IN THE CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA



City of Pahokee City Commission
March 23, 2021, 6:30 PM, Virtual Public Hearing
Subject Property Location Map

NOTICE OF VIRTUAL PUBLIC HEARING

PROPOSED FUTURE LAND USE MAP AMENDMENT & REZONING

CITY OF PAHOKEE, FLORIDA

A Virtual Public Hearing will be conducted by the City of Pahokee City Commission to consider the following land use and zoning applications:

DATE: Thursday, March 23, 2021
TIME: 6:00 p.m. or as soon thereafter
PLACE: City Commission Chambers and Virtual Meeting
360 East Main Street
Pahokee, FL 33476
Please visit <https://www.cityofpahokee.com/mayor-city-commission> for instructions and requirements for participating in the City's virtual quasi-judicial land use meetings.

SUBJECT OF THE PUBLIC HEARING:

The Pahokee City Commission will consider land use and zoning applications from Corey W O' Gorman, PLACE Planning and Design, requesting the following small scall Future Land Use Plan Map. amendment for a property (PCN 48-37-42-18-17-005-0080) located at the northwest corner of E. Lake Avenue /Rardin Avenue and W. 7th Street. A location map of the subject property is included with this ad/notice and a legal description is included with proposed adoption Ordinance.

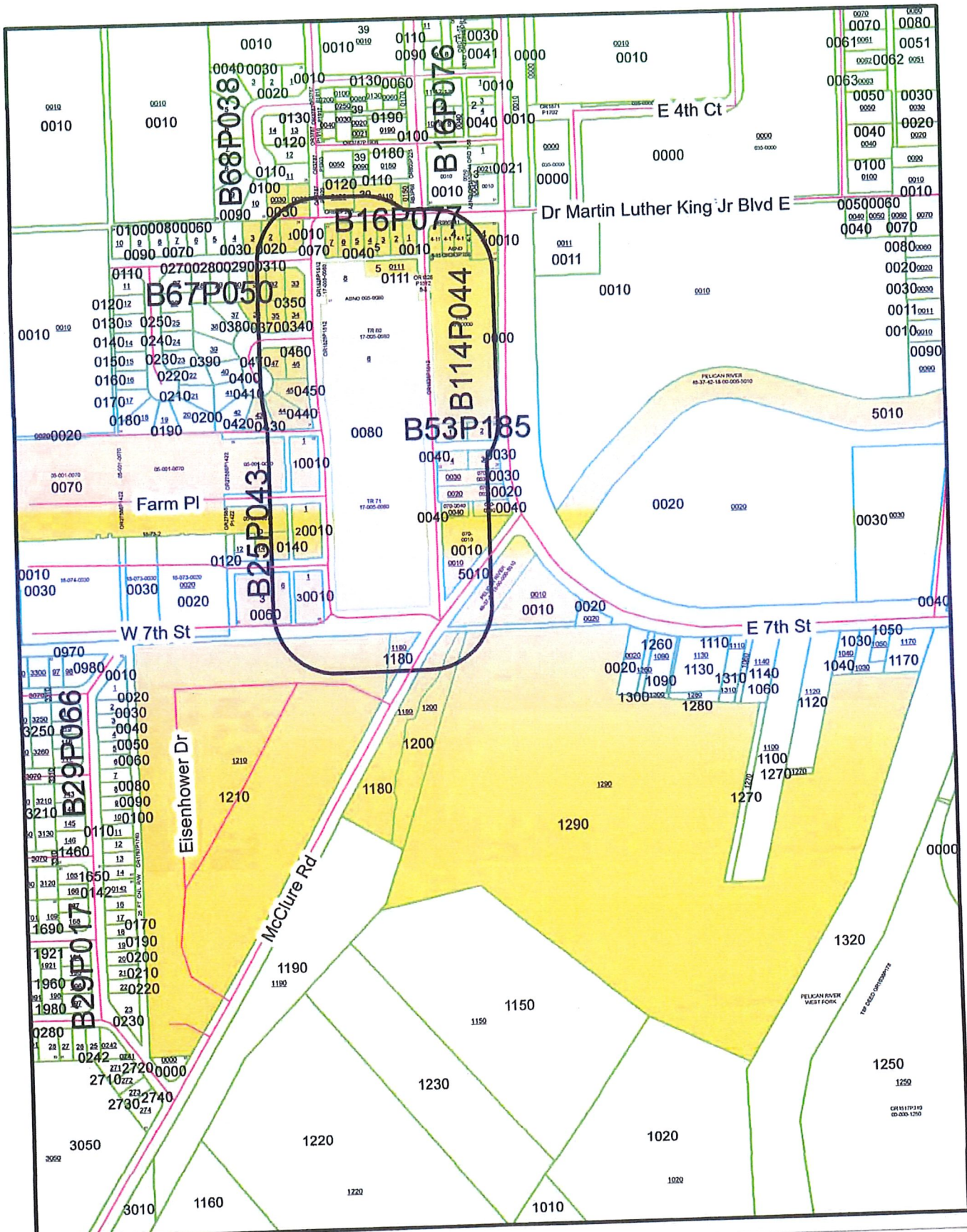
REQUESTS:

- 1. Future Land Use Map (FLUM) Amendment (7.86-acre property):**
From: Existing FLUM designation of Residential Medium (RM)-12 dwelling units (du/acre)
To: Propose FLUM designation of Residential High (RH)- 18 (du/acre)
- 2. Rezoning (2.72-acre portion of the subject property):**
From: Public Facility (PF)
To: Multifamily Residential Medium (MF 18)

At the public hearing, the City Commission will consider the requests, hear testimony and receive public comments. The City Commission may take 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.

Any person who wishes to appeal a decision made by the City Commission with respect to any matter considered at this hearing will need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be heard.

Please contact the City of Pahokee to receive copies of the applications and information on the request or hearings. All interested members of the public are encouraged to attend and participate at the public hearing. In accordance with The Americans with Disabilities Act (ADA), persons needing assistance to participate in the public hearing should contact the City of Pahokee, FL at 207 Begonia drive, Pahokee, FL or call 561-924-5534 ext. 2003 at least 48 hours prior to the meeting.



Dorothy Jacks, CFA
 Palm Beach County
 Property Appraiser

Location: Downtown Service Center

0 85 170 340 510 680 Feet
 Map Scale

Notes:

Produced on: 10/14/2020

Key

Selected Parcels 100 300 500
 Others 200 400

Attachment 5

Property Appraiser GIS - PCN listing

Buffer:

S 48374218170050080

Buffer:200

- 48374218000005010 48374218240000460
- 48374218050010010 48374218240000470
- 48374218050010070 48374218270010000
- 48374218050020010 48374219000001180
- 48374218050020140 48374219000001200
- 48374218050030010 48374219000001210
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- 48374218170050010
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- 48374218170050050
- 48374218170050060
- 48374218170050070
- 48374218170050111
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- 48374218180390150
- 48374218180400020
- 48374218180400030
- 48374218180690010
- 48374218180700010
- 48374218180700020
- 48374218180700030
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- 48374218240000330
- 48374218240000340
- 48374218240000350
- 48374218240000360
- 48374218240000430
- 48374218240000440
- 48374218240000450

<u>48374218000005010</u>	200	<u>48374218170050020</u>	200	<u>48374218180400020</u>	200
TIITF 3900 COMMONWEALTH BLVD MS 108 TALLAHASSEE FL 32399 3000		THOMPSON SADIE EST OF 220 W DR MARTIN LUTHER KING JR BLVD PAHOKEE FL 33476 2235		MCKELTON PEARLIE 309 DR MARTIN LUTHER KING JR BLVD W PAHOKEE FL 33476 2232	
<u>48374218050010010</u>	200	<u>48374218170050030</u>	200	<u>48374218180400030</u>	200
PAHOKEE PROPERTIES LLC 4922 SW 33RD WAY FORT LAUDERDALE FL 33312 7932		JACKSON WILLIE A & 230 W DR MARTIN LUTHER KING JR BLVD PAHOKEE FL 33476 2235		FOSTER ANNIE & 313 W DR MARTIN LUTHER KING JR BLVD PAHOKEE FL 33476 2232	
<u>48374218050010070</u>	200	<u>48374218170050040</u>	200	<u>48374218180690010</u>	200
RED PARKS LLC 3595 SHERIDAN ST STE 206 HOLLYWOOD FL 33021 3657		KAPLAN HENRY L 73 MIDWOOD LN BOYNTON BEACH FL 33436 9005		POPE PRODUCE PO BOX 697 PAHOKEE FL 33476 0697	
<u>48374218050020010</u>	200	<u>48374218170050050</u>	200	<u>48374218180700010</u>	200
VASQUEZ LUCILO 16059 OKEECHOBEE BLVD LOXAHATCHEE FL 33470 4104		KAPLAN HENRY L 73 MIDWOOD LN BOYNTON BEACH FL 33436 9005		TARPON IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160 2172	
<u>48374218050020140</u>	200	<u>48374218170050060</u>	200	<u>48374218180700020</u>	200
CROSBY EDWARD B PO BOX 176 PAHOKEE FL 33476 0176		BABB CHARLOTTE L 298 W DR MARTIN LUTHER KING JR BLVD PAHOKEE FL 33476 2235		QUANTUM SOLUTIONS LLC 901 SW 121ST AVE FORT LAUDERDALE FL 33325 3807	
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PAHOKEE PROPERTIES LLC 4922 SW 33RD WAY FORT LAUDERDALE FL 33312 7932		BABB CHARLOTTE 298 W DR MARTIN LUTHER KING JR BLVD PAHOKEE FL 33476 2235		PALM BEACH COUNTY 2633 VISTA PKWY ROYAL PALM BEACH FL 33411 5605	
<u>48374218050030060</u>	200	<u>48374218170050111</u>	200	<u>48374218180700040</u>	200
CROSBY EDWARD B PO BOX 176 PAHOKEE FL 33476 0176		BIBLE CHURCH OF GOD INC 1390 N SEACREST BLVD BOYNTON BEACH FL 33435 3094		BANKS CHARLES 1204 VAUGHN CIR BELLE GLADE FL 33430 4216	
<u>48374218170040010</u>	200	<u>48374218180390110</u>	200	<u>48374218230000010</u>	200
SHILOH MISSIONARY BAPTIST CHURCH PO BOX 223 PAHOKEE FL 33476 0223		MITCHELL MARY E 304 W 5TH TER PAHOKEE FL 33476 2208		PALM BEACH COUNTY 2633 VISTA PKWY ROYAL PALM BEACH FL 33411 5605	
<u>48374218170040110</u>	200	<u>48374218180390120</u>	200	<u>48374218230000020</u>	200
ENGRAM ZERAN L & 188 W DR MARTIN LUTHER KING JR BLVD PAHOKEE FL 33476 2237		MURGESON JULIA EST & 273 W DR MARTIN LUTHER KING JR BLVD PAHOKEE FL 33476 2234		PALM BEACH COUNTY 2633 VISTA PKWY ROYAL PALM BEACH FL 33411 5603	
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KAPLAN HENRY 73 MIDWOOD LN BOYNTON BEACH FL 33436 9005		WRIGHT NETTIE 34 HILLVIEW AVE WILLIAMSPORT PA 17701 9618		PALM BEACH COUNTY 2633 VISTA PKWY ROYAL PALM BEACH FL 33411 5605	

<u>48374218230000040</u>	200	<u>48374218240000430</u>	200	<u>48374218170050080</u>
PALM BEACH COUNTY 2633 VISTA PKWY ROYAL PALM BEACH FL 33411 5605		HICKMAN WILLIE L JR & 318 SEMINOLE CT PAHOKEE FL 33476 2347		WASHINGTON PARK ESTATES LLC 250 GREENPOINT AVE BROOKLYN NY 11222 2435
<u>48374218240000010</u>	200	<u>48374218240000440</u>	200	
PAHOKEE HOUSING AUTHORITY INC 465 FRIEND TER PAHOKEE FL 33476 1941		JOHNSON DOROTHY EST 314 SEMINOLE CT PAHOKEE FL 33476 2347		
<u>48374218240000020</u>	200	<u>48374218240000450</u>	200	
MITCHELL MARY 304 W 5TH TER PAHOKEE FL 33476 2208		BUTLER KIRSTON E PO BOX 63 PAHOKEE FL 33476 0063		
<u>48374218240000030</u>	200	<u>48374218240000460</u>	200	
JOHNSON SHARON R 309 W 5TH TER PAHOKEE FL 33476 2209		BROWN MARY A 302 SEMINOLE CT PAHOKEE FL 33476 2347		
<u>483742182400000310</u>	200	<u>48374218240000470</u>	200	
GOMEZ GERMAN 15200 MEADOW WOOD DR WELLINGTON FL 33414 9003		CREARY ANGELA 306 SEMINOLE CT PAHOKEE FL 33476 2347		
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MITCHELL MARY 304 W 5TH TER PAHOKEE FL 33476 2208		PALM BEACH COUNTY 2633 VISTA PKWY WEST PALM BEACH FL 33411 5613		
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WIGGAN GEORGE A & 300 W 5TH TER PAHOKEE FL 33476 2208		CST & RLT FARM LLC PO BOX 200 PAHOKEE FL 33476 0200		
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JONES GEORGE 303 SEMINOLE CT PAHOKEE FL 33476 2347		CST & RLT FARM LLC PO BOX 200 PAHOKEE FL 33476 0200		
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MCDONALD ARTHUR & 307 SEMINOLE CT PAHOKEE FL 33476 2347		PAHOKEE HOUSING AUTHORITY 465 FRIEND TER PAHOKEE FL 33476 1941		
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WHITE LAQUANDRA S 311 SEMINOLE CT PAHOKEE FL 33476 2347		POPE PRODUCE PO BOX 697 PAHOKEE FL 33476 0697		



700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722

October 27, 2020

Mr. Chandler F. Williamson, City Manager
City of Pahokee
207 Begonia Drive
Pahokee, FL 33476

RE: Chandler Park – Small-Scale Future Land Use Map Amendment and Rezoning Applications

Dear Mr. Williamson:

This letter and the attachments are respectfully submitted in support of the Future Land Use Map Amendment and Rezoning applications for Chandler Park. The following are attached for your review and approval:

- FLUM Amendment Application
- FLUM Amendment Report/Justification Letter (12 copies)
- Completed Rezoning Application
- Rezoning Justification Form/Letter
- Designation of Quasi-Judicial form
- Completed Public Hearing Affidavit
- Warranty Deed
- SunBiz
- PAPA Location Map-Aerial
- Property Detail List & Mailing Labels
- Survey (10 copies)
- Conceptual Site Plan
- Application Fees (FLUM Amendment-Rezoning-Advertising)

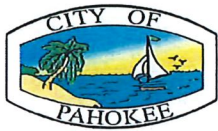
Thank you for your consideration, please let us know if you have any questions.

Sincerely,

Corey W. O'Gorman, AICP, President
PLACE Planning & Design, Inc.

/co
attachments

Project Management • Development Services • Community Redevelopment



LARGE SCALE/SMALL SCALE LAND USE AMENDMENT APPLICATION CHECKLIST

The following checklist is designed to assist applicants in preparing required materials for review. The applicant should check each item to ensure that it is included. If **all** items are not present the application will **not** be accepted. The following items/documentation must be submitted for Land Use Amendments.

1. A completed City of Pahokee Land Use Plan Amendment. As part of a Large Scale or Small Scale Land Use Plan Amendment petition with the City of Pahokee, the applicant must submit a report, including support documents, which provides data and analyses as required pursuant to Chapter 163 Florida State Statutes, and Chapters 9J-5 and 9J-11, Florida Administrative Code (FAC). The applicant is responsible for filing any required petition(s) with the Palm Beach Regional Planning Council for a Local Land Use Plan Map Amendment/Palm Beach County Land Use Plan Amendment.
2. Justification letter must be provided in paragraph form and clearly describe the proposed action. to be taken, specify change in land use classification and proposed density, and rationale for the amendment from a practical and proactive land use perspective
3. Proof of property ownership (i.e. deed, property appraiser, or contract to purchase)
4. Designation of quasi-judicial form. This form names that person who will represent the said Applicant at required meetings and shows that the property owner, if other than the applicant, gives the applicant permission to do so.
5. One (1) copy of a plat or survey.
6. Twelve (12) copies of report stated in requirement number one (1).
7. Completed Public Hearing Affidavit
8. Appropriate development fee(s).
Large Scale - \$3250.00 Advertising Deposit - \$2000.00
Small Scale - \$2250.00 Advertising Deposit - \$ 500.00
9. If Owner is a corporation, partnership or other legal entity, attach resolution authorizing the applicant/agent to submit this application on behalf of the entity, and that the entity understands that it will be bound by the acts and representations of its applicant/agent.



CITY OF PAHOKEE REZONING SUBMITTAL REQUIREMENTS

The following checklist is designed to assist applicants in preparing required materials for review. The applicant should check each item to ensure that it is included. If **all** items are not present the application will **not** be accepted. The following items/documentation must be submitted for Site Plan Review.

1. Completed Rezoning Application
2. \$2000 Review Fee - Plus \$500 - \$2000 advertising deposit, in a check payable to the City of Pahokee.
3. Proof of Property Ownership. (i.e. deed, property appraiser, or contract to purchase).
4. Designation of Quasi Judicial Form.
This form names that person who will represent the said application at required meetings and shows that the property owner, if other than the applicant, gives the applicant permission to do so.
5. A Location Map which delineates the project boundaries on the Palm Beach County Property Appraiser's Maps.
6. An Aerial Photograph of the site.
7. Six (10) copies of a boundary survey prepared, signed and sealed by a registered Florida Land Surveyor.
8. Certified list and mailing labels of property owners within a 200 foot radius of said property (certification means from a planning and zoning consultant, real estate research company, and surveyor, etc.)
9. Complete Public Hearing Affidavit.
10. Justification letter stating how the proposed rezoning is consistent with the comprehensive plan is compatible with surrounding zonings, will not adversely affect surrounding living conditions, property values, etc. (Section H (5 - 8))



**CITY OF PAHOKEE
REZONING APPLICATION**
(Incomplete Applications will not be accepted.)

FOR STAFF USE ONLY

Project No.:	_____
Date Received:	_____
Received by:	_____
Fee Collected:	_____

Name of Development: (if applicable) Chandler Park

Location of the Site by Street Address: Northwest corner of E Lake Ave/Rardin Ave and W. 7th St

Name of Legal Owner of the Development Site: Washington Park, LLC

Owner Address: 250 Greenpoint Avenue, 4th Floor, Brooklyn, NY 33137

Phone No: 917-226-4522 Fax: _____ e-mail: shlomoyashar26@gmail.com

Name of Acting Agent: (on behalf of legal owner*) Corey W. O'Gorman, AICP & Jeff Costello, AICP, FRA-RA

Agent Address: 700 US Highway One, Suite, C, North Palm Beach, FL 33408

Phone No: 561-863-2722/561-573-1486 Fax: 561-863-2733 e-mail: corey@placepnd.com/jcostello@jcplanningsolutions.com

Size of Parcel _____ Dimensions approx. 442 ft. X 268 ft. Acres Approx. 2.72 Square Feet 118,456

Specific Nature of intended uses of Development Site: Multiple-Family Residential - 141-Unit Apartment Complex

* Please attach separate sheet if insufficient space

The square footage of all existing and proposed uses on the development site individually and in aggregate.

Individually _____ Aggregate _____

The gross density and/or intensity in dwelling units per acre and/or floor area ratio (FAR)

Existing Land Use* Residential Medium, 12 du/ac Future Land Use Designation * Residential High, 18 du/ac

* As shown on the Official Zoning Map and the Adopted Future Land Use Map

Current Zoning: PF(Public Facilities) MF18 (Multifamily, Medium Density - 18 du/ac) Proposed Zoning: MF18

Description of Request:

The request is to amend the Future Land Use Map designation from Residential Medium-12 du/ac to Residential High-18 du/ac to obtain consistency with the MF18 zoning, and rezone the PF-zoned portion of the site (2.72 acres) to MF18 to permit the development of a 141-unit multiple family residential apartment complex with a density of 18 units per acre.



**OWNER'S AFFIDAVIT
APPLICANT'S PETITION AND CERTIFICATION**

The undersigned hereby petitions the City of Pahokee Staff, Land Development Board, and the City Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the City of Pahokee. The cost of such petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

It is hereby affirmed and certified that the undersigned will comply with the provisions and regulations and applicable sections of the Comprehensive Plan and Land Development Code. It is further certified by the undersigned that the statements, the statements for showing made in any paper or plans submitted and made herewith are true to the best of the knowledge and belief of the undersigned. Further, the undersigned affirms that this application, attachments, and fees become part of the official records of the City of Pahokee upon application and are not returnable.

Corey W. O'Gorman, AICP
PLACE Planning & Design
Printed Name of Applicant

Corey W. O'Gorman
Signature of Applicant

JEFF COSTELLO
Printed Name of Witness

Jeff Costello
Signature of Witness

Applicant is: (circle one) Owner Agent Optionee Contract Purchaser Lessee

Applicant Information:
700 US Highway One, Suite C

Name of Owner(s) if Other Than Applicant
Morty J. Yashar, Washington Park, LLC

Street Address

Name

North Palm Beach, FL 33408

3040 N. 29th Avenue, #100

City, State and Zip Code

Address

561-863-2722
Telephone

Hollywood, FL 33020
City, State and Zip Code

917-226-4522
Telephone

Name of Person Responsible for Petition if other than the Applicant

Jeff Costello, AICP, FRA-RA
JC Planning Solutions, LLC

Jeff Costello
Signature

Printed Name

981 Delray Lakes Drive

Delray Beach, FL 33444

561-573-1486

Address

City, State and Zip Code

Telephone

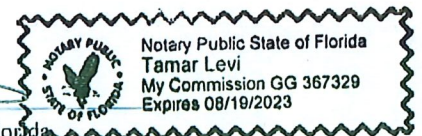
Signature of Owner

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of October, 2020, by Morty Yashar (name of person), as owner (type of authority) for Washington Park, LLC (owner of property, name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification
Type of Identification Produced _____

Notary Public - State of Florida





DESIGNATION OF AGENT FOR QUASI-JUDICIAL PROCEEDINGS

DATE: _____

FILE NO.: _____

IN THE MATTER OF: _____

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.

Jeffrey A. Costello, AICP, FRA-RA, WILL ATTEND THE QUASI-JUDICIAL HEARING
(Print name of Agent)

TO BE HELD IN MY ABSENCE. IN ADDITION, Jeffrey A. Costello
HAS MY PERMISSION TO ACT AS MY AGENT IN ALL MATTERS RELATING TO ANY
PROCEEDINGS RELATED TO Palm Beach County PCN - 48-37-42-18-17-005-0080
(Address of subject property)

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

[Signature]
Signature of Owner

[Signature]
Signature of Designated Agent

Morty J. Yashar
Print Name of Owner

Jeffrey A. Costello
Print Name of Designated Agent

Address of Designated Agent: 981 Delray Lakes Drive

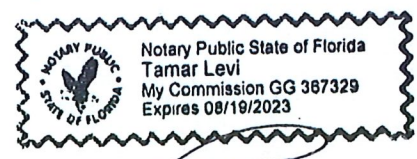
City- State- Zip Code: Delray Beach, FL 33444

Phone Number: 561-573-1486

STATE OF FLORIDA:
COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of October, 2020, by Morty Yashar (name of person), as owner (type of authority) for Washington Park, LLC (owner of property, name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification _____
Type of Identification Produced _____



[Signature]
Notary Public - State of Florida



DESIGNATION OF AGENT FOR QUASI-JUDICIAL PROCEEDINGS

DATE: _____

FILE NO.: _____

IN THE MATTER OF: _____

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.

Corey W. O'Gorman, AICP, WILL ATTEND THE QUASI-JUDICIAL HEARING
(Print name of Agent)

TO BE HELD IN MY ABSENCE. IN ADDITION, Corey W. O'Gorman
HAS MY PERMISSION TO ACT AS MY AGENT IN ALL MATTERS RELATING TO ANY
PROCEEDINGS RELATED TO Palm Beach County PCN - 48-37-42-18-17-005-0080
(Address of subject property)

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

[Signature]
Signature of Owner

[Signature]
Signature of Designated Agent

Morty J. Yashar
Print Name of Owner

Corey W. O'Gorman
Print Name of Designated Agent

Address of Designated Agent: 700 US Highway One, Suite C

City- State- Zip Code: North Palm Beach, FL 33408

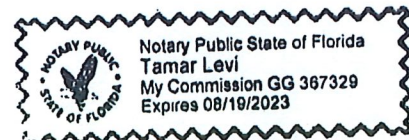
Phone Number: 561-863-2722

STATE OF FLORIDA:

COUNTY OF PALM BEACH:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of October, 2022, by Morty Yashar (name of person), as owner (type of authority) for Washington Park, LLC (owner of property, name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification _____
Type of Identification Produced _____



[Signature]
Notary Public - State of Florida



700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722

October 27, 2020

Chandler F. Williamson, City Manager
City of Pahokee
207 Begonia Drive
Pahokee, FL 33476

**RE: Chandler Park – Small-Scale Future Land Use Map Amendment and Rezoning Applications
– Justification Letter/Report**

Dear Mr. Williamson:

This Justification Letter/Report associated with the Small-Scale Future Land Use Map (FLUM) Amendment and Rezoning applications is respectfully submitted on behalf of Washington Park, LLC for the property located at Northwest corner of E Lake Avenue/Rardin Avenue and W. 7th Street (PCN 48-37-42-18-17-005-0080).

Background/Proposal

The 7.86 acre property is currently vacant and consists of portions of Tracts 60, 61, and 71 platted as part of the Ridgeway Beach plat recorded 1917.

The request is to amend the Future Land Use Map and change the underlying Residential Medium-12 du/ac (RM) land use designation to Residential High-18 du/ac (RH) (approximately 7.86 acres), and rezone the Public Facilities (PF) zoned portion of the site (approximately 2.72 acres) to Multifamily Residential, Medium Density (MF18) to obtain consistency with the existing MF18 zoning on the majority of the site. The FLUM Amendment to RH and rezoning to MF18 will allow the redevelopment of the site to accommodate a 141-unit multiple family residential apartment complex with associated amenities, parking and landscaping at a density of 18 du/ac. The PF zoning coincided with the former school site, which was under the ownership of the School District of Palm Beach County until 2008. The FLUM amendment from RM to RH is consistent with the MF18 zoning district.

Analysis

Pursuant to Section 14-28 (Comprehensive Plan Amendments) of the City of Pahokee Land Development Code, changes to the comprehensive plan and the future land use map series must be in accordance with Florida Statutes 163.3187 (Process for adoption of small-scale comprehensive plan amendment.)

Pursuant to Section 14-28(e), *Amendment review standards*, in reviewing a proposed amendment to the text of the comprehensive plan or future land use map series, the city commission and planning board shall consider all of the following:

(1) Whether the proposed amendment is consistent with all other elements of the city comprehensive plan.

Response: The proposed amendment is consistent with all the elements of the City of Pahokee's Comprehensive Plan.

The proposed Future Land Use Map Amendment from RM to RH, and rezoning from PF to MF-18, is consistent with Future Land Use Element Goal 1.1 and Objective 1.1.5 referenced below, as the development is located in an appropriate area as depicted on the Future Land Use Map and there are adequate utility facilities to accommodate the demands generated by the development. The Future Land Use Map Amendment to RH will ensure consistency with the MF18 zoning designation. The proposed development will be designed utilizing sound planning principles with community character and densities that create a more compact energy efficient urban land use pattern, which limits urban sprawl.

The proposed FLUM Amendment and rezoning will result in the provision of new housing that meets the needs of City residents. The development will fulfill a housing need for very-low and low income residents while also providing housing opportunities for moderate income families in a well-planned mixed income residential community, with quality amenities for the residents. The residential density is necessary to ensure an economically feasible new quality housing development that provides housing opportunities of a variety of income levels while assisting in alleviating the overcrowding that many renters have experienced.

As discussed later in this letter/report under "Concurrency", the data and analysis demonstrates that adequate water supplies and associated public facilities will be available to meet projected growth demands as it relates to the Future Land Use Map Amendment from RM to RH.

The following Goals, Objectives, and Policies are noted.

Future Land Use Element Goal 1.1: To ensure a high quality living environment through a mixture of new and redeveloped land uses that will maximize natural and manmade resources while minimizing any threat to the health, safety, and welfare of the city's citizens that is caused by incompatible land uses and environmental degradation.

Future Land Use Element Policy 1.1.4.8 - Proposed Future Land Use Map amendments shall be supported with data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Future Land Use Element Objective 1.1.5 - Future growth, development and redevelopment shall be directed to appropriate areas as depicted on the Future Land Use Map, consistent with: the availability of suitable land for utility facilities necessary to support proposed development; sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; the desired community character; and in a manner based upon energy efficient land use patterns, which limits urban sprawl and account for existing and future electric power generation and transmission systems.

Housing Element Goal 3.1 - To provide an adequate mix of safe and sanitary housing which meets the needs of all current and future residents of the City of Pahokee.

Housing Policy 3.1.1.5 - The housing improvement program shall incorporate measures for the coordination of new housing to meet the needs of city residents and which at a minimum:

- a. identify geographical and economic market areas of existing or projected housing shortages;
- b. incorporate a variety of measures to address any shortages including federal, state, county and/or local housing assistance programs and/or private sector incentives; and
- c. provide for an annual review of the Future Land Use Map for consistency with the geographical unit type needs for housing and make recommendations for changes where necessary to have the Future Land Use Map reflect geographical and unit type housing needs. The City shall support zoning and land use designations allowing for a variety of densities and intensities, thereby supporting a mix of housing choices and opportunities throughout the City.

(2) Whether there exist changed conditions which require an amendment.

Response: The Small-scale Future Land Use Map Amendment from RM to RH will ensure consistency with the MF18 zoning designation and allow an economically feasible development to provide much needed quality affordable and market rate housing stock for the City of Pahokee consistent with the City's Comprehensive Plan. Regarding the zoning, in 2008, the School District of Palm Beach County sold the property to Midway Foundation, Inc. and in 2019, Midway Foundation, Inc. sold the property to Washington Park Estates, LLC. Given these transactions, there have been a change in circumstances that make the current PF (Public Facilities) zoning inappropriate. Rezoning of a portion of the property from PF to MF18, to be consistent with the zoning designation for the balance of the site.

(3) Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses.

Response: The FLUM amendment to RH and rezoning to MF-18 will result in allowing land uses which are deemed compatible with adjacent and nearby land uses, both existing and proposed. With the proposed RH Future Land Map designation, there will be consistency with the MF18

zoning district. The existing uses and zoning surrounding the proposed development is as follows:

	Zoning Designation	Land Use	Use
North	MF18	Residential Medium	Church/Single Family/Vacant
South	MF12	Residential Medium	Multifamily
East	MF18 & PF	Residential Medium	Fire Station/Vacant
West	SFMH & SF7	Mobile Home Residential & Residential Low	Single Family/Multifamily

The requested RH land use designation (7.86 acres) and requested rezoning from PF to MF18 for 2.72 acres of the overall 7.86 acre site will be compatible with existing and future land uses within the surrounding area. Except for the existing church, the subject property is separated from surrounding properties by existing streets and an alley. The MF18 zoning district regulations and the development standards will ensure that proposed development will be complementary to and harmonious with the surrounding properties and will enhance the area. Compatibility will be further addressed during the site plan review process. However, it is noted, the conceptual site plan is designed to concentrate the recreation amenities and drainage retention areas towards the north end of the site creating a buffer and mitigating any potential impacts from the single family residential areas and church.

(4) Whether and the extent to which the proposed amendment would exceed the capacity of public facilities, including but not limited to transportation, sanitary sewerage, solid waste, drainage, potable water, parks, police, fire, emergency medical facilities, and schools.

Concurrency

Traffic. The current RM Future Land Use Map designation allows a maximum of 94 units on the property, while the proposed RH will allow a maximum of 141 units, a difference of 47 units. The net increase of 329 average daily trips will not have a significant impact on the surrounding roadway network. There is adequate capacity on the surrounding roadway network to accommodate the additional trips generated by the proposed development and meet Level of Service (LOS) standards. With the site plan submittal, a traffic study in compliance with the Palm Beach County Traffic Performance Standards Ordinance will be submitted for Palm Beach County Traffic Division review. It is noted Palm Tran Route 47 runs along the south (W. 7th Street) and west sides of the property (Amaryllis Avenue) with associated bus stops, providing transportation alternatives for community residents.

Schools. The School Capacity Availability Determination (SCAD) Application has been transmitted to the Palm Beach County School District to evaluate the requested FLUM Amendment and zoning designation for compliance with the adopted Level of Service for School Concurrency. While there are no capacity issues anticipated, to address any school capacity deficiencies proposed development is typically responsible for a contribution in an

amount determined by the School District that is due upon issuance of the first building permit for the development.

Water and Sewer. The subject site is served by Palm Beach County Utilities for both water and sewer. Municipal water service is available via connections to an existing 6" watermain on the north end of the property on E Lake Avenue and an 8" watermain on Amaryllis Avenue. The design of the system for the proposed development would require a looped connection to balance the flows. Pursuant to the Comprehensive Plan, treatment capacity is available at the Pahokee Wastewater Treatment Plant and Lake Region Water Treatment Plant to meet the adopted LOS at the City's build-out population.

There is an existing sewer force main on McClure Road and a gravity system on E. Lake Avenue. However, the design of the sewer system may require connection to the force main in McClure Road to accommodate the flows generated by the proposed development. These connections would require a lift station and extension of the force main line, which would be the developer's responsibility.

Solid Waste. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2047. The generation rates for multi-family residential greater than 5 units is 0.52 tons / unit.

Drainage. Drainage will be accommodated on-site via stormwater management retention/detention areas. At site plan submittal, the applicant will be required to provide a signed and sealed drainage report indicating the proposed system's ability to meet storm water requirements in accordance with the South Florida Water Management District regulations; requirements in for the surface water management system; and signed and sealed drainage calculations. It is noted, 20% of the land must be allocated for on-site stormwater management retention/detention, depending on soil conditions. While no problems are anticipated with obtaining South Florida Water Management District permits, technical comments and issues pertaining to the drainage will be addressed during the site plan process. There is sufficient capacity of public facilities to accommodate the demands generated by the proposed multifamily development and there are no problems are anticipated meeting Level of Service standards.

Recreation and Open Space: The Recreation and Open Space Element of the City's Comprehensive Plan indicates "The projected park needs for the City are based on the 294 acres of park land inventoried in this Element. With a 2007 population estimate of 6,479 (2020 Bureau of Economic and Business Research (BEBR) Estimate – 5,847), a total of 194 acres are needed to maintain the 30 acres/1,000 population standard. Therefore, there is currently a 100 acre surplus of park land. Further, this analysis indicates that Pahokee will be able to uphold its parks LOS requirement through this Comprehensive Plan's short term (5 year) and long term (10 year)". The adopted LOS standard for open space and recreation in the city is 30 acres per 1,000 residents. The amount of land currently provided in activity-based recreation facilities, establishes a LOS which exceeds the general guideline. This item will be addressed during the site plan review process.

Police, Fire, Emergency Medical Facilities:

Police service is provided by the Palm Beach County Sherriff's Department. The City of Pahokee is District 12 of the Sherriff's Office with administrative offices in Belle Glade. The Sherriff's Office conducts regular patrols to the City. The proposed development is not anticipated to result in the need for additional personnel or will not impact LOS standards.

Palm Beach County provides Fire-Rescue Service to the City of Pahokee via Fire-Rescue Station No. 72 located immediately east of the subject property, which will provide excellent LOS standards and response times.

Emergency Medical Facilities are available in the City of Pahokee are Florida Communities Health Center, Inc. and Grace Healthcare Solutions, Inc. (Walk-in Clinic) with Lakeside Medical Center (Regional Hospital) in Belle Glade. There is adequate capacity to meet LOS standards.

In addition to the above, it is noted pursuant to **Concurrency Management Element Objective 10.4**, at the time of site plan review the new development and redevelopment will be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

(5) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.

Response: The property has been disturbed and there are no natural environments or habitat that will be impacted.

(6) Whether and the extent to which the proposed amendment would adversely affect property values in the area.

Response: The proposed development will result in significant private investment in an area that has not experienced significant development activity for many years. The proposed development will enhance property values in the area and have a positive impact on the City of Pahokee tax base.

(7) Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, and the specific identification of any negative effects on such pattern.

Response: The proposed amendment to the Future Land Use and Zoning maps will result in an orderly and logical development pattern. Site specific analysis of the development proposal's design and compliance with the City's development standards will occur at the time of site plan review.

(8) Whether the proposed amendment would be in conflict with the public interest, and is in harmony with the purpose and intent of the comprehensive plan.

Response: As previously stated, the proposed amendment will be in the public's interest by enabling the development of the site to provide much need quality housing in a manner that is will be in harmony with the purpose and intent of Chapter 14.

(9) Whether the amendment is to be processed as a small-scale amendment pursuant to F.S. § 163.3187(1)(c).

Response: The proposed Future Land Use Map amendment may be processed as a small-scale Future Land Use Map amendment, pursuant to F.S. 3187(1)(a)-(c), as the property is less than 10 acres, does not involve a text change to the goals, policies, and objectives of the Comprehensive Plan, and is not located within an area of critical state concern.

(10) Any other matters that may be deemed appropriate by the city commission or planning board in review and consideration of the proposed amendment.

Response: Noted.

Based upon the above, approval of the Future Land Use Map Amendment and Rezoning is respectfully requested. Please let me know if you have any questions or require additional information. Thank you for your consideration.

Sincerely,



Corey W. O'Gorman, AICP, President
PLACE Planning & Design, Inc.



700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722

February 15, 2021

Marc C. LaFerrier
Regional Operations Director
CAP Government
100 SE 12th Street
Fort Lauderdale, FL 33316

**RE: Chandler Park – Small-Scale Future Land Use Map Amendment and Rezoning Applications –
Concurrency Analysis Supplement**

Dear Marc:

This letter is provided in response to your request for additional Concurrency Analysis as it relates to the Small-Scale Future Land Use Map (FLUM) Amendment and Rezoning applications submitted on behalf of Washington Park, LLC for the property located at Northwest corner of E Lake Avenue/Rardin Avenue and W. 7th Street (PCN 48-37-42-18-17-005-0080).

Background/Proposal

The 7.86 acre property is currently vacant and consists of portions of Tracts 60, 61, and 71 platted as part of the Ridgeway Beach plat recorded 1917.

The request is to amend the Future Land Use Map and change the underlying Residential Medium-12 du/ac (RM) land use designation to Residential High-18 du/ac (RH) (approximately 7.86 acres), and rezone the Public Facilities (PF) zoned portion of the site (approximately 2.72 acres) to Multifamily Residential, Medium Density (MF18) to obtain consistency with the existing MF18 zoning on the majority of the site. The FLUM Amendment to RH and rezoning to MF18 will allow the redevelopment of the site to accommodate a 141-unit multiple family residential apartment complex with associated amenities, parking and landscaping at a density of 18 du/ac. The PF zoning coincided with the former school site, which was under the ownership of the School District of Palm Beach County until 2008. The FLUM amendment from RM to RH is consistent with the MF18 zoning district.

Pursuant to Sections 14-27(d)(5) and 14-28(e)(4), *Amendment review standards*, the following supplemental analysis is provided for your review as it relates to capacity of public facilities:

Whether and the extent to which the proposed amendment would exceed the capacity of public facilities, including but not limited to transportation, sanitary sewerage, solid waste, drainage, potable water, parks, police, fire, emergency medical facilities, and schools.

Concurrency

Traffic. The current RM Future Land Use Map designation allows a maximum of 94 units on the property, while the proposed RH will allow a maximum of 141 units, a difference of 47 units. The net increase of 329 average daily trips will not have a significant impact on the surrounding roadway network.

With the adoption of the Comprehensive Plan in 2009, all the transportation facilities were analyzed based on the data and information obtained from the Palm Beach County, Palm Beach County MPO and the Florida Department of Transportation. A finding was made that the Transportation Element is consistent with the Future Land Use Element, MPO Long Range Transportation Plan (LRTP) and Palm Beach County's Comprehensive Plan. Pursuant to Transportation Element Policy 2.1.1.1 - The following peak hour level of service standards, as defined in the Element, shall be met or exceeded on the following roadways within the City:

TRANSPORTATION ELEMENT TABLE 2-1
ADOPTED LEVEL OF SERVICE STANDARDS

FACILITY TYPE	ADOPTED PEAK HOUR LEVEL OF SERVICE STATE, COUNTY, & CITY
Local Road	D
Collector Roadway	D
Minor Arterial	D
Major Arterial	D
SIS Facility	C

It is noted, in 2019, there were 5,400 Annual Average Daily Trips (AADT) on US-441/S. Lake Avenue and 3,600 AADT on McClure Road. There is adequate capacity on the surrounding roadway network to accommodate the additional trips generated by the proposed development and meet Level of Service (LOS) standards. With the site plan submittal, a traffic study in compliance with the Palm Beach County Traffic Performance Standards Ordinance will be submitted for Palm Beach County Traffic Division review. It is noted Palm Tran Route 47 runs along the south (W. 7th Street) and west sides of the property (Amaryllis Avenue) with associated bus stops, providing transportation alternatives for community residents.

Schools. The School Capacity Availability Determination (SCAD) Application has been transmitted to the Palm Beach County School District to evaluate the requested FLUM Amendment and zoning designation for compliance with the adopted Level of Service for School Concurrency. While there are no capacity issues anticipated, to address any school capacity deficiencies proposed development is typically responsible for a contribution in an amount determined by the School District that is due upon issuance of the first building permit for the development.

Water and Sewer. The City of Pahokee is served by Palm Beach County Utilities for both water and sewer. Sanitary Service is provided by the Pahokee Wastewater Treatment Plant and water service is provided by Lake Region Water Treatment Plant (LRWTP) constructed by Palm Beach County in 2008 to serve the Cities of Pahokee, Belle Glade and South Bay. Per the Comprehensive Plan, there is adequate capacity to meet Level of Service Standards based on the projection below cited on the 2009 Comprehensive Plan. In 2020, the population of Pahokee was 6,327.

Table 4-1
Sanitary Sewer Level of Service Projections

YEAR	2007	2010	2014	2015	2020	2025	2030
Population projection	6,479	6,711	6,951	7,116	7,546	8,001	8,484
WWTP design capacity (MGD)	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Capacity needed to maintain LOS (MGD) – existing customers	0.72	0.80	0.81	0.84	0.85	0.91	0.96
Capacity needed to maintain LOS (MGD) – new customers	0.05*	0.01	0.03	0.01	0.04	0.05	0.05
Surplus/deficit (MGD)	+ 0.43	+ 0.40	+ 0.36	+ 0.35	+ 0.30	+ 0.25	+ 0.19

Table 4-2
PBCWUD – Population and Potable Water Supply Demand

YEAR	POPULATION PROJECTIONS						
	2007	2010	2014	2015	2020	2025	2030
City Population	6,479	6,711	7,033	7,116	7,546	8,001	8,484
Unincorporated WSA Population	3,127	3,403	3,478	3,511	3,775	4,063	4,373
Calculated Total Population	9,606	10,114	10,511	10,627	11,321	12,064	12,857
YEAR	WATER SUPPLY DEMAND (MGD)						
	2007	2010	2014	2015	2020	2025	2030
City MGD	0.60	0.62	0.65	0.66	0.70	0.74	0.79
Unincorporated WSA MGD	0.29	0.32	0.32	0.33	0.35	0.38	0.41
Calculated Total MGD	0.89	0.94	0.98	0.99	1.05	1.12	1.20

Sources: U.S. Census, BEBR, Palm Beach County and Calvin, Giordano & Associates, 2009

Pursuant to the Comprehensive Plan, treatment capacity is available at the Pahokee Wastewater Treatment Plant and Lake Region Water Treatment Plant to meet the adopted LOS Standards at the City's build-out population.

Municipal water service is available to the subject property via connections to an existing 6" watermain on the north end of the property on E Lake Avenue and an 8" watermain on Amaryllis Avenue. The design of the system for the proposed development would require a looped connection to balance the flows.

There is an existing sewer force main on McClure Road and a gravity system on E. Lake Avenue. However, the design of the sewer system may require connection to the force main in McClure Road to accommodate the flows generated by the proposed development. These connections would require a lift station and extension of the force main line, which would be the developer's responsibility.

Water and sewer services will be further reviewed with the submittal of development applications and permits.

Solid Waste. The City of Pahokee has adopted the County's LOS for solid waste management: disposal capacity sufficient for a per capita generation rate of solid waste delivered to SWA facilities of 7.13 pounds per person per day. It is noted, the generation rates for multi-family is 0.71 tons/unit. In January 2021, the Solid Waste Authority of Palm Beach County indicated that based upon the existing Palm Beach County population, the most recently available population growth rates published by the University of Florida Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

Drainage. Stormwater management in the City of Pahokee is primarily managed by the East Beach Water Control District (EBWCD), with the exception of the northeastern corner of the City, which lies within the Pelican Lake Water Control District. The subject site is located within the EBWCD.

Drainage will be accommodated on-site via stormwater management retention/detention areas. At site plan submittal, the applicant will be required to provide a signed and sealed drainage report indicating the proposed system's ability to meet storm water requirements in accordance with the South Florida Water Management District regulations; requirements for the surface water management system; and signed and sealed drainage calculations. It is noted, 20% of the land must be allocated for on-site stormwater management retention/detention, depending on soil conditions. While no problems are anticipated with obtaining South Florida Water Management District permits, technical comments and issues pertaining to the drainage will be addressed during the site plan process. There is sufficient capacity of public facilities to accommodate the demands generated by the proposed multifamily development and there are no problems anticipated meeting Level of Service standards.

Recreation and Open Space: The Recreation and Open Space Element of the City's Comprehensive Plan indicates "The projected park needs for the City are based on the 294 acres of park land inventoried in this Element. With a 2007 population estimate of 6,479 (2020 Bureau of Economic and Business Research (BEBR) Estimate – 5,847), a total of 194 acres are needed to maintain the 30 acres/1,000 population standard. Therefore, there is currently a 100-acre surplus of park land. Further, this analysis indicates that Pahokee will be able to uphold its parks LOS requirement through this Comprehensive Plan's short term (5 year) and long term (10 year)". The adopted LOS standard for open space and recreation in the city is 30 acres per 1,000 residents. The amount of land currently provided in activity-based recreation facilities, establishes a LOS which exceeds the general guideline. This item will be addressed during the site plan review process.

Police, Fire, Emergency Medical Facilities:

Police service is provided by the Palm Beach County Sherriff's Department. The City of Pahokee is District 12 of the Sherriff's Office with administrative offices in Belle Glade. The Sherriff's Office conducts regular patrols to the City. The proposed development is not anticipated to result in the need for additional personnel and will not impact LOS standards.

Palm Beach County provides Fire-Rescue Service to the City of Pahokee via Fire-Rescue Station No. 72 located immediately east of the subject property, which will provide excellent LOS standards and response times.

Emergency Medical Facilities are available in the City of Pahokee are Florida Communities Health Center, Inc. and Grace Healthcare Solutions, Inc. (Walk-in Clinic) with Lakeside Medical Center (Regional Hospital) in Belle Glade. There is adequate capacity to meet LOS standards.

In addition to the above, it is noted pursuant to **Concurrency Management Element Objective 10.4**, at the time of site plan review the new development and redevelopment will be assessed a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

Please let me know if you have any questions or require additional information. Thank you for your consideration.

Sincerely,

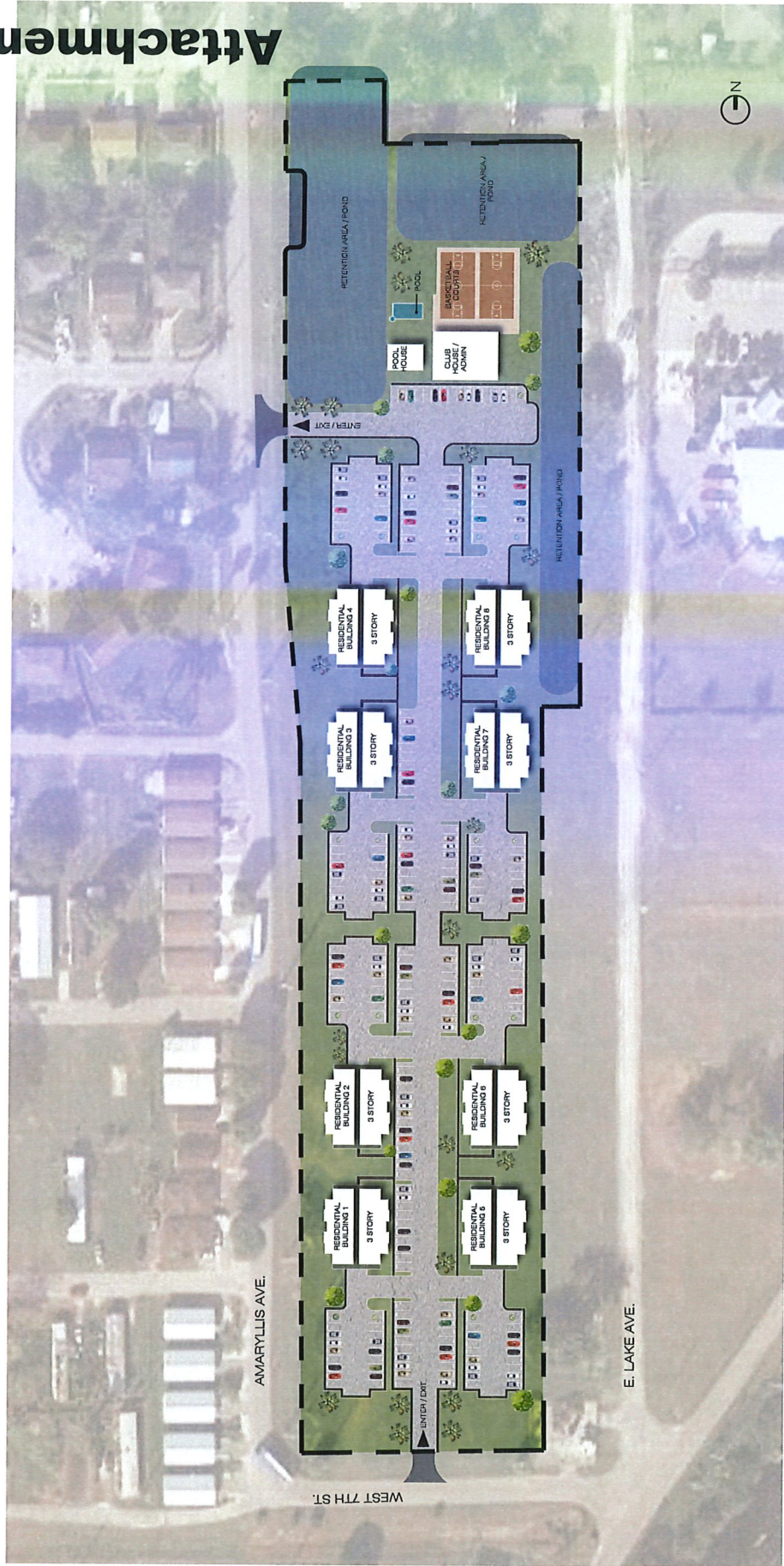


Corey W. O'Gorman, AICP, President
PLACE Planning & Design, Inc.

c: Chandler F. Williams, City Manager, City of Pahokee
Nohemi Polanco, Code Compliance Clerk, City of Pahokee
Jeff Costello, JC Planning Solutions, LLC

PROPOSED 141 UNITS
PROPOSED 289 PARKING SPOTS

Attachment 6



ATTACHMENT "7"
CITY OF PAHOKEE
CHANDLER PARK REZONING APPLICATION
LEGAL DESCRIPTION
PORTION TRACTS 60 & 61 RIDGEWAY BEACH REZONING

LEGAL DESCRIPTION

A PORTION OF TRACTS 60 AND 61 "RIDGEWAY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SCHOOL STREET, AS SHOWN ON THE PLAT OF WASHINGTON PARK NO, 2" ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 16 AT PAGE 77 OF SAID PUBLIC RECORD, AS ABANDONED, BEING PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "CROSBY SECOND ADDITION TO PAHOKEE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53 AT PAGE 185 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 36'29" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 61 AND 60, A DISTANCE OF 336.07 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 84° 46'15" WEST ; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET AND CENTRAL ANGLE OF 01° 53'05'', A DISTANCE OF 10.53 FEET TO THE POINT OF TANGENCY; THENCE NORTH 07° 06'50'' WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 06° 26'26'', A DISTANCE OF 31.47 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00° 40'24'' WEST, A DISTANCE OF 248.33 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE EAST RIGHT -OF-WAY LINE OF AMARYLLIS AVENUE); THENCE NORHT 89° 20'56'' EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00° 40'24'' WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89° 20'56'' EAST, ALONG THE NORTH LINE OF SAID SCHOOL STREET, AS ABANDONED, A DISTANCE OF 329.92 FEET ;THENCE SOUTH 00° 41'34'' EAST, ALONG THE WEST LINE OF TRACT A OF "FIRE STATION NO. 72", ACCODRING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114 AT PAGES 44 AND 45 OF SAID PUBLIC RECORDS, A DISTANCE OF 421.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA.