



TOWN OF LAKE PARK

PLANNING & ZONING BOARD

MEETING AGENDA

APRIL 3, 2023

6:30 P.M.

535 PARK AVENUE

LAKE PARK, FLORIDA

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Planning & Zoning Board with respect to any matter considered at the Meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the Meeting should contact the Town Clerk's Office by calling (561) 881-3311 at least 48 hours in advance to request accommodations.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Richard Ahrens, Chair	☐
Jon Buechele, Vice-Chair	☐
Lauren Paxton, Regular Member	☐
Elizabeth Woolford, Regular Member	☐

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- PLANNING & ZONING BOARD MEETING; FEBRUARY 6, 2023

PUBLIC COMMENTS ON AGENDA ITEMS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items is as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

NEW BUSINESS

PZ-23-02: AN APPLICATION TO AMEND THE DEVELOPMENT ORDER PREVIOUSLY APPROVED PURSUANT TO RESOLUTION 82-12-21 FOR A PROPERTY LOCATED AT 1301 10TH STREET.

PLANNING & ZONING BOARD MEMBER COMMENTS

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES

ADJOURNMENT

FUTURE MEETING DATE: MAY 1, 2023 @ 6:30 P.M.



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, February 06, 2023 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice-Chair
Lauren Paxton	—	Regular Member
Elizabeth Woolford	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Richard Ahrens

Jon Buechele

Lauren Paxton

ABSENT

Elizabeth Woolford

1. APPOINTMENT OF CHAIR AND VICE-CHAIR

Motion made to appoint Richard Ahrens as Chair by Buechele, Seconded by Paxton.

Voting Yea: Ahrens

Motion made to appoint Joe Buechele as Vice-Chair by Ahrens, Seconded by Paxton.

Voting Yea: Buechele

APPROVAL OF AGENDA:

Motion made to approve the agenda by Buechele, Seconded by Paxton.

Voting Yea: Ahrens

APPROVAL OF MINUTES:

Motion made to approve the November 7, 2022 Planning & Zoning Board meeting minutes by Buechele, Seconded by Paxton. Voting Yea: Ahrens

2. NOVEMBER 7, 2022 PLANNING & ZONING BOARD MEETING MINUTES**PUBLIC COMMENTS ON AGENDA ITEMS:**

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ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
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- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

NEW BUSINESS:**3. VILLAGE OF NORTH PALM BEACH C-3 REGIONAL BUSINESS DISTRICT PRESENTATION**

Mr. Alex Ahrenholz, Principal Planner of the Village of North Palm Beach presented to the Board (see Exhibit "A"). Chair Ahrens asked had the Town had received a project this property and how would the Town's Code and Village Code would work together. Community Development Director Nadia DiTommaso explained that the Town has not received a site plan application for

this property. She explained that when the Town does receive a site plan application for this property, the Town would work jointly with the Village of North Palm to assure that it meets the intent of both municipalities. The Village has received a conceptual plan that was subject to change.

Vice-Chair Buechele asked who was the developer. Mr. Ahrenholz stated that the developer was Nader Salour with Cypress Realty. Vice-Chair Buechele asked who owned the lake. Community Development Director DiTommaso stated that Woolbright was the owner of the lake and the roadway. The Board thanked Mr. Ahrenholz for his presentation.

PLANNING & ZONING BOARD MEMBER COMMENTS:

The Board members had no comments.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Community Development Director DiTommaso had no specific comments. She stated that if anyone had any questions regarding the projects that are currently underway, to please contact her.

Vice-Chair Buechele asked questions regarding the C3 project by Publix. Community Development Director DiTommaso explained that the developer was still awaiting approval from Publix. Once it was approved by Publix it would come before the Board. The Board discussed the projects and possible development to the site.

ADJOURNMENT:

Motion made to adjourn by Buechele, Seconded by Paxton. The meeting adjourned at 7:11 P.M.

Voting Yea: Ahrens

FUTURE MEETING DATE: MARCH 6, 2023

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 7:11 P.M.

_____, Chair
Town of Lake Park Planning & Zoning Board

Town Clerk, Vivian Mendez, MMC

Town Seal

Approved on this _____ of _____, _____



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: April 3, 2023**

APPLICATION: Oceana Coffee Roasters Site Plan Amendment

SUMMARY OF APPLICANT’S REQUEST: On behalf of CIDC Lake Park, LLC (“Property Owner” and “Applicant”), Emilio Lebolo of One A Architecture (“Agent”) is requesting amendment of Resolution 82-12-21, which approved (on December 15, 2021) a special exception and site plan for a commercial project known as Oceana Coffee and classified as a “Small Scale Food and Beverage Production” special exception use in the Town Code. The amendment proposes to reduce the proposed building’s stories from three to two and to reduce the overall square footage from 28,075 square feet to 17,215 square feet. Accordingly, the Applicant will modify the exterior facades by adding an exterior ground floor patio, replacing the third floor rooftop deck with a second floor open event space, eliminating the office use, and reducing the number and square footage of leasable commercial kitchens on the second floor. Additionally, the applicant is seeking to reduce retail square footage, maintaining the special exception use of “Small Scale Food and Beverage Production” with a reduction from 7,696 square feet to 7,022 square feet; minor modifications to the landscaping, and other changes and adjustments are also shown on the plans. There is no change to the parking and circulation.

As it relates to the previously approved special exception use of “Small Scale Food and Beverage Production”, this site was originally intended (and still is) to be utilized with internal operational configurations that consist of coffee roasting, canning, shipping/receiving, retail/office, and additional commercial “ghost” kitchen leasable area. This was originally intended in the special exception use approval and is still applicable with this site plan amendment application. The only differences as it relates to the original *Small Scale Food and Beverage* special exception use and what is proposed, are, in part:

- ➔ a reduction in square footages (as further outlined herein) and elimination of a standalone office on the north side by consolidating the office into the ground floor (i.e. reduction in impacts);
- ➔ a reconfiguration of the internal components on the floor plans;
relocation of the outdoor/patio from the 3rd level to the 2nd level thereby reducing the overall building height as well from 40 feet to 36 feet;
- ➔ Following construction, the intent is to condo the building into its various components with distinct owners/operators for each of the components of the *Small Scale Food and Beverage Production* use, for which Oceana Coffee (i.e. Oceana Logistics International) is a partner in all of the components (Kiss Kitchens for the leasable commercial kitchens; Florida Canning for the canning; and Oceana for the retail/office/shipping).

Overall, the proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-1 business district and the Comprehensive Plan.

The Subject Property is located on the southeast corner of 10th Street and Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals 0.946 acres:

- Parcel 1 – PCN: 36434220010790190

HISTORY AND BACKGROUND

Oceana Coffee (as authorized by the property ownership) received site plan and special exception approval on December 15, 2021 under Resolution 82-12-21. As part of the approval, the Town Commission requested that prior to the issuance of the master permit for construction of the project, the Applicant work with Community Development to address drive-thru stacking considerations by allowing Magnolia Drive to be a primary entrance as well, and develop an operational procedure to prevent any traffic impacts to neighboring streets. The Owner's Agent – One A Architecture – worked with staff to incorporate these modifications into the site plan in March 2022 and these features remain part of the proposed site plan amendment and allow for a monitored access along Northern Drive and a primary access along Magnolia Drive with adequate instructional signage throughout the site directing customers appropriately, along with an intended marketing plan upon opening that will provide a location map as well.

Throughout the summer of 2022, Oceana Coffee worked with Community Development on securing a grant from the Community Redevelopment Agency (CRA) to help cover their projected construction costs. Unfortunately, shortly after the construction grant agreement with the CRA was passed under Resolution 75-11-22 in November 2022, the applicant determined they were unable to build the structure as approved under Resolution 82-12-21 due to construction cost inflation (a nationwide issue), thus necessitating this site plan amendment.

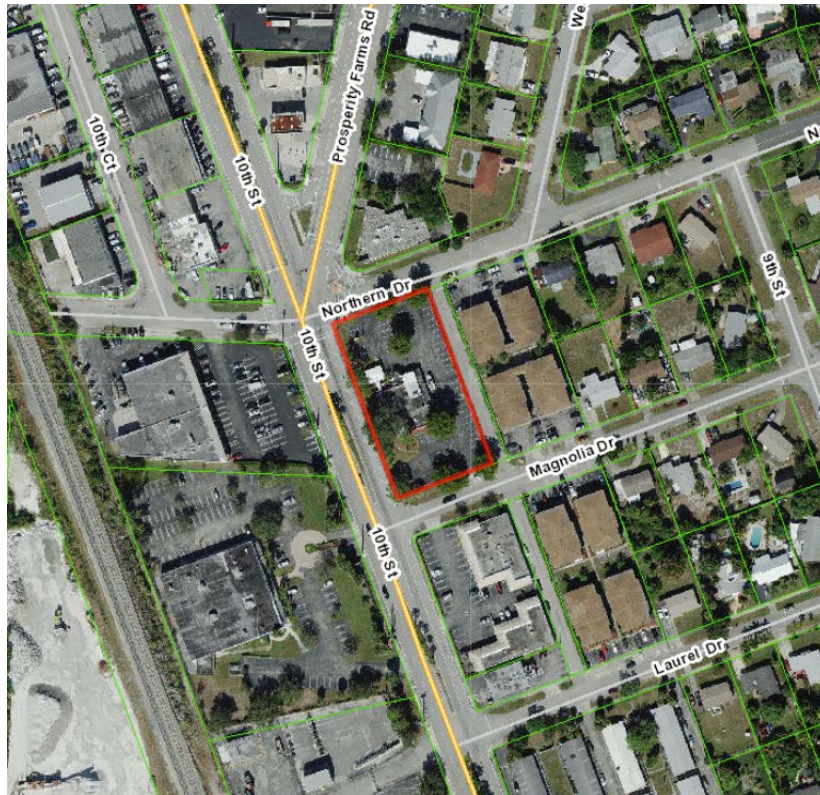
One A Architecture has created a revised concept that is still faithful to the aesthetics and layout of the original approval, while reducing overall floor area due to cost constraints. They are hoping to receive site plan amendment approval for this design and proceed rapidly to the building permitting phase, locking in construction pricing to build this concept so that they do not encounter the same issue with construction costs moving forward. The project, as revised, is still estimated to be valued at \$7.5-\$8M thereby retaining the Town/CRA's asset value that was originally intended, along with the anticipated tax projections as originally anticipated.

Staff has reviewed the revised site plan proposal and have determined that, while certain reductions are proposed, it preserves the aesthetic character that made the original concept so special (it actually improves it in certain areas). Additionally, the use programming remains substantially unaltered despite the loss of some office and commercial kitchen space. A full accounting of the proposed changes are provided herein.

BACKGROUND:

Owner & Applicant(s):	CIDC Lake Park, LLC
Agent and Consultant:	Emilio Lebolo, One A Architecture
Location:	1301 10 th Street
Net Acreage (total):	0.946 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-1
Future Land Use:	Commercial

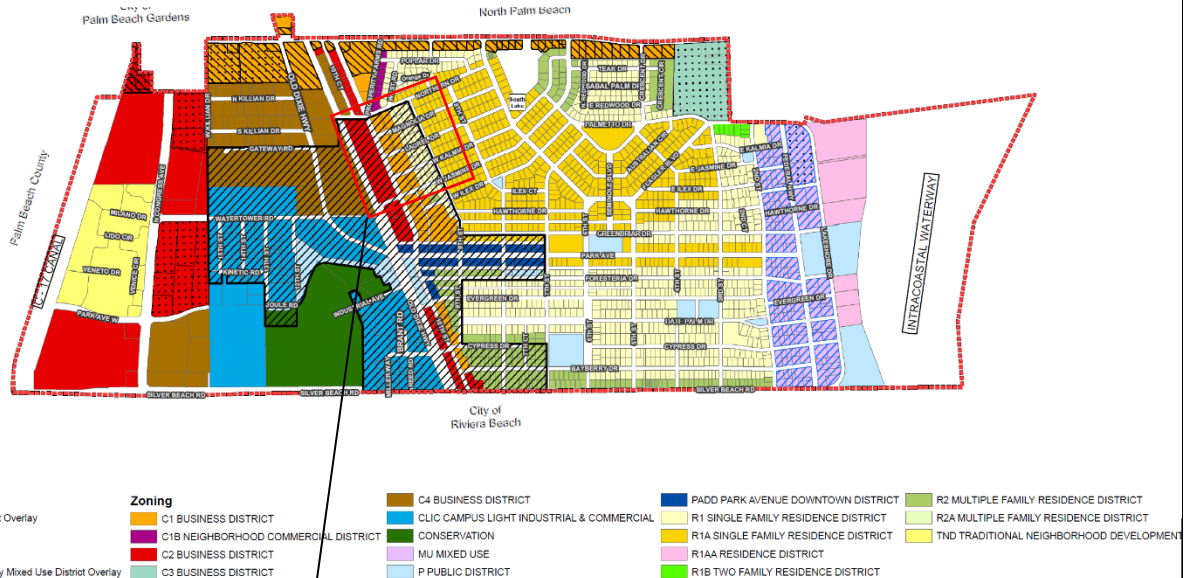
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



LAKE PARK ZONING MAP



Lake Park Zoning Map



Subject Site ——— Test: ———→

Adjacent Zoning:

North: C-1B Neighborhood Commercial

South: C-1 Business District

East: C-1 Business District

C-2 Business District

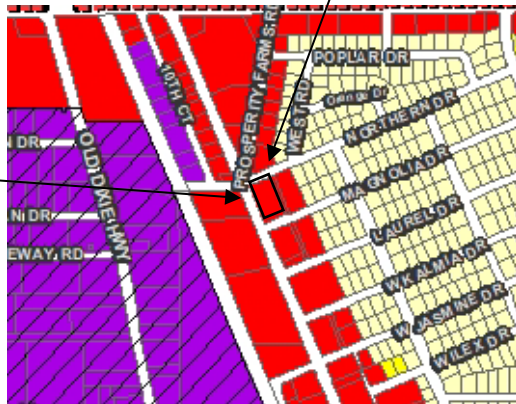
LAKE PARK FUTURE LAND USE MAP



Lake Park Future Land Use Map



Subject Site



Adjacent Existing Land Use

North:	Commercial
South:	Commercial
East:	Commercial
West:	Commercial

PART I: SITE PLAN APPLICATION

The site plan amendment for Oceana Coffee has been reviewed by the Town's consulting Engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, and Lake Park Community Development Department Staff. As the project was largely unchanged from the original approval, Town Staff and consultants provided expedited review and found the proposed changes to meet our Land Development Regulations and Comprehensive Plan. Those portions of the plan that have been altered are noted by pertinent section below.

****This project has been noticed by certified mail to property owners within 400 feet (applicant added 100 feet) on 3/22/23 and advertised in the Palm Beach Post on Friday 3/24/23 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal remains consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*

This redevelopment project activates a vacant parcel at the northern edge of our 10th Street commercial corridor (an entry point into the Community Redevelopment Area), bringing in new business and public interest to the area while remaining mindful of neighboring districts and LOS impacts.

- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis, with a maximum F.A.R. of 2.0. This category also includes personal and professional services. Public schools are a permitted use within this land use designation.*

The current proposal is consistent with the definitional requirement for lands in the Commercial FLU designation and consistent with the required Floor Area Ratio (FAR) by providing an FAR of 0.41.

- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

The proposed development will redevelop a currently underutilized (vacant) parcel per the requirements of the Comprehensive Plan.

Zoning: The proposed project remains consistent with the requirements of the zoning code for the C-1 Business District and the applicable supplemental regulations, including setbacks, maximum lot coverage, and use, which was previously approved by special exception application for small scale food and beverage production by Resolution 82-12-21.

Note that for this project, the applicant previously applied for and received a total of two administrative flexible land development waiver for sites under 1 acre. The first of these waivers was applied to reduce the front building setback from the 25 feet to 20 feet. This is a 20% reduction consistent with the requirements of Sec 78-325 (a) that the reduction be no more than 20% and that the subject site be under 1 acre. Site plan sheet AS-100 identifies the location of this front setback reduction along 10th Street. The other waiver will be detailed under the landscaping section below.

Architecture: The bold and innovative architecture for this project was given special attention for this site plan amendment review and remains compliant with the Town's standards for nonresidential architectural design detailed under Chapter 78, Article XII. Despite losing its third story deck, Town Staff finds the proposal to meet and exceed the standards set forth for building articulation, façade paint colors, materials, and decorative features by providing an attractive modern aesthetic that will become a landmark along 10th Street, at the northern entry point in the Community Redevelopment Area. We think this project has the potential of being highlighted by the Florida Redevelopment Association (FRA) at some point in the future based on its uniqueness in overall use and design and anticipated economic impact.

Building Site: The total impervious area for the project is 33,616 SF and the pervious area is 7,364 SF. The development proposal consists of one two-story 17,215 SF building. This structure consists of a first floor retail coffee storefront and drive-thru, and warehousing space for Oceana Coffee's roasting, canning, and distribution operations. On the second floor, the space is primarily devoted to leasable commercial kitchen space of different sizes; these are designed as incubator spaces to support small business startups and short-term kitchen space needs, totaling 9,360 SF. Additionally, a 1,373 SF outdoor event space is proposed overlooking the intersection of Northern Drive, 10th Street, and Prosperity Farms Road, adhering to the original vision of providing a multipurpose outdoor venue space.

Site Access and Roadways: This site has been designed with a high degree of roadway and pedestrian integration into the surrounding environment. Roadway entrances to the project are provided at the north and south ends of the site along Magnolia and Northern Drives, respectively. Additionally, one vehicular exit point has been provided along 10th Street for the purposes of drive-thru queue exiting. The project also provides for a new paver pedestrian pathway along 10th Street, integrating into a paver deck on the north end of the site designed for customer seating.

Finally, per the Commission's condition of approval to prevent drive-thru traffic backing up into Northern Drive, an electronic sign will indicate if the drive-thru is closed (in the event of greater than 6 vehicles stacking) and a primary entrance from Magnolia is also offered with instructional signage that will be detailed and installed at permitting.

Traffic Concurrency: An updated TPS letter is forthcoming; staff does not anticipate this should present any difficulties given the project's intended reduction in overall square footage, thus lessening traffic impacts. The original TPS letter is enclosed.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) on March 20, 2023.

Note that a landscape buffer width reduction waiver was applied for and granted as the second of two waivers requested granted by the original site plan resolution. Per Sec. 78-325 (c), multiple landscape buffers may be reduced by up to 20% upon demonstration the subject site is under 1 acre, the site fronts multiple rights of way, and no buffer is reduced to less than 6 feet. The requested buffer waivers for the north, south, and eastern landscape buffers meet these criteria. The individual waivers applied and their locations may be viewed on site plan sheet AS-100.

Paving, Grading and Drainage: The Town's consulting Engineers and the Public Works Department have reviewed paving, grading, and drainage for this project and approved on March 17 and March 20, respectively.

Parking and Loading: This project meets the required parking based on the applicable parking code assignments, which included office parked at 1 per 200 SF, retail parked at 1 per 200 SF, warehouse space parked at 1 per 2,000 SF plus spaces for the employees of the shift of greatest employment, and commercial kitchen prep space at 1 per 10,000 SF. In total, the applicant is providing 35 parking spaces, two of which are ADA spaces. Additionally, the applicant has provided the 1 required standard loading space, which abuts the warehousing portion of the Oceana Coffee project at the south side of the site.

Signage: Two monument signs have tentatively been proposed along 10th Street at the northern and southern ends of the site. Staff has reviewed the placement details and found the proposals compliant with the Town's signage code insofar as the provided details allow us to ascertain. A full review of this project's signage will be conducted when full plans are submitted for the building permitting phase and will be subject to that review and approval pursuant to code requirements at the time of permitting.

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and provided final approval on March 15, 2023.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on March 16, 2023. An additional round of fire review will be conducted during the building permit phase per the typical permitting process.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be generally compliant with best-practice principles for CPTED on March 21, 2023. A high-definition security camera surveillance condition of approval (which is standard) is part of the original conditions of approval and still applies. In addition, an added condition of approval is also being recommended as part of this amendment proposal, requiring the photometric plan be updated to reflect conditions across the entire site, particularly the north ground floor plaza area.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan Amendment for the Special Exception Use of Small Scale Food & Beverage Production , with the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans and the title sheet shall be updated to reflect the following list of plans and their sign and seal dates:

Name	Sheet	Revision Date	Received on
GENERAL			
Cover Sheet	T-001	3/21/23	3/26/23
Survey	N/A	1/28/22	3/26/23
CIVIL			
Cover Sheet	PCS-1	3/21/23	3/26/23
Paving, Grading, and Drainage Plan	PD-1	3/14/23	3/26/23
Paving, Grading, and Drainage Details	PD-2	1/18/22	3/26/23
Paving, Grading, and Drainage Details	PD-3	1/18/22	3/26/23
Signage and Pavement Marking Plan	SM-1	3/14/23	3/26/23
Storm water Pollution Prevention Plan	SWPP-1	3/14/23	3/26/23
NPDES Notes	SWPP-2	1/18/22	3/26/23
Erosion Control Details	SWPP-3	1/18/22	3/26/23
Water and Sewer Plans	WCS-1	1/18/22	3/26/23
Water and Sewer Plan	WS-1	3/14/23	3/26/23
Water Details	WS-2	1/18/22	3/26/23
Sewer Details	WS-3	1/18/22	3/26/23
LANDSCAPE			
Tree Disposition Plan and Table	L-200	3/15/23	3/26/23
Landscape Plan	L-210	3/15/23	3/26/23
Landscape Schedule and Details	L-211	3/15/23	3/26/23
Irrigation Plan	L-300	3/15/23	3/26/23
Irrigation Details	L-301	3/15/23	3/26/23
Irrigation Notes	L-302	3/15/23	3/26/23
ARCHITECTURE			

Architectural Demolition Site Plan	AS-001	11/02/21	3/26/23
Site Plan	AS-100	3/14/23	3/26/23
Site Plan	AS-200	3/27/23	3/26/23
First and Second Floor Plan	A-101	3/27/23	3/26/23
First Floor and Site Plan	A-101.1	3/21/23	3/26/23
Roof Plan	A-102	3/14/23	3/26/23
Exterior Elevations	A-201	3/21/23	3/26/23
Exterior Color Elevations	A-202	3/14/23	3/26/23
Rendering 1	Rendering 1	3/26/23	3/26/23
Rendering 2	Rendering 2	3/26/23	3/26/23
ELECTRICAL			
Electrical Site Plan	ES-1	8/24/22	3/26/23

2. **Plan Sheet E-3 shall be updated prior to the issuance of the master building permit for construction to reflect a minimum 1 foot-candle of illumination in all publically accessible areas and entrances, for security purposes.**
3. The Owner, Applicant and their successors and assigns shall remain subject to all of the conditions of Resolution No 82-12-21 to the extent it is not modified herein, **including commencement of construction within 18 months of December 15, 2021, the date of this resolution. The Project shall be completed within 18 months of the date of the issuance of the building permit commencing the Project.**



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT

Please call (561)881-3319 for submittal fees

****For Planned Unit Development (PUD) applications, please refer to Section 78-77 of the
Town Code of Ordinances for additional requirements****

Project Name: Oceana Coffee

Project Address: 1301 10th Street, Lake Park, FL 33403

Property Owner: CIDC LAKEPARK, LLC

APPLICANT INFORMATION:

Applicant Name: One A Architecture/Emilio Lebolo CEO, Pres

Applicant Address: 12188 Rockledge Cir, Boca Raton, FL 33428

Phone: 954-464-7201 **Fax:** n/a **E-Mail:** el@oneaarchitecture.com

SITE INFORMATION:

General Location: _____

Address: 1301 10th Street, Lake Park, FL 33403

Zoning District: C1 **Future Land Use:** Business District **Acreage:** .9469697

Property Control Number (PCN): 36-43-42-20-01-079-0190

ADJACENT PROPERTY:

DIRECTION	ZONING	BUSINESS NAME	USE
North	C1	LABORATORIES SUITES, LLC	OFFICE
East	C2	MAGNOLIA SQUARE	RESIDENTIAL
South	C2	CAMILIA SQUARE LLC	RETAIL
West	C1	LAKE PARK INVESTMENTS, LLC	RETAIL

JUSTIFICATION:

Information concerning all requests (attach additional sheets if needed)

1. Please explain the nature of the request:

The applicant is requesting a site plan amendment to the previously approved site plan for the new facility at 1301 10th Street.

The modification is limited to the following modification:

- 1- Removal of the 1st floor office on the north side of the property, in lieu we are proposing a hardscape/landscape area plaza.
- 2- Reduction of the 2nd floor building up to column line H, with an open deck/balcony extending over the drive thru drive way and an open stairs on the north east side secured by a perforated metal enclosure.
- 3- keep 3 "Y" columns on the east side
- 4- Keep 3 "Y" columns on the west side.
- 5- Removal of the 3rd floor (roof top)

The site will maintain the 3 uses, such as the coffee café /roasting house, the canning on the first floor and the Ghost Kitchens on the second floor. The proposed modification does not affect the previously approved Special Exception approval in the C1 zoning district

2. What will be the impact of the proposed change to the surrounding area?

The impacts to the surrounding area due to the proposed modifications are minimal as the proposed modification maintains the same uses, the coffee roasting, the canning, and the ghost kitchens which does not create any public or private nuisances. The proposed modifications meet all uses and development standards.

3. How does the proposed Project comply with the Town of Lake Park's zoning requirements?

The proposed modifications does not alter the previously approved site plan in reference to the previously approved waivers, and Special Exception approvals. Furthermore the proposed modification does not alter the previously approved site plan in reference to the Land development regulations of the Town of Lake Park

LEGAL DESCRIPTION:

The subject property is located approximately adjacent mile(s) from the intersection of 10th Street & Northern Dr, on the north, east, south, ✓ west side of the 10th Street (street/road).

Legal Description:

Lots 19 through 30, inclusive, Block 79, KELSEY CITY A/K/A LAKE PARK, a subdivision, according to the Plat thereof at Plat Book 8, Page 34, in the Public Records of Palm Beach County, Florida.

Said lands situate in Lake Park, Palm Beach County, Florida and containing 41,250 square feet more or less.

I hereby certify that I am the owner(s) of record of the above described property or that I/we have written permission from the owner(s) of record to request this action.


—OWNER/APPLICANT Signature—

03/15/23

—Date—

CONSENT FORM
FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:

Before me, the undersigned authority, personally appeared Emilio Lebolo,
who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting site plan approval ammendment in the Town of Lake Park, Florida;
3. That he/she is appointed authorized agent to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: CIDC LAKE PARK, LLC


Property Owner Signature

Frances Brandt / Director of Operations
By: Name/Title

15375 Blue Fish Cir

Bradenton, FL 34202

Street Address

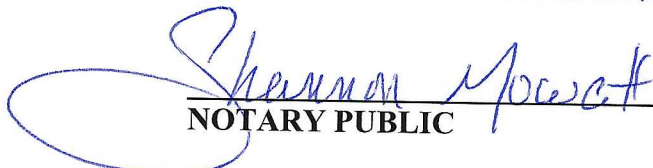
City, State, Zip Code

484-955-1761
Telephone Number

Fax Number

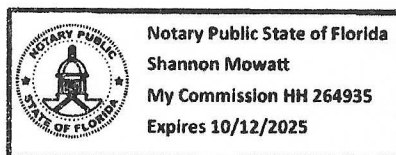
CIDC-mail@live.com
E-Mail Address

Sworn and Subscribed before me on this 14TH day of MARCH, 20 23


NOTARY PUBLIC

MY COMMISSION EXPIRES:

10-12-2025



PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

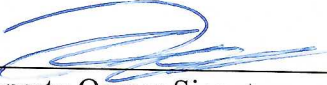


Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Fonces Brando, have read and understand the regulations above regarding cost recovery.



Property Owner Signature

3/14/23

Date



March 23rd, 2023

M. Emilio Lebolo
President
One A Architecture
12188 Rockledge Circle
Boca Raton, FL 33428

Dear Mr. Lebolo,

As the Registered Agent of CIDC Lake Park, LLC, the owner of 1301 10th St. in Lake Park, FL 33403, I am authorizing that Amy and Scott Angelo are authorized to act on behalf of CIDC Lake Park, LLC and myself.

Please do not hesitate to call me at 484-955-1761 or email me at CIDC_mal@live if you need anything else.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Frances Brandt', with a long horizontal line extending to the right.

Frances Brandt
Director of Operations
Authorized Agent



**Department of Engineering
and Public Works**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

December 9, 2021

John P. Kim, P.E., PTOE
LANGAN
15150 NW 79th Ct, Suite 200
Miami Lakes, FL 33016

TPS Letter for original approval - updated
TPS reflecting reduced square footage
forthcoming

**RE: Oceana Coffee
Project #: 211203
Traffic Performance Standards (TPS) Review**

Dear Mr. Kim:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised November 11, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Park
Location:	SEC of Northern Drive and 10 th Street
PCN:	36-43-42-20-01-079-0190
Access:	One full access driveway connection onto Magnolia Dr and onto Northern Drive, and, one egress-only access driveway connection onto 10 th Street <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	High Turnover Sit-Down Rest. = 4,524 SF
Proposed Uses:	Redevelop the site with: Coffee/Donut Shop + DT = 1,159 SF Manufacturing = 23,360 SF General Office = 1,281 SF
Project Daily Trips:	738
Project Peak Hour Trips:	69 (41/28) AM; 44 (18/26) PM
New Daily Trips:	448
New Peak Hour Trips:	43 (26/17) AM; 19 (0/19) PM
Build-out:	December 31, 2022

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, meets the TPS of Palm Beach County.

No driveway turn lane requirements have been analyzed/reviewed, since all the project driveways are located on a town maintained roadway. The Town is urged to verify that all turn lanes at the driveways are adequate.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided



John P. Kim, P.E., PTOE
December 9, 2021
Page 2

upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Town after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg

cc: Addressee

Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division



March 24, 2023

Nadia Di Tommaso, FRA-RP, LEED Green Associate
Community Development Director
Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403

RE: Project No.: 5589
Project Name: Oceana Coffee Site Plan Amendment #1

Dear Nadia:

Please see below our response narrative to the comments #2 as follows:

Planning and Zoning Comments:

3. Please provide an “approved and proposed table/matrix” on plan sheet T-001 that clearly identifies all changes.

RESPONSE: Please refer to matrix on drawing T-001 identifying the proposed changes

For the final cover page of the P and Z plan set, please break down the square footage in more detail in the revision matrix table. Additionally, where it says “approved site plan” please reference the resolution in the heading. Additionally, please update A202 north exterior elevation to depict all the coffee beans on the drive thru wall. Plan sheet A-202 must match A-201 as proposed.

RESPONSE#2: Please refer to revised T-001 & A-202

6. For the presentation of the renderings, we encourage you to put a notation on your renderings that “all proposed landscaping is not depicted” or update the renderings to reflect all landscaping (shadowed if necessary, so as to not distract from the building architecture).

RESPONSE: Rendering has been revised to reflect all the stipulated modifications as delineated in the site plan comments. In addition, we have placed the following note on the rendering. “The image represented hereto is an artistic representation of the building design as depicted on the architectural & landscape plans.”

TBD once renderings submitted (expected by 03/22/23). Please ensure for the final submittal the coffee bean configuration between the color 3D renderings and black and white elevations are consistent.

RESPONSE#2: Please refer to revised renderings & A-202

7. For the ground floor patio/drive-thru area: consider adding paver design of interest. Consider further enhancements to better screen the actual drive thru window area, possibly public art within this area and additional landscaping of interest.

RESPONSE: Landscape plans have been revised to enhance the open area in addition to improving the drive thru buffer, please refer to revised landscape plan

Please identify exactly what has changed on the landscape plan. Will public art be considered? Waiting on 3D renderings to identify paver colors and design.

RESPONSE#2: Revised landscape plans shows in a red cloud the revised area.



In reference to Public Art, there evidently opportunities in the NW corner of the property to place a sculpture.

In reference to paver colors to be depicted on the 3-D rendering in somewhat of a challenge.

8. Renderings need to be consistent with all plans. For example, the northern stairway as shown in the rendering is not oriented in the same direction as the landscape plan depicts. In addition, the dimensioned elevations (A-201 and A-202) illustrates the screen around the stairway different than the rendering illustrates it. Please make these and other features consistent across all plans sets so that Staff understands the true proposal. Another example are the two doors on the second level depicted in the rendering. The dimensioned elevations (A-201 and A-202) depict one double-door configuration, along with the overhead canopy positioned differently. The metal panel coffee beans are also different in quantity and positioning on the renderings versus the dimensioned elevations. Another example is the first-floor drive-thru area that is

rendered with metal panel coffee beans on the wall and a canopy over the drive-thru window whereas the dimensioned elevations do not illustrate these features. The renderings also do not adequately illustrate the northern outdoor landscape/hardscape area as they are detailed on the site plan sheets.

RESPONSE: Rendering has been revised to reflect all the stipulated modifications as delineated in the site plan comments.

On the west elevation on the north side, the canopy feature is not consistent between the black and white (A-201) and color elevation (A-202) sheets (just one example); please revise and ensure A-202 matched A-201.

RESPONSE#2: Please refer to revised renderings & A-202

9. The original floorplan denoted a loading area. The proposal keeps the loading area on the south side yet repositions the overhead door and adds an additional door to accommodate the newly proposed internal configuration. The proposed internal configuration now depicts a roasting and canning area that we presume is combined with the prior shipping/receiving area however, this is not noted on the plan. Please clarify and provide explanations on the newly proposed operational requirements, how they differ from the original approval and how they have been market tested to be operationally sufficient.

RESPONSE: At the time of the original site plan submission, we did not have the opportunity to develop the process engineering design for the roasting & canning processes. However, after obtaining the development order, we completed the process engineering design, therefore, we subsequently made the required interior adjustments to accommodate each process within the building envelope. With the current proposed site modification, we maintain the same uses & process as originally conceived in a smaller footprint.

Please provide a detailed project justification narrative

RESPONSE#2: Please refer to project justification narrative.

10. It also appears that the only customer service use area (i.e., café/retail) accessible to the public has also been reduced to 833 square feet (from 1,073sf with the elimination of the rooftop). In addition, the floor plan does not identify Oceana's corporate office, which was intended in the original approval for this site (the proposal eliminates the office entirely). Staff would like some explanation as to the newly proposed operation of the property as it relates to the new configuration of uses. Additional explanations on how the original approval differs from the original approval is needed (since the application itself does not adequately identify all the changes), along with how the new proposal has been market tested to be operationally sufficient. Finally, we would like to understand how the newly proposed facility will actively engage the community given the elimination of the office and the reduction of the café/retail space and rooftop, leaving a smaller deck and a larger portion of the building as an internal canning/roasting/kitchen space use. Given comments #6 and #7, a separate narrative/justification statement is warranted. In this narrative, please also elaborate on the market demand for your newly proposed configuration of uses to ensure that it



still meets the original needs as proposed. An explanation on your operating hours and anticipated employees for the new configuration is also needed and this can all be included in the updated narrative/justification statement.

RESPONSE: 10. *The cafe may have reduced slightly but the entire roasting and cafe space is dedicated to Oceana coffee, 833 sq ft is more than adequate for a cafe especially considering that most of the storage and ancillary, support kitchen etc. Is not located within the cafe like a normal freestanding cafe would be. We believe we created a greater opportunity for outdoor seating on the northwest corner under the newly added outdoor deck.*

- a. corporate office- this has not changed we never intended to occupy the Oval Office Our corporate "office" where administrative operations happen will be within the roasting facility, they are not separate operations.*
- b. there still remains a small reception area upstairs for kitchen management and membership management for the kitchen and event space, tours, hourly schedule management etc. This has not changed....*
- c. no operations or uses have changed or even been modified, the main change is a reduction in square footage and*

Please provide a detailed project justification narrative.

RESPONSE#2: Please refer to project justification narrative.

Additionally, the property ownership is under CIDC LLC with a registered agent Francis M Brandt; please provide authorization from the registered agent or proof that Amy and Scott Angelo are authorized to act on behalf of the registered agent.

RESPONSE#2: Please refer to authorized agent letter

Please explain the interrelatedness of all proposed uses and respond to all original comment questions in a separate project justification narrative.

RESPONSE#2: Please refer to project justification narrative.

JUSTIFICATION NARRATIVE

The multiple events in the past 3 years including the closing of the Suez Canal, COVID-19, a depleted work force, multiple stimulus bills, enormous and continuing supply chain issues, and rising inflation have led to unprecedented increases in the costs of construction materials and equipment worldwide. Steel, lumber, copper and PVC piping, glass and other materials have seen notable spikes in cost in recent months, and costs are expected to continue to increase as construction maintains a strong pace throughout 2023. According to our General Contractor, our area of Florida has been one of the most affected by increasing costs of all metro areas in the US.

The approved development order under resolution 82-12-21 approving a site plan and special exception use authorizing the development of a 2 story 28,075 sf small scale food & beverage production use with a 3rd story roof top has been impacted by the cited unprecedented cost increases, therefore, the property owners decided to value engineer the project by proposing the following modifications:

- 1- Reduction of the 1st floor building area by removing the 1st floor office on the north site of the property and reducing the width of the building on the 1st floor from 56' to 50.'
- 2- Reduction of the 2nd floor building area by reducing the length from 232' to 167'-2", reducing the width from 62' to 56' (up to column line H) with an open deck/balcony extending over the drive thru driveway and an open stairs on the north east side secured by a perforated metal enclosure.
- 3- Reduction of the leasable kitchen units on the second floor from 15 units to 13 units
- 4- Reduction of the "tree/Y" columns on the east elevation from 7 to 3
- 5- Reduction of the "tree/Y" columns on the west elevation from 6 to 3
- 6- Removal of the 3rd floor (roof top)
- 7- Relocating the 3rd floor roof top event area to the second-floor open deck area

The proposed modifications will preserve the 3 uses on the first floor, such as the coffee café retail, the roasting house and the canning and the Ghost Kitchens on

the second floor with an outdoor deck event area relocated from the removed third floor.

Furthermore, the proposed building modifications does not affect the previously approved Special Exception approval or the waivers under the approved resolution 82-12-21 as the proposed modification:

- 1- Preserves he goals, objectives, and policies of the town's comprehensive plan.
- 2- Preserves the unique commercial use that meets the following: Town Goal Statement 3.4.1 (3): The Town shall maintain and seek opportunities to improve its ability to provide...commercial, industrial, and mixed-use development opportunities that will further the achievement of economic development goals.
- 3- Will continue to encourage redevelopment, renewal or renovation that maintains or improves existing neighborhoods and commercial areas.”
- 4- Will discourage the proliferation of urban sprawl” Policy 1.1:
 - a. Ensure safe and convenient onsite traffic flow and vehicle parking needs.
 - b. Discourage the proliferation of urban sprawl.
 - c. Encourage redevelopment, renewal or renovation, that Maintains or improves existing neighborhoods and commercial areas.
- 5- Is consistent with the land development and zoning regulations and all other portions of this Code.
- 6- Preserves the use, defined as a Small-Scale Food and Beverage Production use, is consistent with the land development and zoning regulations of the code Additionally, the modification to the Small-Scale Food and Beverage Production use maintains the use standards identified in Sec. 78-71.2. g:
- 7- The floor area of the uses does not exceed 30,000 square feet.
- 8- The floor area is a maximum of 17,215 sq. ft. under a/c distributed between 2 floors of a single structure.

- 9- Maintains the hours of operation near residential. When abutting or within 200 feet of a residential zoning district boundary, measured from property line to property line, the use shall not operate or have any loading or delivery activities between the hours of 9:00 PM and 7:00 AM.
 - a. The approved use is located 150 feet from a residential zoning district which will not operate or have any loading or delivery activities between the hours of 9:00 PM and 7:00 AM.
- 10- No nuisance created. The use shall not create or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties. Documentation evidencing these elements shall be required at the time of application for special exception approval.
 - a. The uses remain the same as the ones approved under the resolution 82-12-21, which includes coffee roasting and canning, which will not create any public or private nuisances including but not limited to noise, odor, smoke, electrical interference, or vibrations. The proposed modifications will be constructed to meet all use and development standards.
- 11- The mix of uses among 2 floors remain the same. The first floor continues to include retail, drive- thru facility, canning and roasting uses (warehousing, shipping, & receiving). The second floor maintains the commercial kitchen, including individual prep kitchen with an event open deck area.
- 12- Remains compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the approved special exception use and the surrounding property.
- 13- Remains compatible with its surroundings. The adjacent uses include single-story medical offices to the north, a single-story shopping center to the west, a single-story shopping center to the south, and 2-story residential apartments (in commercial zoning) to the east.



14- Does not create a concentration or proliferation of the same or similar type of the approved special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

15- Does not have a detrimental impact on surrounding properties based on

- a. The number of persons anticipated to be using, residing, or working on the property as a result of the approved special exception use.
- b. The degree of noise, odor, visual, or other potential nuisance factors generated by the approved special exception use; and
- c. The effect on the amount and flow of traffic within the vicinity of the approved special exception use.

16- Does not impact the Traffic Analysis

17- Does not reduce light and air to adjacent properties.

18- Does not adversely affect property values in adjacent areas.

19- Would not be a deterrent to the improvement, development, or redevelopment of surrounding properties in accord with existing regulations.

20- Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.

21- Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

If you have any additional comments, please do not hesitate to contact us at 954-464-7201 and/or at el@oneaarchitecture.com

Sincerely,

Emilio Lebolo
President

RESOLUTION 82-12-21

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN AND SPECIAL EXCEPTION USE AUTHORIZING THE DEVELOPMENT OF A TWO-STORY 28,075 SQUARE FOOT SMALL-SCALE FOOD AND BEVERAGE PRODUCTION USE WITH A THIRD-STORY ROOFTOP AT 1301 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN AND SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, On behalf of Lake Park O3, LLC (the Owner), Emilio Lebolo of One A Architecture (the Applicant) is requesting site plan approval for a three-story (*two stories under air plus a third story rooftop*), 28,075 SF small-scale food and beverage production special exception use, consisting of office, retail, warehousing, and commercial kitchen components; and

WHEREAS, the Applicant has submitted application for a Site Plan and the Special Exception Use of and Office Warehouse building (the Application); and

WHEREAS, the Site has a future land use designation of "Commercial"; and the development of the Special Exception Use of Small-Scale Food and Beverage Production would be consistent with this future land use designation; and

WHEREAS, the zoning assigned to the Site is Commercial-1 Business District (C-1); and

WHEREAS, the Community Development Department has determined that the special exception use of Small-Scale Food and Beverage Production meets the necessary criteria and is consistent with the uses permitted in the C-1 district; and

WHEREAS, the Town's Planning and Zoning Board has reviewed the Application and has recommended that the Town Commission approve the Application subject to conditions; and

WHEREAS, the Town Commission has conducted a quasi-judicial hearing to consider the Application; and

WHEREAS, at the hearing, the Town Commission considered the evidence presented by the Town Staff, the Applicant, and other interested parties and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan and whether it meets the Town's Land Development Regulations.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:

Section 1: The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves a Site Plan and the Special Exception Use of “Small-Scale Food and Beverage Production” subject to the following conditions:

- (1) The Applicant shall develop the Site consistent with the following Plans and the title sheet shall be updated to reflect the following list of plans and their sign and seal dates:

Name	Sheet	Revision Date	Received on
GENERAL			
Cover Sheet	T-001	12/07/2021	12/07/2021
Survey	N/A	8/6/2021	12/01/2021
CIVIL			
Conceptual Paving, Grading, & Drainage	PD-1	10/14/2021	12/01/2021
Garbage Truck Maneuvering Plan	AT-1	10/14/2021	12/01/2021
LANDSCAPE			
Tree Disposition Plan and Table	L-200	12/07/2021	12/07/2021
Landscape Plan	L-210	11/18/2021	12/01/2021
Roof Deck Landscape Plan	L-210A	11/29/2021	12/01/2021
Landscape Plan and Details	L-211	11/29/2021	12/01/2021
Irrigation	L-300	11/18/2021	12/01/2021
Roof Deck Irrigation Plan	L-300A	11/29/2021	12/01/2021
Irrigation Details	L-301	11/29/2021	12/01/2021
Irrigation Notes	L-302	12/07/2021	12/07/2021
ARCHITECTURE			
Architectural Demolition Site Plan	AS-001	12/07/2021	12/07/2021
Architectural Site Plan	AS-100	12/07/2021	12/07/2021
First and Second Floor Plan	A-101	12/07/2021	12/07/2021
Roof Plan	A-102	12/07/2021	12/07/2021
Exterior Elevations	A-201	12/07/2021	12/07/2021
Color Elevations	A-202	12/07/2021	12/07/2021
Site Aerial Photograph	Exhibit B1A	N/A	12/07/2021
3D Rendering	Exhibit B1	N/A	12/07/2021
Color Elevations	Exhibit B2	N/A	12/07/2021
Color Site Plan	Exhibit B3	N/A	12/07/2021
ELECTRICAL			
Electrical Site Plan	ES-1	11/30/2021	12/01/2021

- (2) Construction associated with the Project is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception is approved in writing by the Community Development Director (the Director).
- (3) Any proposed disruption to neighboring street access, surrounding parking areas, or the normal flow of traffic within the rights of way of Northern Drive, Magnolia Drive, 10th Street, or any other right-of-way during the construction of the Site shall be subject to the review and approval of the Community Development Director and any of the agencies responsible for maintaining these roadways. Should any disruption to the normal flow of traffic occur

during construction of the Project without prior authorization, upon written notice from the Director, all construction shall cease until the Director has provided the Owner with a written notice to proceed.

- (4) All landscaping shown on the approved Site Plan and the Landscaping Plan shall be continuously maintained from the date of its installation and the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
- (5) The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the construction of the Site.
- (6) All onsite dumpsters and dumpster screening shall be kept closed at all times. Owner is not responsible for waste haulers leaving doors open temporarily on pick-up day. All required dumpsters shall be acquired from the approved franchise supplier for the Town.
- (7) Prior to issuance of the Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations for the Project are in accordance with the approved Site Plan (and any minor modifications that are approved through permitting) and the Landscaping Plan or are deemed to be equivalent by the Town's Landscape Architect.
- (8) Prior to the issuance of any construction permits, the Applicant shall submit copies of all permits that are required by other agencies and have been obtained from those agencies, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management District and the State of Florida Department of Environmental Protection, as applicable.
- (9) Any revisions to the approved Site Plan, or any approved plans associated with the Project, shall be submitted to the Department of Community Development (Department), and shall be subject to its review and approval. The Department shall determine whether or not the changes are material enough to require further review by the Town Commission.
- (10) During the building permit phase, signage permitting (window, wall, freestanding, or other) for the Project shall be submitted through the Town's permitting process with a Master sign plan that ensures signage consistency in design and color scheme. A sign package illustrating all signs and their colors shall be submitted to the Department through the regular signage permitting process and shall be subject to its review and approval prior to their placement on the Site.
- (11) Within 18 months of the effective date of this Resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site through completion. Failure to do so shall render the Development Order null and void. Once initiated, the development of the Site shall be completed within 18 months.
- (12) Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install High-definition surveillance cameras, which capture clear facial features throughout the parking areas of the Project and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the Department's and PBSO's review and approval to ensure that they capture the required components.
- (13) **Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.
- (14) Prior to the issuance of a development permit, the site circulation shall be redesigned to accommodate a primary drive-thru entrance from Magnolia Drive.

Section 3. This Resolution shall become effective upon execution.

The foregoing Resolution was offered by Vice-Mayor Glas-Castro who moved its adoption. The motion was seconded by Commissioner Flaherty and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	<u> </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	<u> </u>
COMMISSIONER ERIN FLAHERTY	<u>/</u>	<u> </u>
COMMISSIONER JOHN LINDEN	<u> </u>	<u>/</u>
COMMISSIONER ROGER MICHAUD	<u>/</u>	<u> </u>

The Town Commission thereupon declared the foregoing Resolution No. 82-12-21 duly passed and adopted this 15 day of December, 2021.

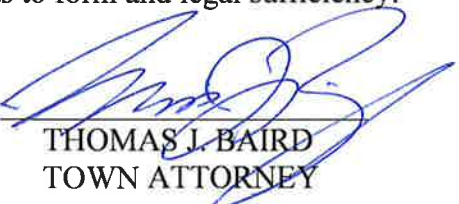
TOWN OF LAKE PARK, FLORIDA

BY: 
MICHAEL O'ROURKE
MAYOR

ATTEST:


VIVIAN MENDEZ
TOWN CLERK

Approved as to form and legal sufficiency:

BY: 
THOMAS J. BAIRD
TOWN ATTORNEY



PUBLIC NOTICE TOWN OF LAKE PARK NOTICE OF PUBLIC HEARINGS

BE ADVISED THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONDUCT A PUBLIC MEETING AT 535 PARK AVENUE TO CONSIDER THE AGENDA ITEM LISTED BELOW ON MONDAY, DECEMBER 6, 2021 AT 6:30 PM, OR AS SOON THEREAFTER AS CAN BE HEARD. A QUORUM OF THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

IMMEDIATELY FOLLOWING THE LOCAL PLANNING AGENCY MEETING AT MONDAY December 6, 2021 AT 6:30, THE TOWN COMMISSION WILL ALSO CONDUCT A QUASI-JUDICIAL MEETING AT 535 PARK AVENUE, LAKE PARK, TO CONSIDER THE AGENDA ITEM LISTED BELOW WEDNESDAY, DECEMBER 15, 2021 AT 6:30PM, OR AS SOON THEREAFTER AS CAN BE HEARD. (TENTATIVE DATE, PLEASE MONITOR WWW.LAKEPARKFLORIDA.GOV FOR ANY CHANGES). A QUORUM OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

On behalf of Lake Park O3, LLC (“Property Owner” and “Applicant”), Emilio Lebolo of One A Architecture (“Agent”) is requesting site plan approval for a three-story, 24,434 SF building consisting office, retail, warehousing, and commercial kitchen space for a new headquarters for Oceana Coffee Roasters. Additionally, the Agent will be requesting special exception approval for a small-scale beverage production use for the Applicant’s coffee roasting operation. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-1 business district.

The Subject Property is located east of 10th Street and south of Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals 0.946 acres:

- Parcel 1 – PCN: 36434220010790190

Records related to these items may be inspected by contacting the Community Development Department at 561-881-3320, or by emailing Anders Viane at aviane@lakeparkflorida.gov. If a person decides to appeal any decision made by the Planning and Zoning Board or Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez

PUB: The Palm Beach Post – Friday, November 26, 2021



Notification of Public Meetings

11/22/2021

Dear Property Owner:

You are receiving this notice of public meetings because you are the legal owner of record for property that is located within 300 feet of the subject properties discussed in this correspondence. The public meetings listed herein are being held to hear the application described below the AGENDA ITEM portion of this letter.

Should you wish to attend the meetings or comment on the application please take note of the date, time, and the instructions for attending and commenting detailed below. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

PUBLIC NOTICE TOWN OF LAKE PARK NOTICE OF PUBLIC HEARING AND QUASI-JUDICIAL PUBLIC HEARING

BE ADVISED THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONDUCT A PUBLIC MEETING AT 535 PARK AVENUE TO CONSIDER THE AGENDA ITEM LISTED BELOW ON MONDAY, DECEMBER 6, 2021 AT 6:30 PM, OR AS SOON THEREAFTER AS CAN BE HEARD. A QUORUM OF THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVELE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

IMMEDIATELY FOLLOWING THE LOCAL PLANNING AGENCY MEETING AT MONDAY December 6, 2021 AT 6:30, THE TOWN COMMISSION WILL ALSO CONDUCT A QUASI-JUDICIAL MEETING AT 535 PARK AVENUE, LAKE PARK, TO CONSIDER THE AGENDA ITEM LISTED BELOW WEDNESDAY, DECEMBER 15, 2021 AT 6:30 PM, OR AS SOON THEREAFTER AS CAN BE HEARD. (TENTATIVE DATE, PLEASE MONITOR WWW.LAKEPARKFLORIDA.GOV FOR ANY CHANGES). A QUORUM OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVELE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

AGENDA ITEM

On behalf of Lake Park O3, LLC ("Property Owner" and "Applicant"), Emilio Lebold of One A Architecture ("Agent") is requesting site plan approval for a three-story, 24,434 SF building consisting of office, retail, warehousing, and commercial kitchen space for a new headquarters for Oceana Coffee Roasters. Additionally, the Agent will be requesting special exception approval for a small-scale beverage production use for the Applicant's coffee roasting operation. The proposed development is consistent with the Town of Lake Park's adopted regulations for the C-1 business district.

The Subject Property is located east of 10th Street and south of Northern Drive in the Town of Lake Park as denoted in the location map. It is comprised of the following parcel, which totals 0.946 acres:

- Parcel 1 – PCN: 36434220010790190

PUBLIC HEARINGS

MEETING: PLANNING AND ZONING BOARD
LOCATION: 535 PARK AVENUE, LAKE PARK, FL. 33403.
DATE: MONDAY, DECEMBER 6, 2021
TIME: 6:30 P.M.

MEETING: TOWN COMMISSION (QUASI-JUDICIAL) – TENTATIVE, MAY
CHANGE (SEE TOWN WEBSITE)

LOCATION: 535 PARK AVENUE, LAKE PARK, FL. 33403.
DATE: WEDNESDAY, DECEMBER 15, 2021
TIME: 6:30 P.M.

Should you wish to review any of the documents associated with the application, or if you have further questions about the application please contact Anders Viane at 561 881 3320 or aviane@lakeparkflorida.gov.

LOCATION MAP





The image represented hereto is an artistic representation of the building design as depicted on the architectural & landscape plans.



**OCEANA
COFFEE**
the way to good coffee

1301 10th Street
Town of Lake Park



ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428



The image represented hereto is an artistic representation of the building design as depicted on the architectural & landscape plans.



**OCEANA
COFFEE**
the way to good coffee

1301 10th Street
Town of Lake Park

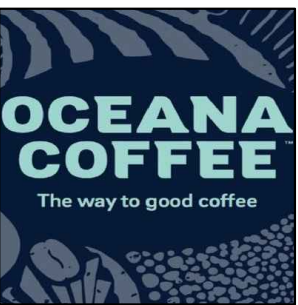


ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428

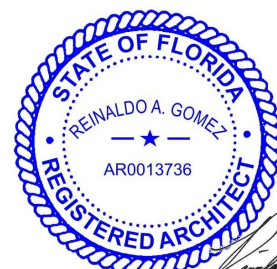
OCEANA COFFEE

1301 10TH. STREET LAKE PARK, FL 33403



ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201



03/24/23

SIGNATURE
REINALDO A. GOMEZ
ARB 0013736

CONSULTANTS :

PROJECT NAME:

**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:

- 11/15/21 2nd. ROUND OF COMMENTS
- 11/29/21 3rd. ROUND OF COMMENTS
- 03/14/23 SITE PLAN AMENDMENT
- 03/21/23 COMMENTS

DATE 11/02/2021

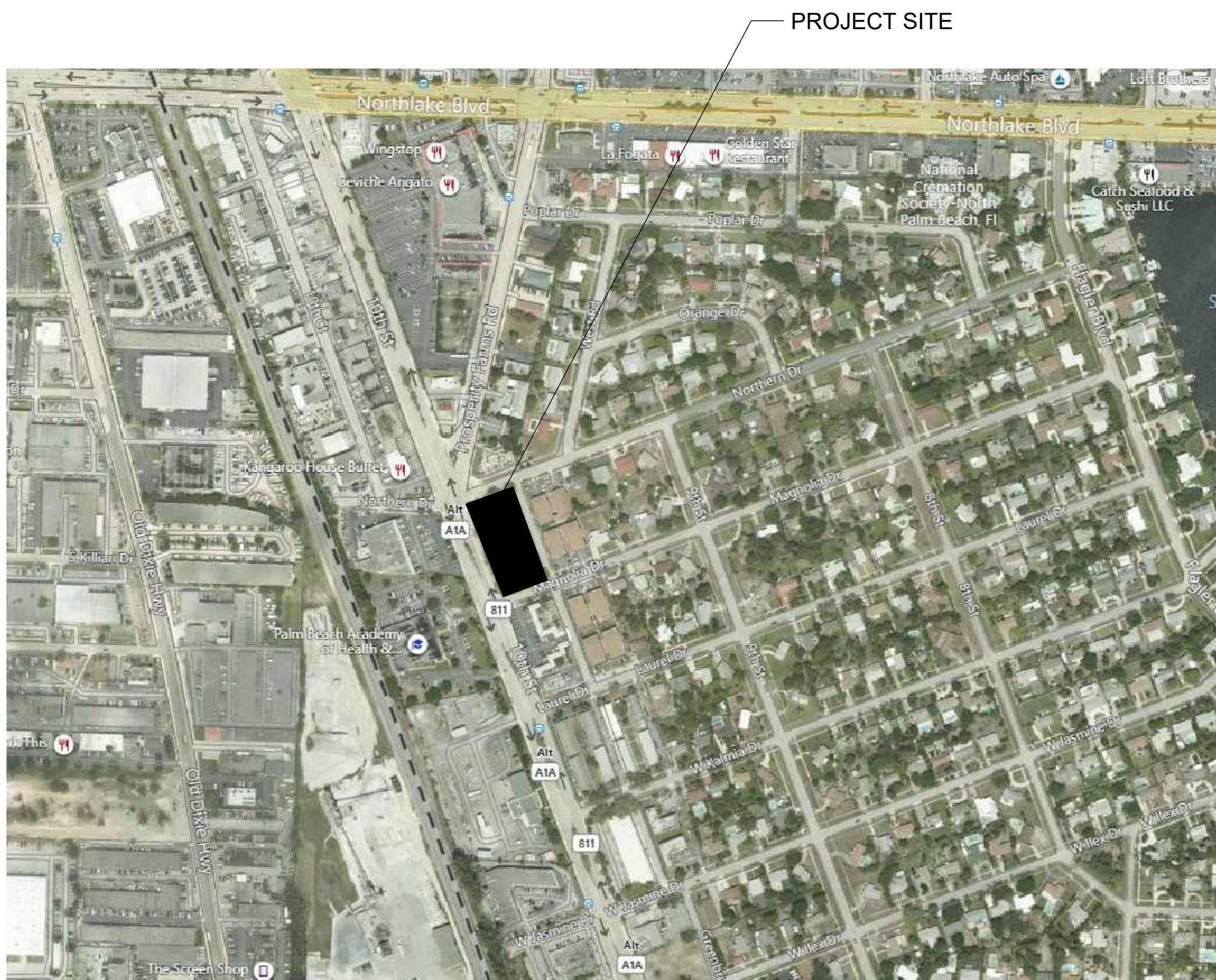
DRAWN : REVIEW

SCALE

DRAWING TITLE:
COVER SHEET

SHEET No:

T-001



PROJECT SITE

SITE DATA-PROPOSED				
ZONING DISTRICT		C-1		
LOT	0.94669697	ACRES		SF
	41,250.00			
BUILDING		AREA		
FIRST FLOOR	7,855.00			
SECOND FLOOR	9,360.00			
TOTAL BLDG	17,215.00			
SITE AREA BREAKDOWN				
AREAS		SF	% PROVIDED	
IMPERVIOUS				
	BUILDING &	33,616.00	81.49%	
PERVIOUS				
	LANDSC	7,364.00	17.85%	
SETBACKS				
DESCRIPTION	PARKING		BUILDING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15'-0"	N/A	25'-0"	26'-0"
REAR	10'-0"	8'-0"	15'-0"	68'-0"
SIDE	15'-0"	12'-0"	15'-0"	
PARKING DATA				
FIRST FLOOR	AREA	REQUIRED		PROVIDED
		FACTOR	TOTAL	
	-		0	
RETAIL (OCEANA COFFEE)	833.00	GFA/200	4	
DRIVE THRU (OCEANA COFFEE)		1	1	
MFG/WAREHOUSE	7,022.00	GFA/2000	4	
	WAREHOUSE (ROASTING)	2,641.00	1	1
	WAREHOUSE (CANNING)	2,921.00	1	1
	Ancillary areas/Shipping	1,460.00	0	0
TOTAL 1ST FLOOR				
7,855.00			11	
REDUCTION FACTOR			0%	0
TOTAL REQUIRED 1ST FLOOR			11	
SECOND FLOOR FLOOR	AREA	REQUIRED		PROVIDED
		FACTOR	TOTAL	
	COMMERCIAL KITCHEN	9,360.00	GFA/10000	1
	PREP KITCHEN TYPE A/B	1,932.00	1/TENANT	3
	GHOST KITCHEN #1-10	3,717.00	1/TENANT	10
	STAFF		1	1
	EVENT SPACE	1,373.00	1/200	7
	CIRCULATION (COMMON)	3,711.00	N/A	0
TOTAL 2ND FLOOR				
9,360.00			22	
REDUCTION FACTOR			0%	0
TOTAL REQUIRED 2ND FLOOR			22	
TOTAL PARKING REQUIRED (1ST & 2ND)				32
ADA PARKING SPACES				2
STANDARD PARKING SPACES				33
LOADING PARKING				1
PG DIMENSIONS		REQUIRED	PROVIDED	
		10'-0" X 18'-6"	10'-0" X 18'-6"	

BUILDING SETBACK REDUCTION PER SECTION 78-325 (a)			
BUILDING SETBACK	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	25'-0"	26'-0"	N/A
SIDE (NORTH)	15'-0"	15'-0"	N/A
SIDE (SOUTH)	15'-0"	28'-0"	N/A
REAR (EAST)	10'-0"	68'-0"	N/A

LANDSCAPE BUFFER REDUCTION PER SECTION 78-325 (c)			
LANDSCAPE BUFFER	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	20'-0"	20'-0"	N/A
SIDE (NORTH)	15'-0"	12'-0"	20.00%
SIDE (SOUTH)	15'-0"	12'-0"	20.00%
REAR (EAST)	8'-0"	7'-0"	12.50%

REVISION MATRIX				
REVISIONS	APPROVED RESOLUTION N 82-12-21	PROPOSED REVISIONS		
PERVIOUS	7,455	7,364		
IMPERVIOUS	33,795	33,616		
NUMBERS OF FLOORS	3	2		
BUILDING DIMENSIONS				
	WIDTH	58'-0"	50'-0"	
FIRST FLOOR	LENGTH	12'-2" x 29'-1"	162'-2"	
SECOND FLOOR	LENGTH	62'-0"	56'-0"	
FLOOR	WIDTH	232'-0"	167'-2"	
AREA PER FLOOR	SF	SF		
FIRST FLOOR (TOTAL)	10,050	7,855		
PER USE	OFFICE	1,281	-	
	CAFE/RETAIL	1,073	833	
	ROASTING	2,400	2,721	
	CANNING	2,240	2,441	
	SHIPPING			
	RECEIVING	2,223	INCLUDED IN CANNING	
SECOND FLOOR (TOTAL)	14,384	9,360		
PER USE	KITCHEN	2,234		
	K PREP (A1)	872	K PREP (A)	940
	K PREP (A2)	872	K PREP (B)	941
	K PREP (A3)	872	K PREP (C)	501
	K PREP (B1)	436	GHOST K1	405
	K PREP (B2)	436	GHOST K2	374
	K PREP (B3)	436	GHOST K3	374
	K PREP (B4)	436	GHOST K4	379
	K PREP (B5)	436	GHOST K5	379
	K PREP (B6)	436	GHOST K6	490
	K PREP (B7)	436	GHOST K7	282
	K PREP (B8)	364	GHOST K8	282
K PREP (B9)	364	GHOST K9	356	
K PREP (B10)	364	GHOST K10	356	
K PREP (B11)	364			
EVENT DECK	-	EVENT DECK	1,373	
NUMBERS OF KITCHEN				
LEASABLE UNITS	15	14 INCLUSIVE OF EVENT SPACE		
THIRD FLOOR (TOTAL)	3,641			
TREE COLUMNS				
EAST FAÇADE	7	3		
WEST FAÇADE	6	3		

					ISSUE HISTORY:		SITE PLAN 10/15/2019	P & Z SUBMITTAL 10/15/2019	SITE PLAN AMENDMENT 03/15/23			
GENERAL												
T-001	COVER SHEET						●	●	●			
	SURVEY						●	●	●			
CIVIL												
PCS-1	PAVING, GRADING & DRAINAGE PLANS						●	●	●			
WS-1	WATER SEWER PLANS						●	●	●			
LANDSCAPE												
L-200	TREE DISPOSITION PLAN AND TABLE						●	●	●			
L-210	LANDSCAPE PLAN						●	●	●			
L-211	LANDSCAPE PLAN AND DETAILS						●	●	●			
L-300	IRRIGATION						●	●	●			
L-301	IRRIGATION DETAILS						●	●	●			
L302	IRRIGATION NOTES						●	●	●			
ARCHITECTURE												
AS-100	ARCHITECTURAL SITE PLAN						●	●	●			
AS-200	ARCHITECTURAL SITE PLAN						●	●	●			
AS-001	ARCHITECTURAL DEMOLITION SITE PLAN						●	●	●			
A-101	FIRST AND SECOND FLOOR PLAN						●	●	●			
A-101.1	FIRST FLOOR PLAN						●	●	●			
A-102	ROOF PLAN						●	●	●			
A-201	EXTERIOR ELEVATIONS						●	●	●			
A-202	COLOR EXTERIOR ELEVATIONS						●	●	●			
EXHIBIT	COLOR SITE PLAN						●	●	●			
EXHIBIT	COLOR RENDERING						●	●	●			
ELECTRICAL												
ES-1	ELECTRICAL SITE PLAN						●	●	●			

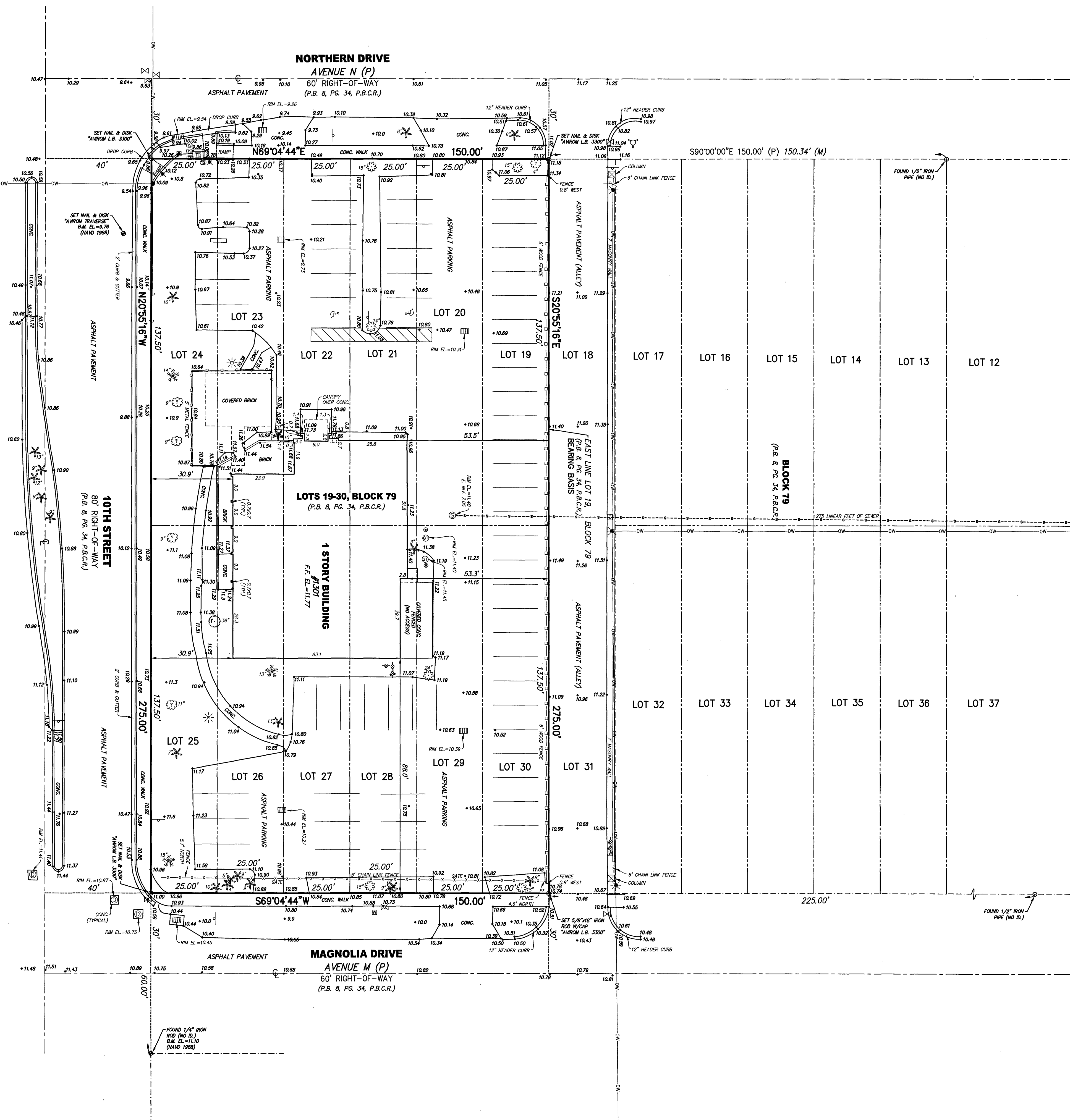
3 INDEX OF DRAWINGS

CLIENT:	LAKE PARK 03 LLC	STRUCTURE:	BRYTESEN STRUCTURAL ENGINEERS
	15375 BLUE FISH CIRCLE LAKEWOOD RANCH, FL 34202 TEL: 561-339-2913		3045 N. FEDERAL HIGHWAY BLDG. #80 FORT LAUDERDALE, FL 33306 TEL: 954-568-1411
ARCHITECT:	ONE A ARCHITECTURE	MEP:	JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
	2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201		1450 CENTERPARK BLVD., SUITE 350 WEST PALM BEACH, FL 33401 TEL: 561-689-2303 EXT: 108
CIVIL	SUAREZ ENGINEERING & SURVEYING, INC.	LANDSCAPE	JAME BRIAN EUELL
	13350 S.W. 131 ST., SUITE 103 MIAMI, FL 33186 TEL: 305-596-1799		2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201

4 PROJECT TEAM

1 PROJECT LOCATION

2 PROJECT DATA



NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)

TREE LEGEND
BLACK OLIVE
OAK
PALM
PINE
UNKNOWN SPECIES
DENOTES 12" DIAMETER TRUNK (TYPICAL)

LEGEND
BACK FLOW PREVENTOR VALVE
BENCHMARK
BOLLARD (UNLESS NOTED)
CATCH BASIN
CLEAN OUT
CONCRETE LIGHT POLE
CROSSWALK SIGNAL POLE
DRAINAGE MANHOLE
EXISTING ELEVATION
FIRE HYDRANT
GAS VALVE
GREASE TRAP
GUY ANCHOR
HANDICAP PARKING
IRRIGATION CONTROL VALVE
SANITARY MANHOLE
SIGN (UNLESS NOTED)
TRAFFIC SIGNAL CONTROL RISER
TRAFFIC LIGHT SUPPORT POLE
TRAFFIC SIGNAL SERVICE BOX
WATER METER
WATER VALVE
WOOD UTILITY POLE
WOOD UTILITY POLE WITH LIGHT

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown hereon is in accord with lands described in Warranty Deed recorded in Official Records Book 32343, Page 222 of the Public Records of Palm Beach County, Florida.
- No underground improvements were located.
- Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the East line of Lot 19, Block 79 having a bearing of S20°55'16"E.
- The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0387F, Community Number 120212, dated 10/05/2017.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: National Geodetic Survey Benchmark V 402 (Stamped "V 402 1991"), Elevation = 16.706 feet (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:240 (1"=20').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the tree.
- Property Address: 1301 10th Street, Lake Park, Florida.
- Abbreviation Legend: B.M. = Benchmark; C. = Centerline; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; F.F. = Finished Floor; ID. = Identification; L.B. = Licensed Business; M. = Measured; NAVD = North American Vertical Datum; OW = Overhead Wires; P. = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; TYP. = Typical; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lots 19 through 30, inclusive, Block 79, KELSEY CITY A/K/A LAKE PARK, a subdivision, according to the Plat thereof at Plat Book 8, Page 34, in the Public Records of Palm Beach County, Florida.
Said lands situate in Lake Park, Palm Beach County, Florida and containing 41,250 square feet more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 11/29/2022

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
80 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2894 / WWW.AVIROMSURVEY.COM
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SCALE:	1" = 20'
DATE:	08/06/2021
BY:	J.S.B.
CHECKED:	J.T.D.
F.B.:	2076 PG. 30-35
SHEET:	1 OF 1
JOB #:	12154

BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 19-30, BLOCK 79
1301 10TH STREET
KELSEY CITY
(P.B. 8, PG. 34, P.B.C.R.)
LAKE PARK
PALM BEACH COUNTY, FLORIDA

**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS

- | | |
|---|------------------------------------|
| 1 | 11/15/21 2nd. ROUND OF COMMENT |
| 2 | 01/25/22 DRIVE THRU FLOW AGREEMENT |
| 4 | 03/23/22 DRIVE THRU FLOW AGREEMENT |
| 5 | 03/14/23 SITE PLAN AMENDMENT |

DATE 11/02/2021

DRAWN : _____ REVIEW _____

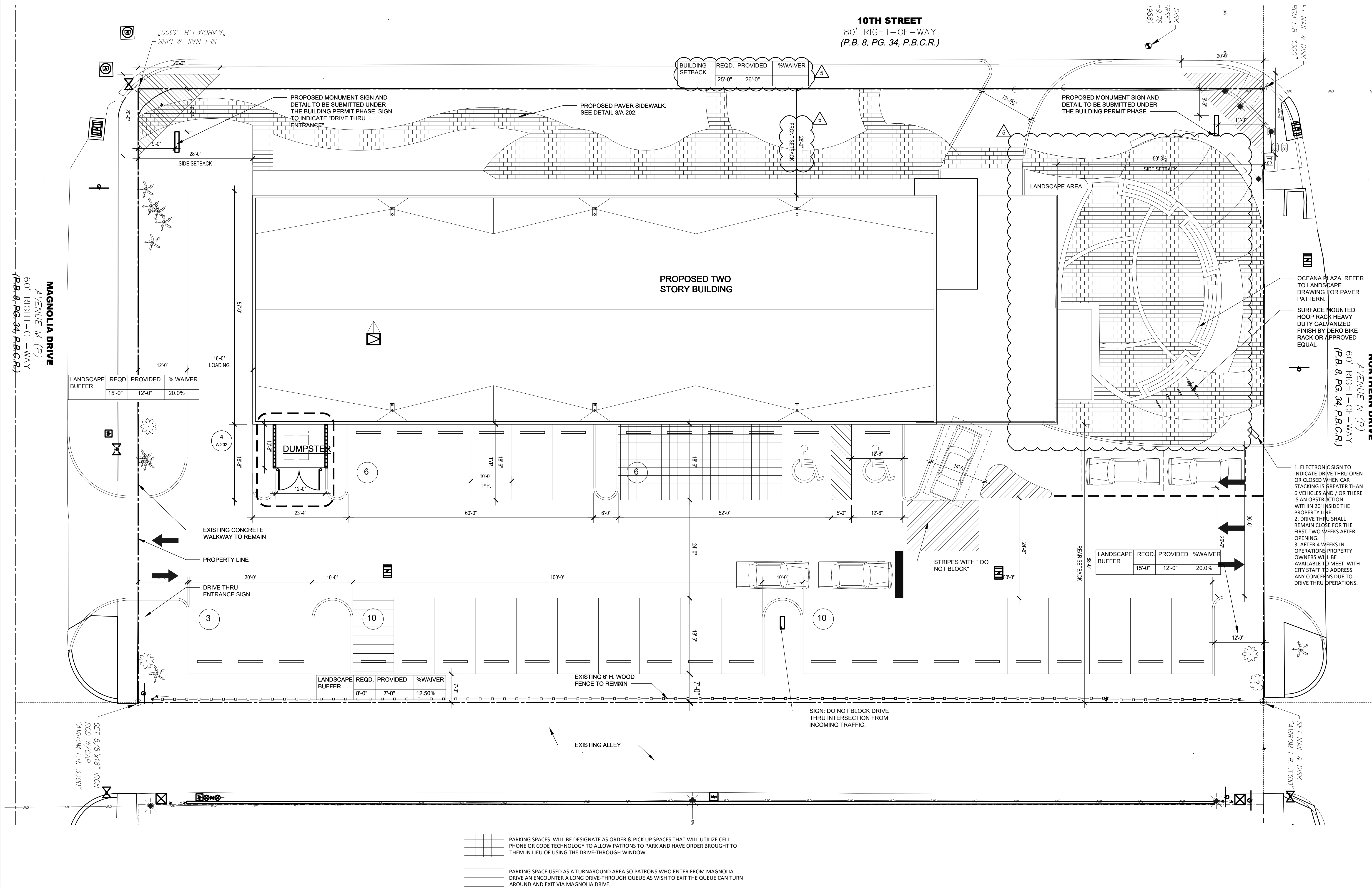
SITE PLAN

DRAWING TITLE:

SITE PLAN OPTION A

SHEET No:

AS-100



**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK FL 33403

REVISIONS: _____

- | | |
|---|----------------------------|
| 1 | 11/15/21 2nd. ROUND OF COM |
| 2 | 01/25/22 DRIVE THRU FLOW |
| 4 | AGREEMENT |
| 4 | 03/23/22 DRIVE THRU FLOW |
| 5 | AGREEMENT |
| 5 | 03/14/23 SITE PLAN AMENDME |
| 6 | 03/21/23 COMMENTS |
| 7 | 03/27/23 COMMENTS |

DATE 11/02/2021

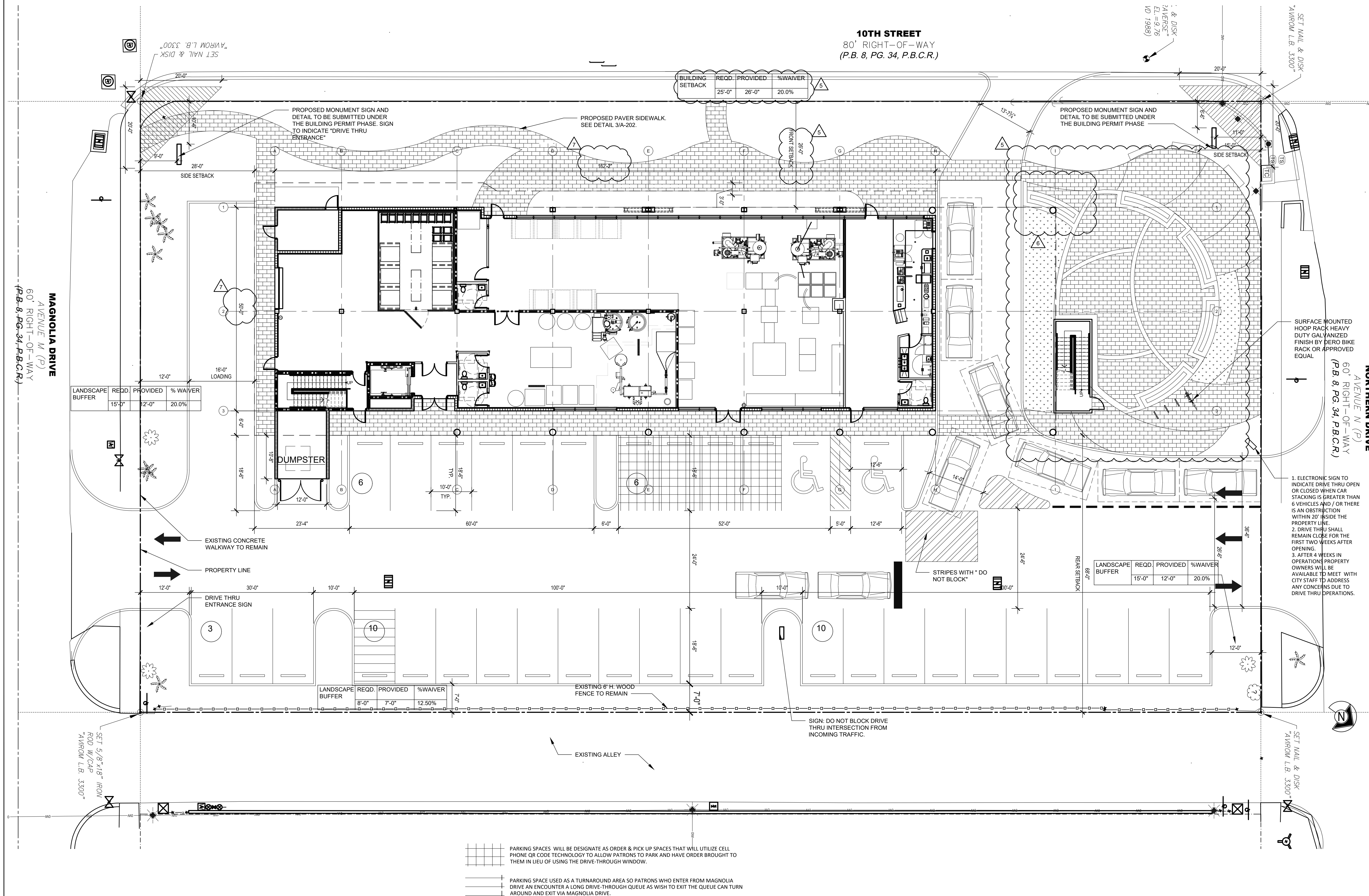
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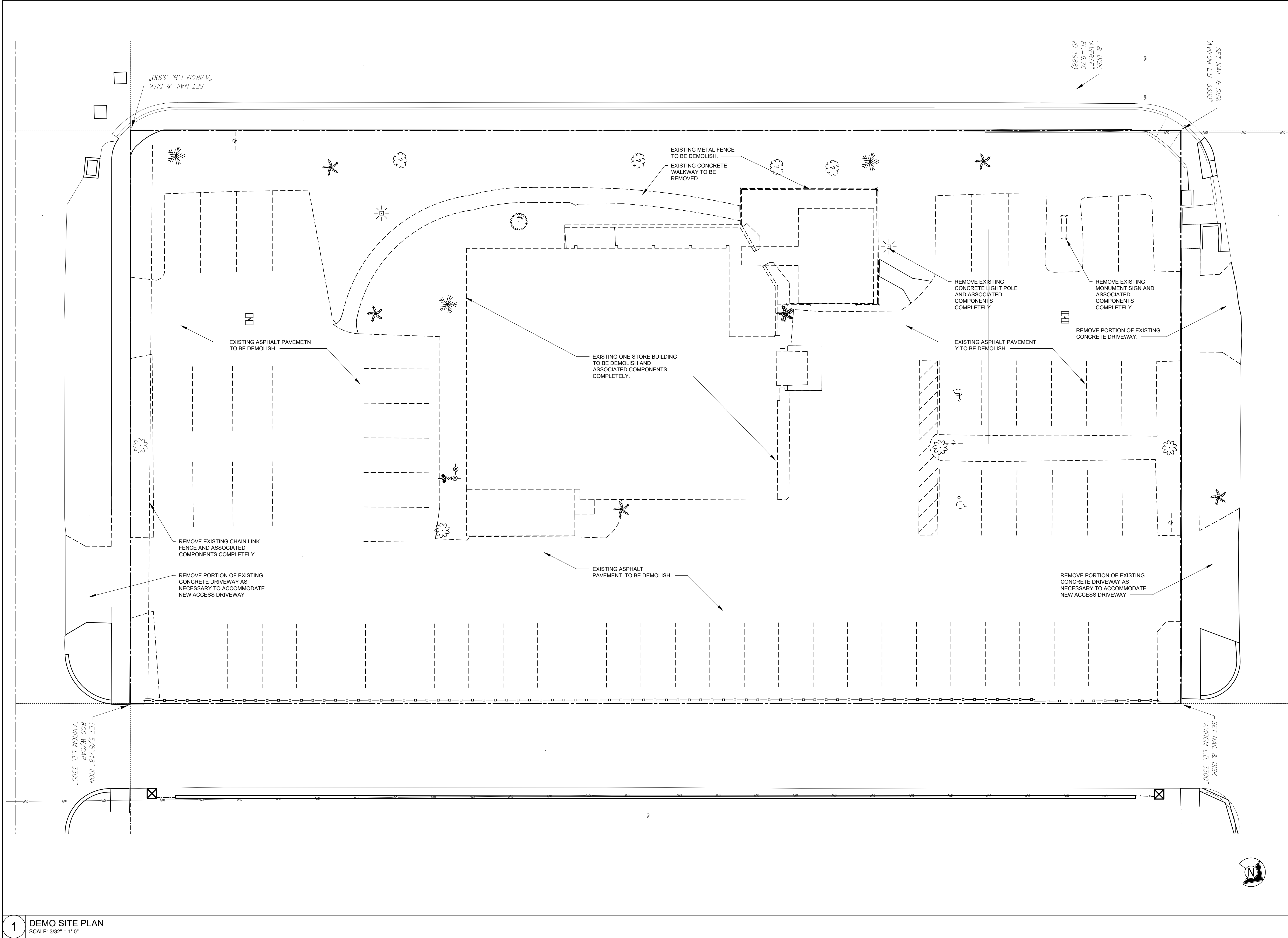
SCALE SITE PLAN

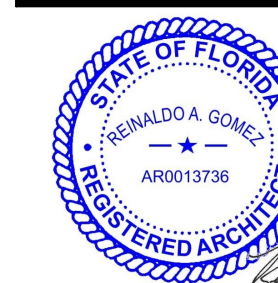
DRAWING TITLE:
SITE PLAN

SHEET No: _____

AS-200







03/24/23

SIGNATURE _____
REINALDO A. GOMEZ
ADN 0043725

CONSULTANTS



PROJECT NAME

**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:

- | | |
|----------|---------------------------------|
| <u>1</u> | 11/15/21 2nd. ROUND OF COMMENTS |
| <u>2</u> | 11/29/21 3rd. ROUND OF COMMENTS |
| <u>3</u> | 12/07/21 4th. ROUND OF COMMENTS |
| <u>5</u> | 03/14/23 SITE PLAN AMENDMENT |
| <u>7</u> | 03/27/23 COMMENTS |

DATE 11/02/2021

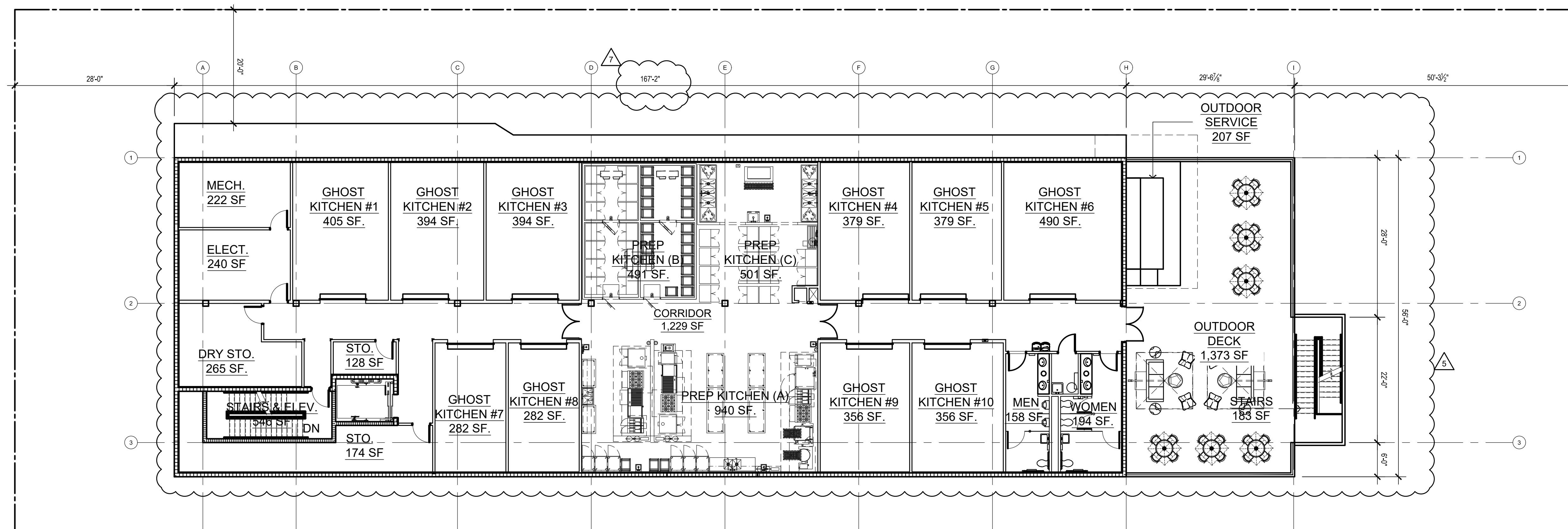
DRAWN: REVIEW:

SCALE

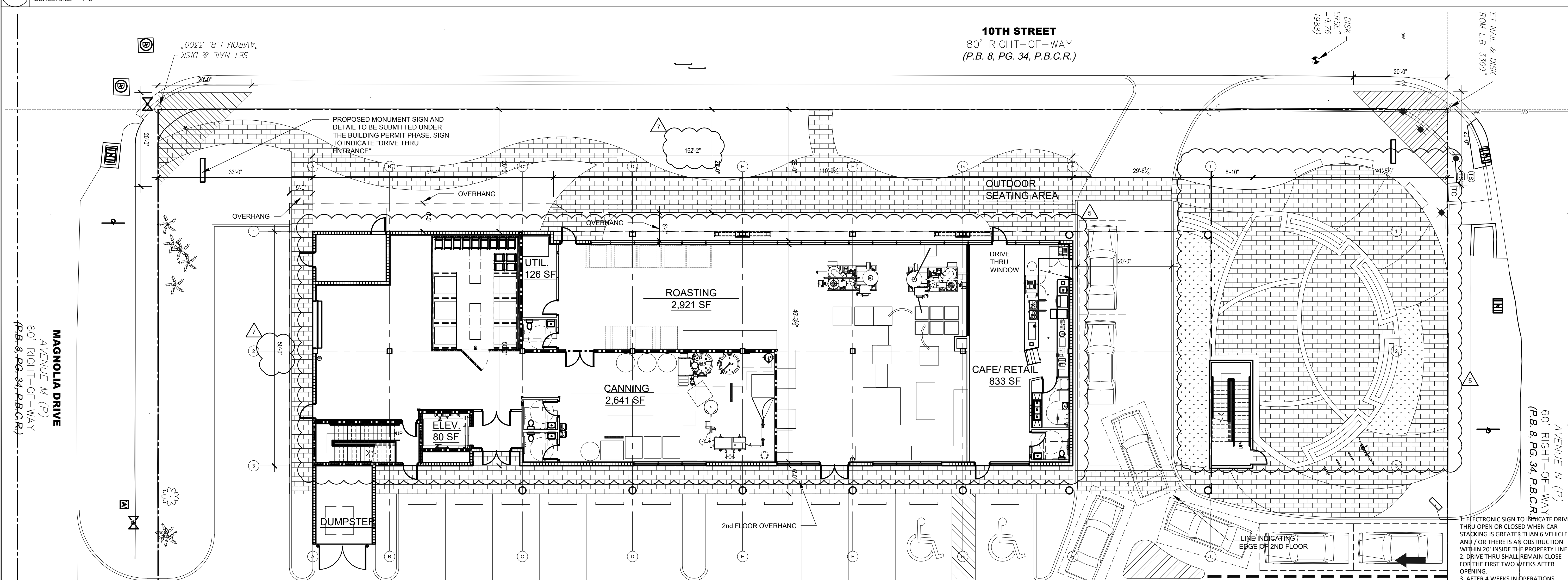
DRAWING TITLE:
**FIRST AND SECOND
FLOOR PLAN**

SHEET No:

A-101



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS: _____

- | | |
|---|------------------------------------|
| 4 | 03/23/22 DRIVE THRU FLOW AGREEMENT |
| 5 | 03/14/23 SITE PLAN AMENDMENT |
| 6 | 03/21/23 COMMENTS |

DATE 11/02/2021

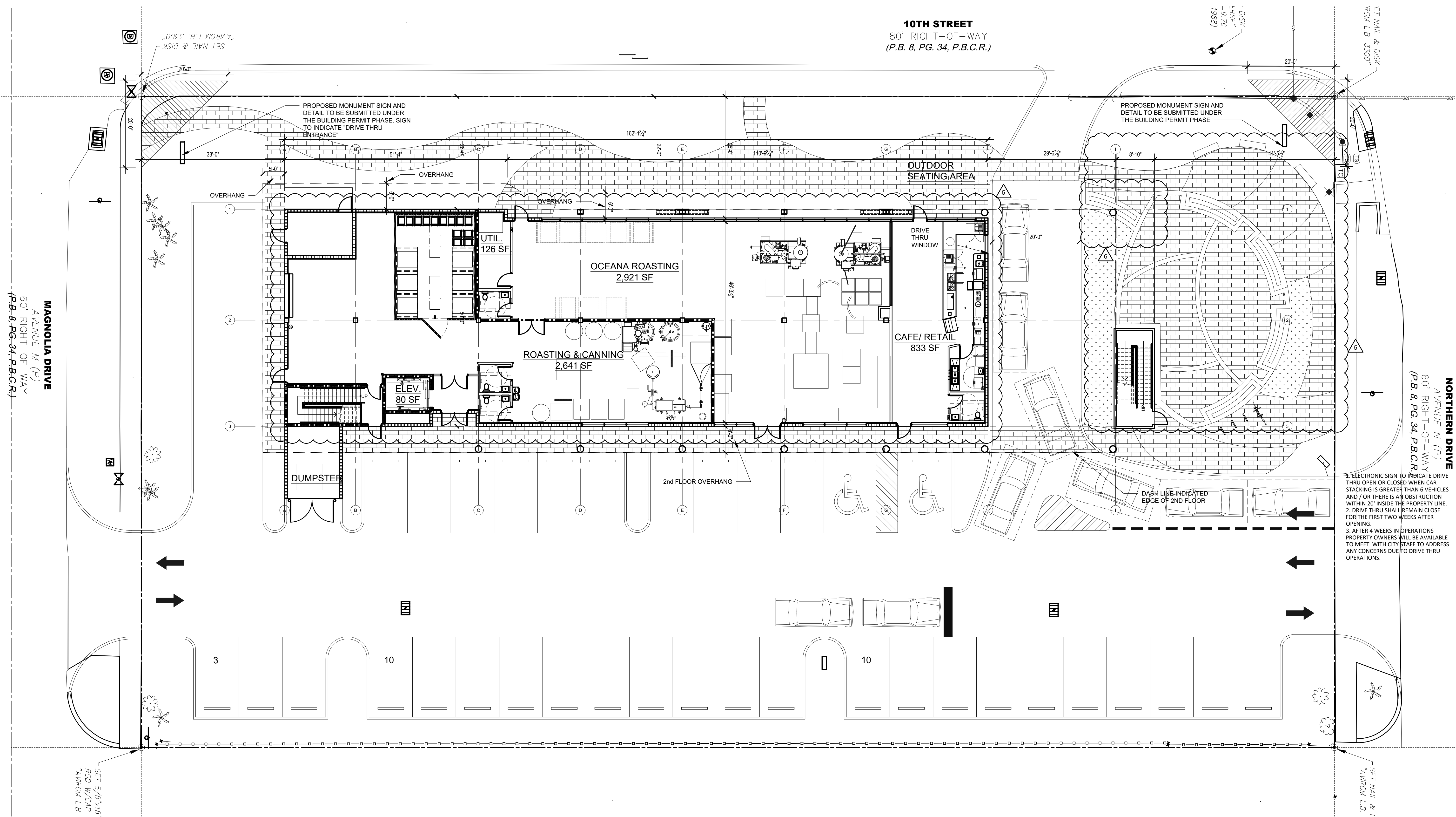
RAWN: _____ REVIEW _____

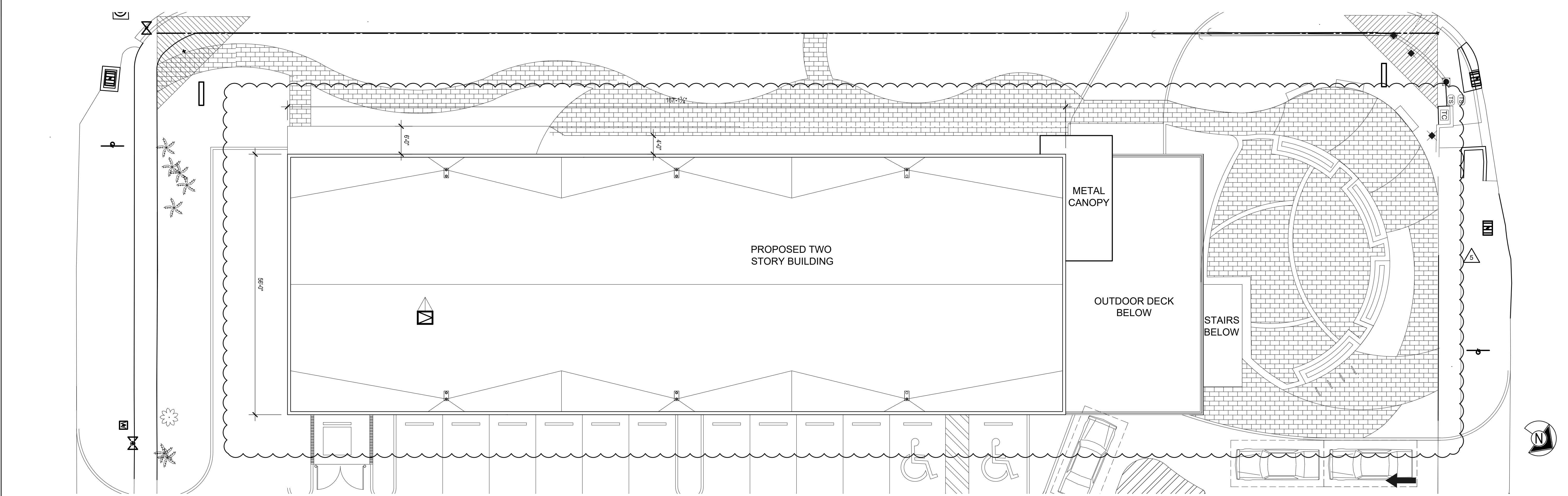
SALE _____

DRAWING TITLE:
**FIRST FLOOR AND
SITE PLAN**

SHEET No:

A-101.1

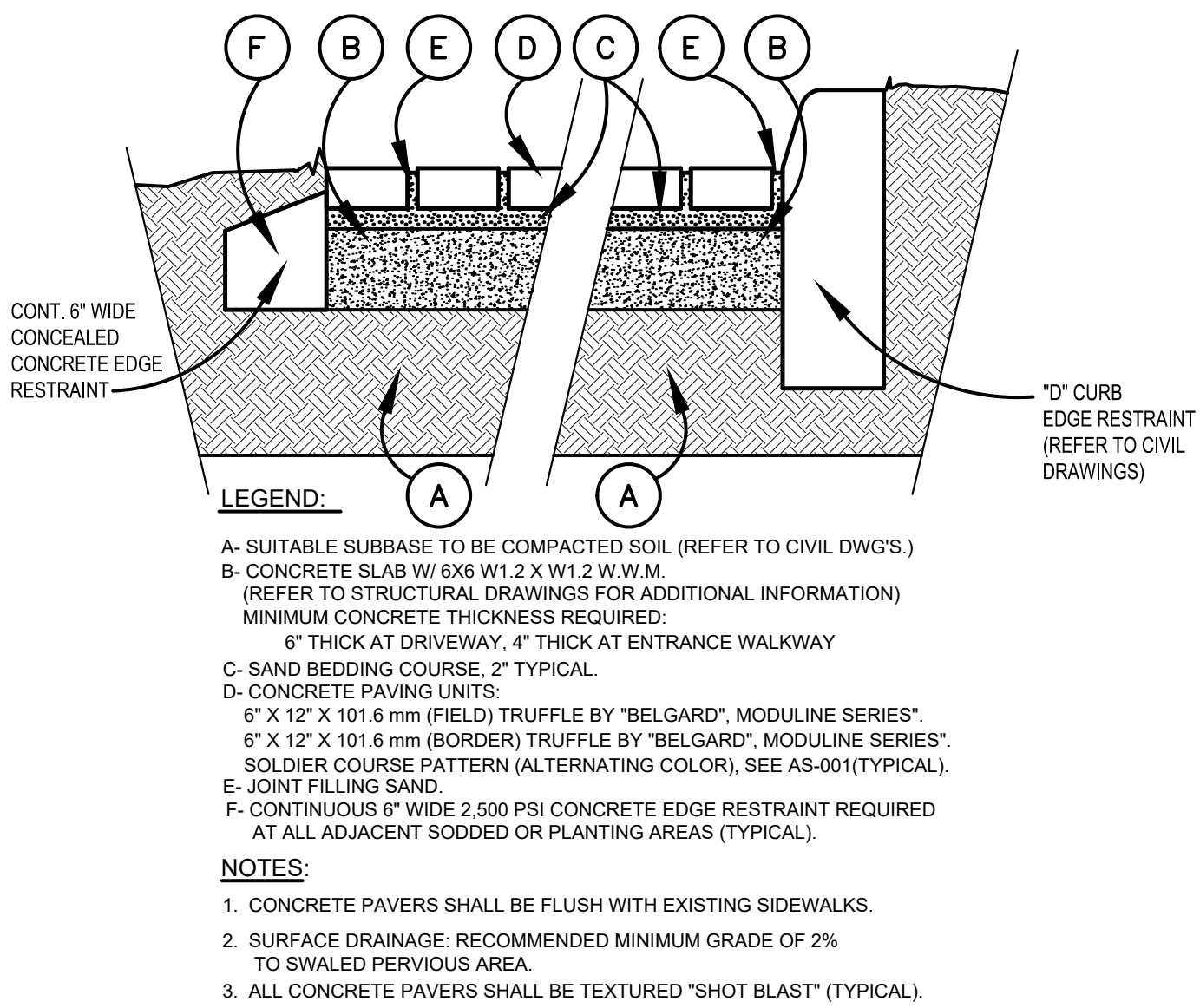




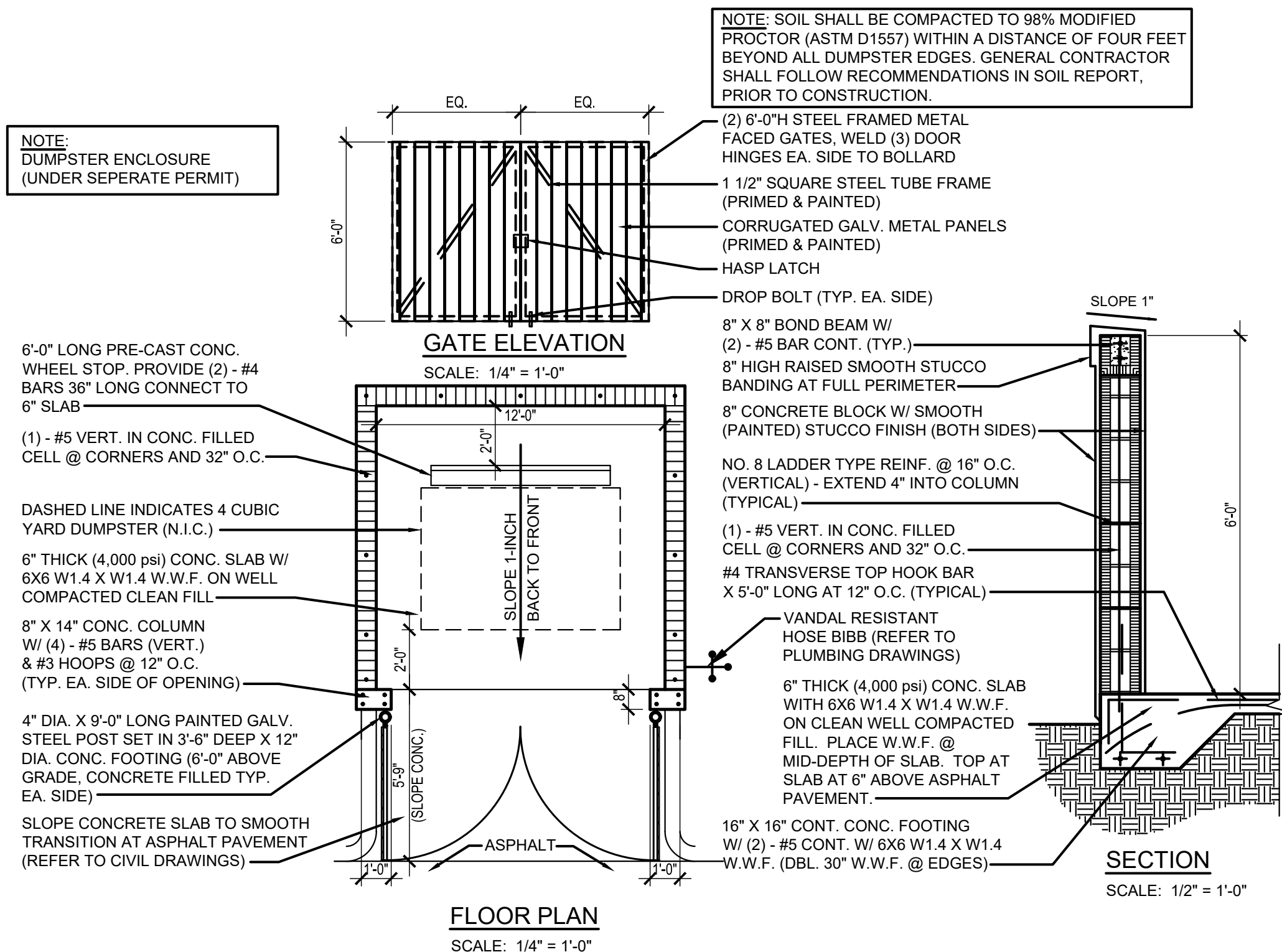
1 ROOF PLAN
SCALE: 3/32" = 1'-0"

2 NOT USED

3 PAVER DETAIL
N.T.S.



4 ENLARGED TRASH AREA



ONE A
architecture
AR-13736
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

STATE OF FLORIDA
REINALDO A. GOMEZ
AR0013736
03/24/23

SIGNATURE
REINALDO A. GOMEZ
AR0013736

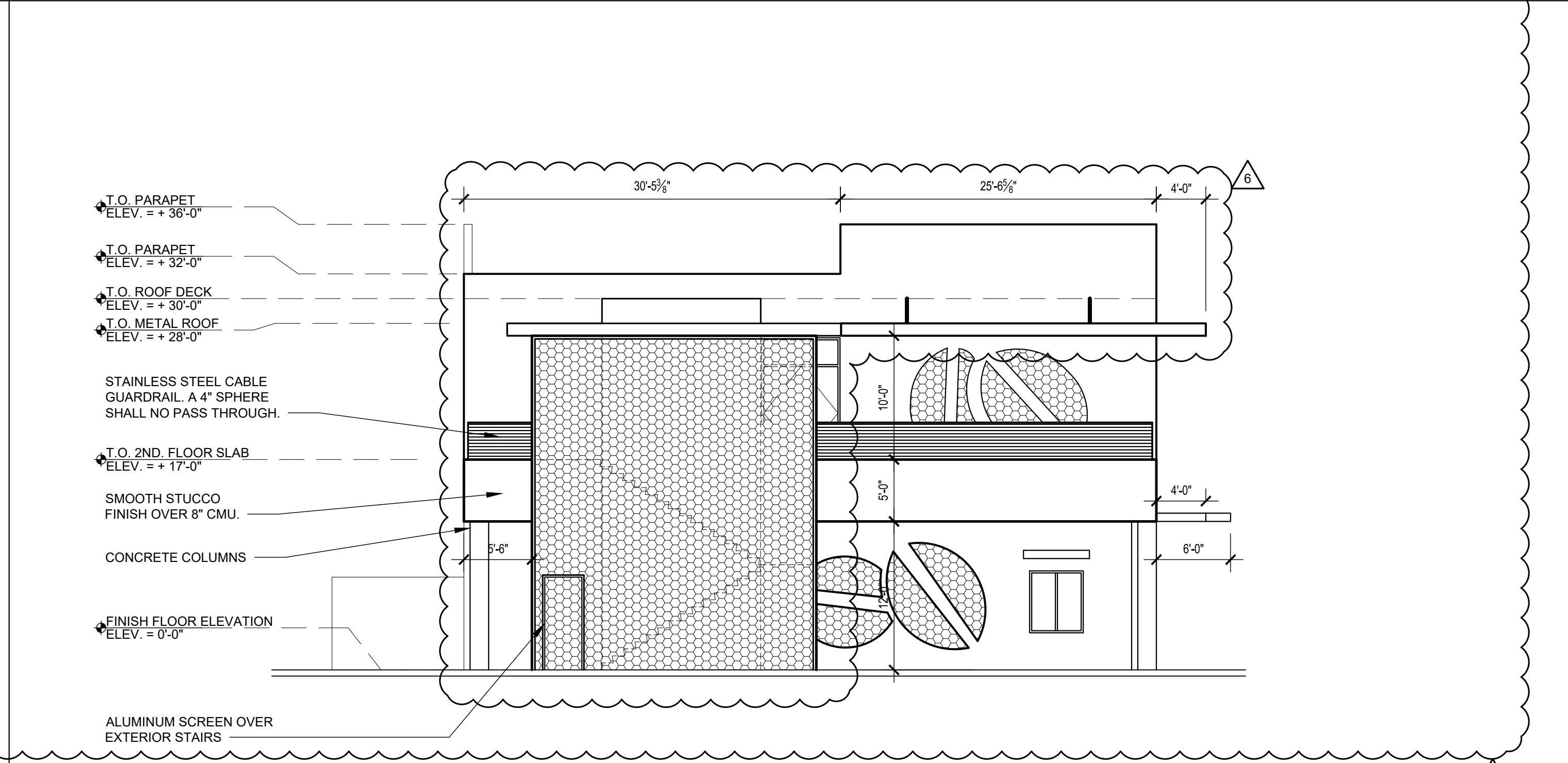
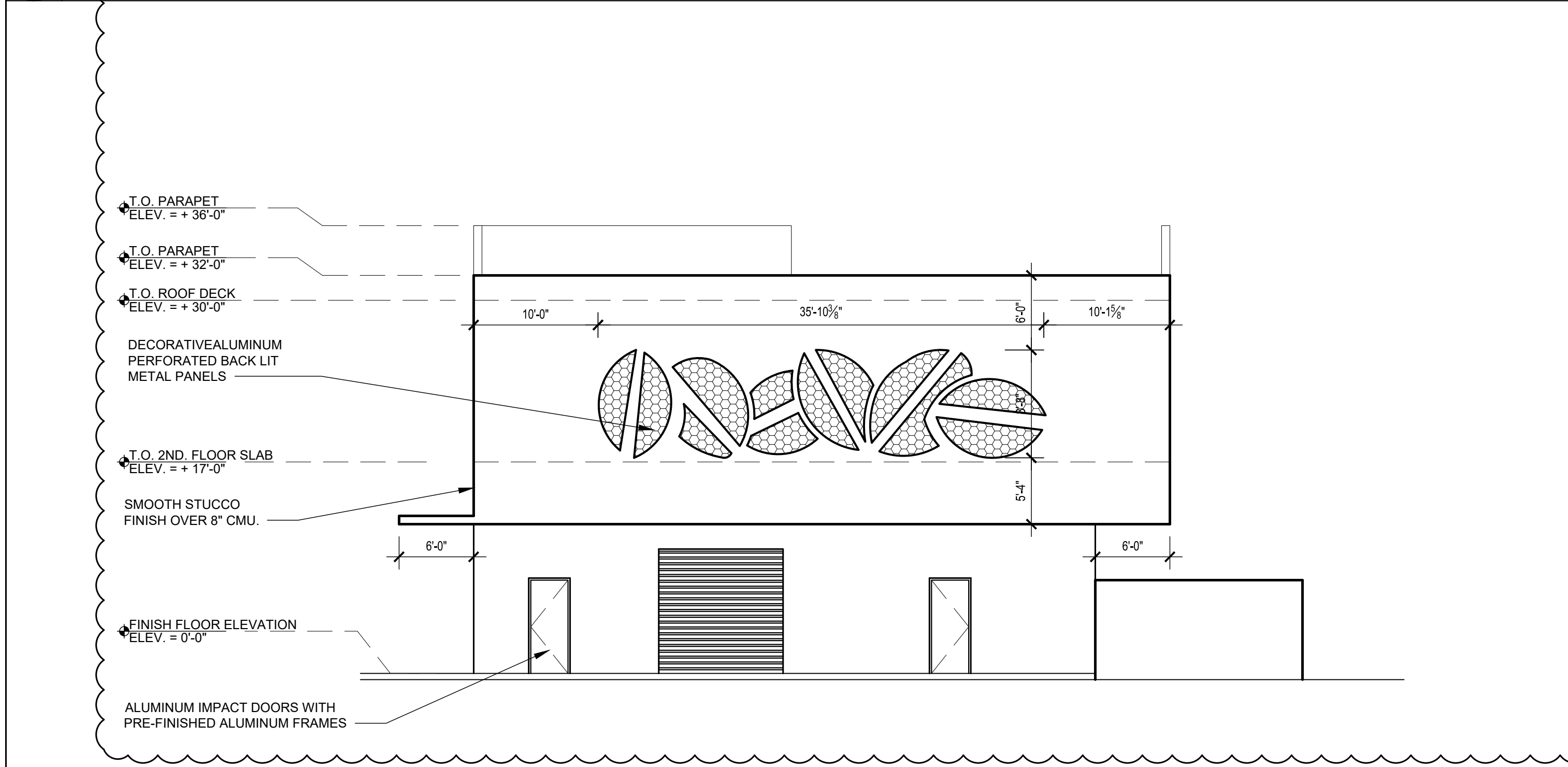
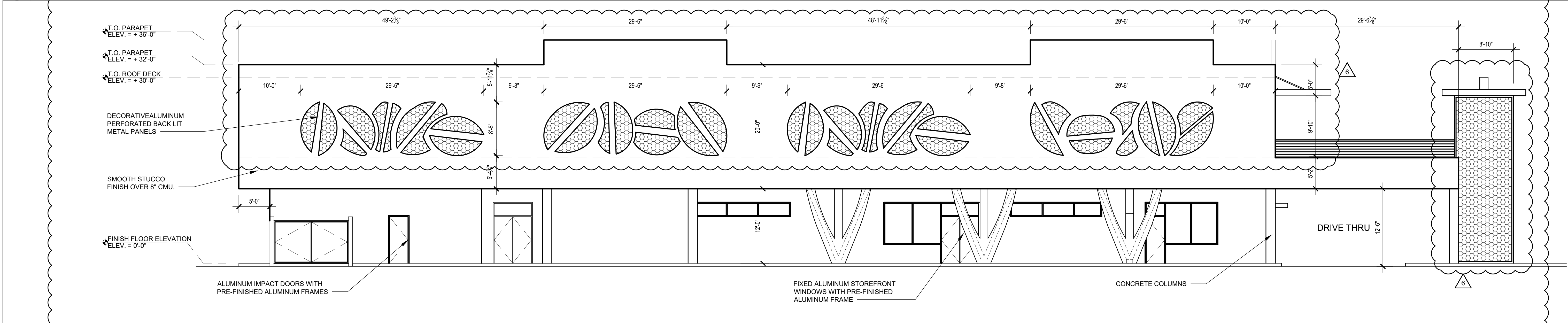
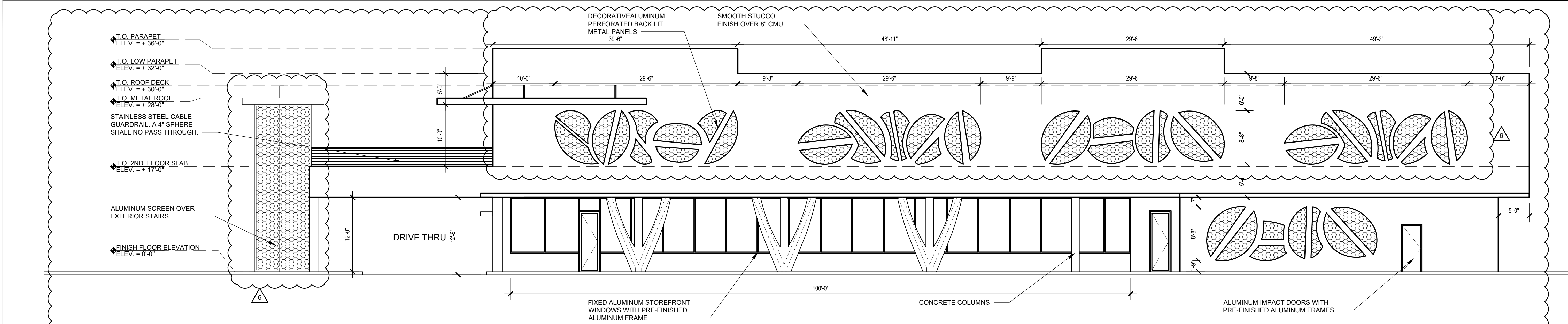
CONSULTANTS :

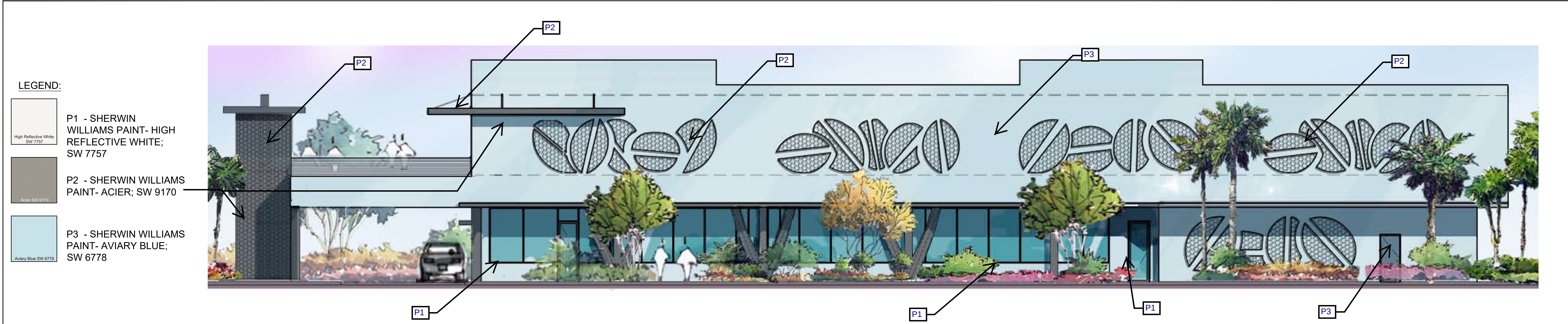
PROJECT NAME:
**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:	
1	11/15/21 2nd. ROUND OF COMMENTS
2	11/29/21 3rd. ROUND OF COMMENTS
3	03/14/23 SITE PLAN AMENDMENT
DATE 11/02/2021	
DRAWN : REVIEW	
SCALE	
DRAWING TITLE: ROOF PLAN	
SHEET No: A-102	

PROJECT NAME:
**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

REVISIONS:	
1	11/15/21 2nd. ROUND OF COMMENTS
2	11/29/21 3rd. ROUND OF COMMENTS
3	12/07/21 4th. ROUND OF COMMENTS
4	03/14/23 SITE PLAN AMENDMENT
5	03/21/23 COMMENTS
DATE 11/02/2021	
DRAWN : REVIEW	
SCALE SITE PLAN	
DRAWING TITLE: EXTERIOR ELEVATIONS	
SHEET No: A-201	

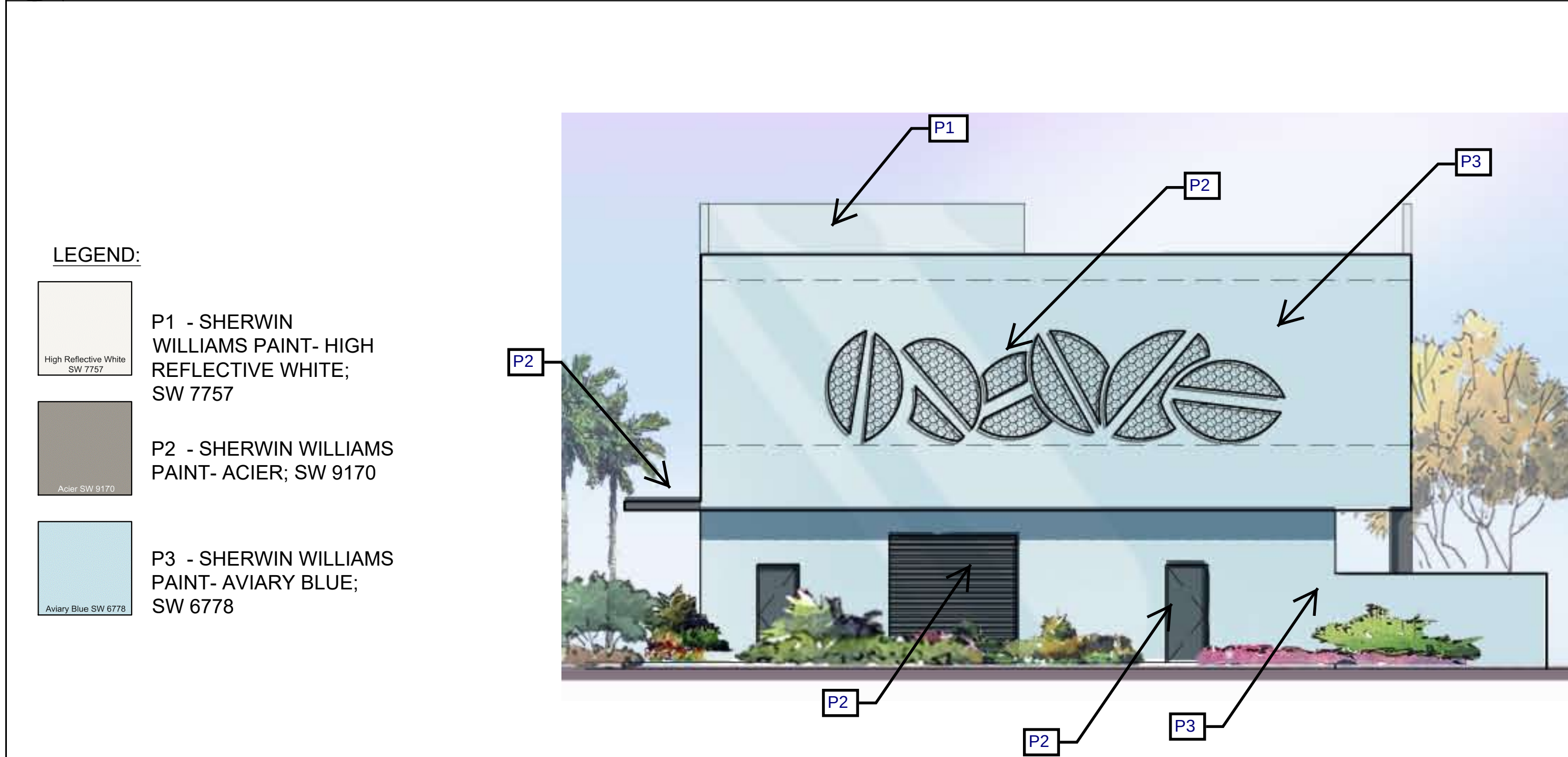




1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

STATE OF FLORIDA
REINALDO A. GOMEZ
ARCHITECT
AR0013736
03/24/23

SIGNATURE: REINALDO A. GOMEZ
AR0013736

CONSULTANTS:

PROJECT NAME: _____

**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

REVISIONS:

11/15/21 2nd. ROUND OF COMMENTS
11/29/21 3rd. ROUND OF COMMENTS
03/14/23 SITE PLAN AMENDMENT

DATE: 11/02/2021

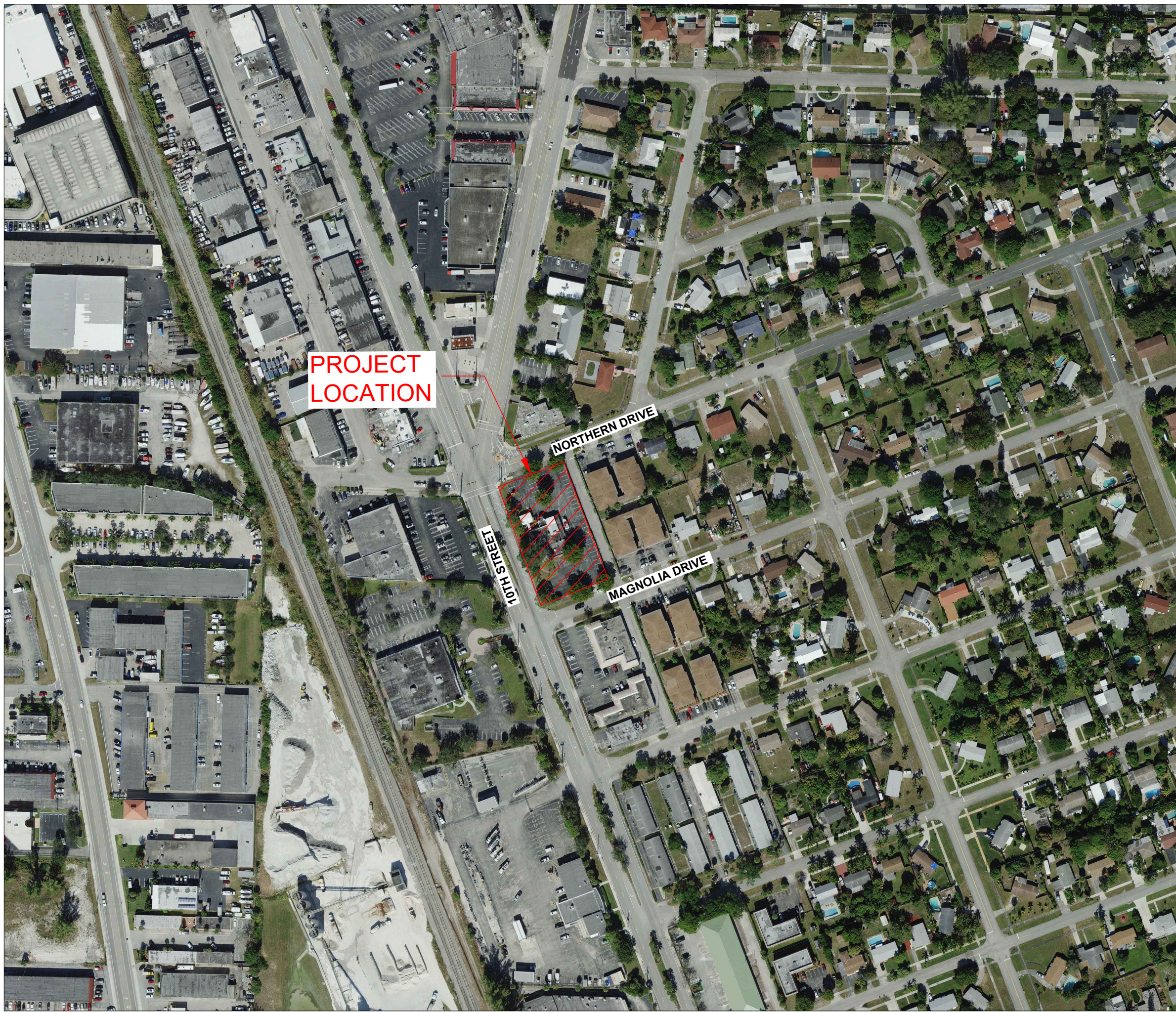
DRAWN: REVIEW

SCALE: **SITE PLAN**

DRAWING TITLE:
**EXTERIOR COLOR
ELEVATIONS**

SHEET No:
A-202

ONE A ARCHITECTURE
OCEANA COFFEE
1301 10TH STREET,
LAKE PARK, FL 33403



INDEX OF SHEETS:

SHEET No.	TITLE
PCS-1	COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	PAVING, GRADING & DRAINAGE DETAILS
PD-3	PAVING, GRADING & DRAINAGE DETAILS
SM-1	SIGNING & MARKING PLAN
SWPP-1	STORMWATER POLLUTION PREVENTION PLAN
SWPP-2	N.P.D.E.S. NOTES
SWPP-3	EROSION CONTROL DETAILS

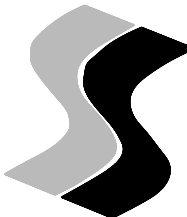
LOCATION MAP

SCALE: 1" = 200'

FOLIO: 36-43-42-20-01-079-0190

PAVING, GRADING &
DRAINAGE PLANS





SUAREZ ENGINEERING
& SURVEYING, INC.
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.: 34996

OCEANA COFFEE
COVER SHEET

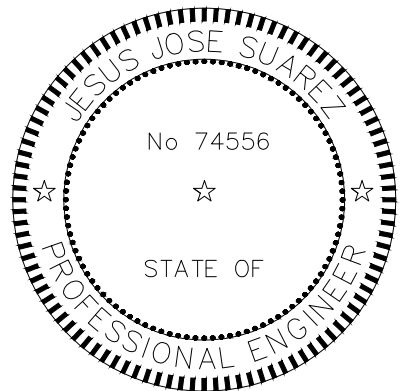
CLIENT:



AR-13736
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE
PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403
PROJECT NUMBER:
C100-2021-52

REVISIONS		
DATE	BY	DESCRIPTION



DATE: 01/18/2022
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 74556

DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.
PCS-1

This drawing was prepared by the engineer named herein and is not to be used for any other project without the written consent of the engineer named herein. The engineer named herein is not responsible for any errors or omissions in this drawing.

OCEANA COFFEE

PAVING, GRADING & DRAINAGE PLAN

CLIENT:

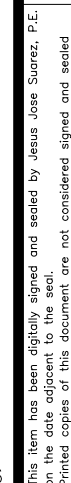
ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403

PROJECT NUMBER:
C100-2021-52

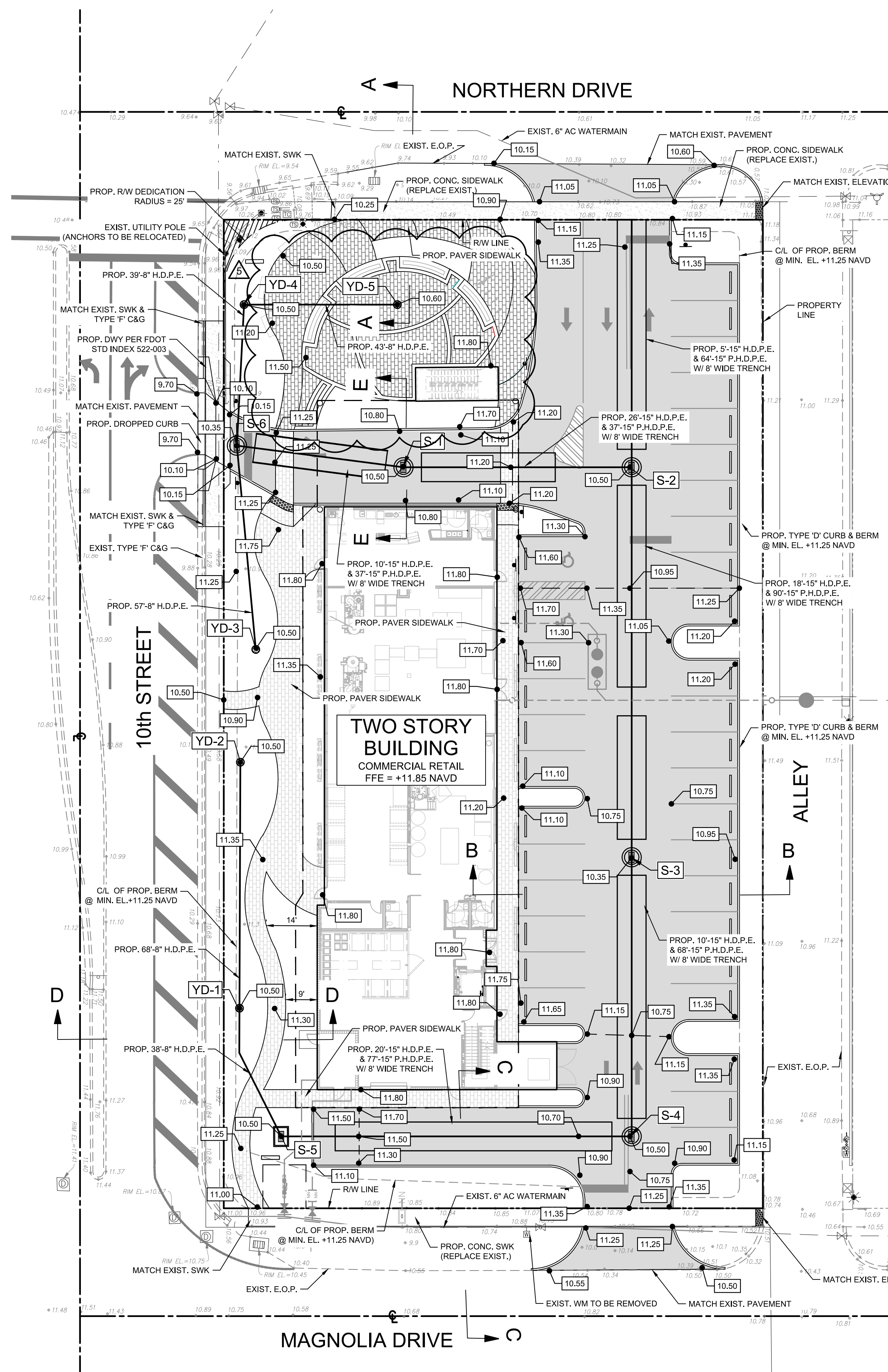
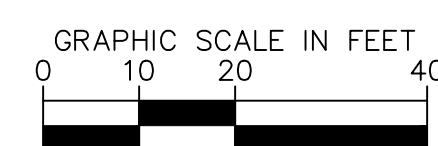
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DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 7455

DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

PD-1

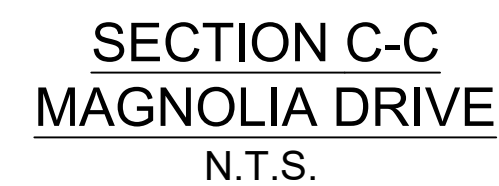


LEGEND:

- PROPOSED NEW ASPHALT
PAVEMENT 1-1/2" SP-9.5
W/ 8" LIMEROCK BASE
& 12" STABILIZED SUBGRADE
- 10.35
- PROPOSED ELEVATION

DRAINAGE STRUCTURE
SCHEDULE:

- | | |
|-------------|---|
| S-1 | TYPE "J" BOX (60" ROUND W/ TOP SLAB)
U/ S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 W (P.R.B.)
6.50 E (P.R.B.) |
| S-2 | TYPE "J" BOX (60" ROUND W/ TOP SLAB)
U/ S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 N (P.R.B.)
6.50 S (P.R.B.)
6.50 W (P.R.B.) |
| S-3 | TYPE "J" BOX (60" ROUND W/ TOP SLAB)
U/ S.F. 4155-6209 FRAME & GRATE
R.E. 10.35
I.E. 6.50 N (P.R.B.)
6.50 S (P.R.B.) |
| S-4 | TYPE "J" BOX (60" ROUND W/ TOP SLAB)
U/ S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 N (P.R.B.)
6.50 W (P.R.B.) |
| S-5 | DITCH BOTTOM INLET TYPE "C"
PER FOOT STD. INDEX 425-052
R.E. 10.50
I.E. 6.50 NW
6.50 E (P.R.B.) |
| S-6 | TYPE "P" BOX (48" ROUND W/ TOP SLAB)
U/ S.F. 4155-6209 FRAME & GRATE
R.E. 10.35
I.E. 6.50 E (P.R.B.)
6.75 N & SE |
| YD-1 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 6.75 N & SE |
| YD-2 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 7.00 S |
| YD-3 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 6.75 NW |
| YD-4 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 6.75 S & NE |
| YD-5 | 12" YARD DRAIN W/ HINGED GRATE
AND CONC. APRON
R.E. 10.50
I.E. 7.00 SW |



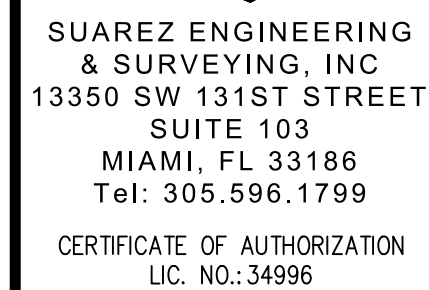
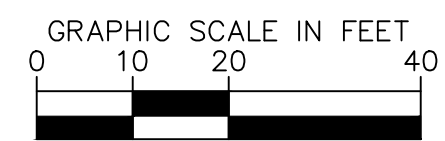
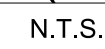
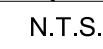
1. THE PAVEMENT SURFACE SHALL BE TYPE SP-9.5 SUPERPAVE ASPHALT CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 1/2 INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.



N.T.S.



- N.T.S.



OCEANA COFFEE

PAVING, GRADING & DRAINAGE DETAILS

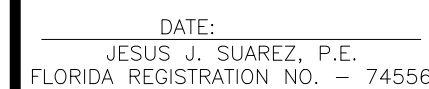
CLIENT:



PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403

PROJECT NUMBER:
C100-2021-52

[illegible]

DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

PD-3

OCEANA COFFEE

SIGNAGE AND PAVEMENT MARKING PLAN

CLIENT:

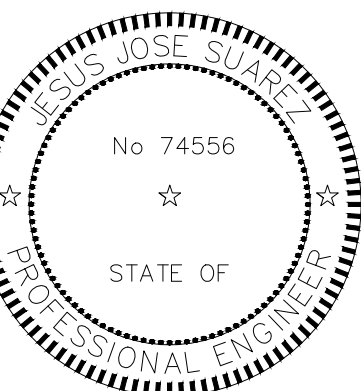
ONE A
architecture
AR-13736

188 ROCKLEDGE CIR
OCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
LAKE OCEANA COFFEE

PROJECT ADDRESS:
301 10TH STREET
LAKE PARK, FL 33403

PROJECT NUMBER:
C100-2021-52

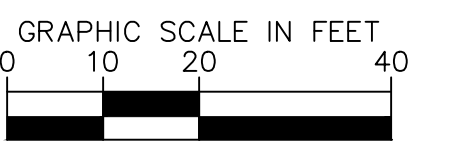
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DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 7455

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SCALE: AS SHOWN
DESIGNED BY: J.S.
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CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

SM-1



LEGEND:



ACCESSIBLE PARKING ONLY SIGN
(SEE DETAIL)



R1-1 "STOP" SIGN (30" X 30")



R5-1 "DO NOT ENTER" SIGN



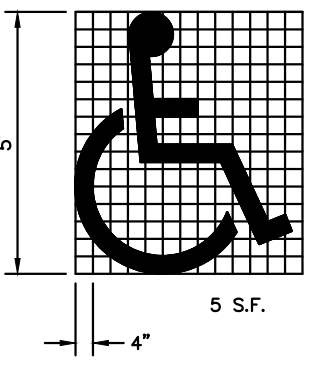
R3-5R "RIGHT TURN ONLY" SIGN



W11-02 "PEDESTRIAN
CROSSING SIGN"
W/ W16-07PL ARROW



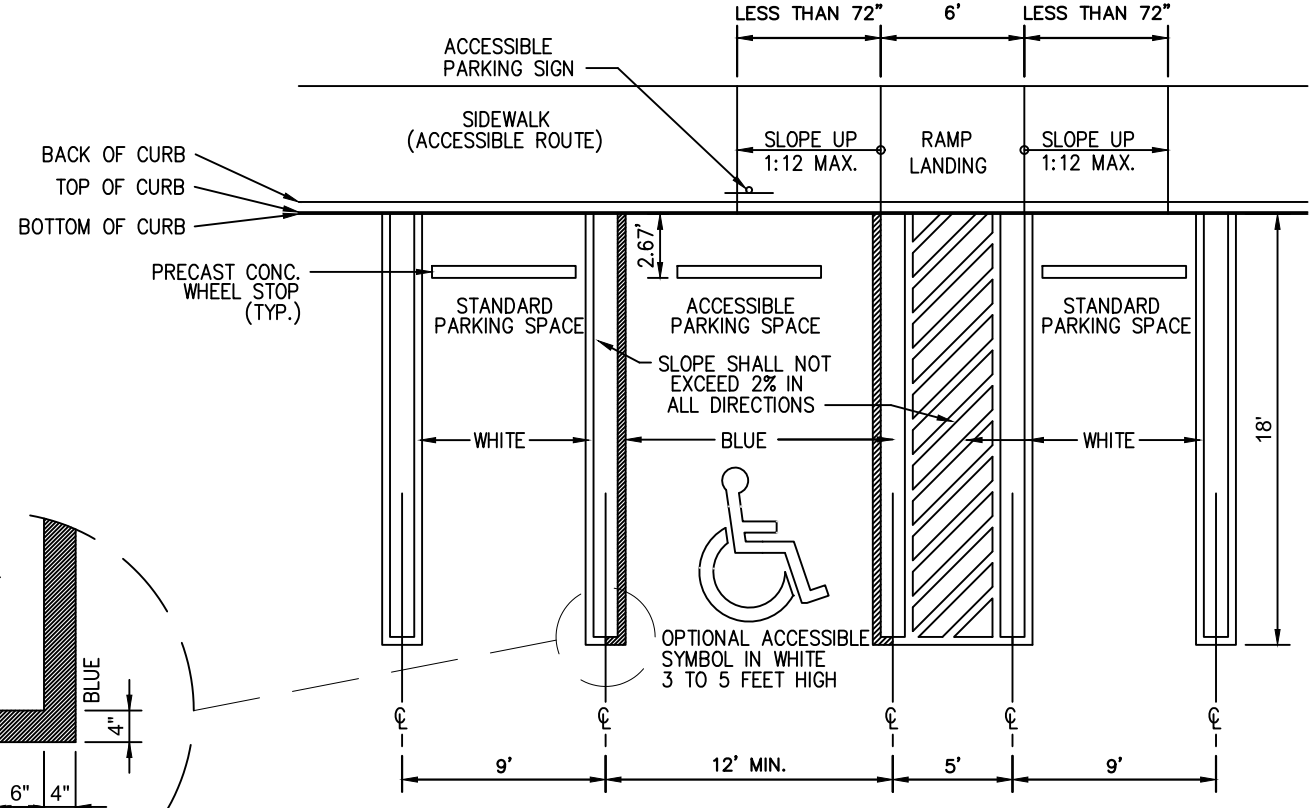
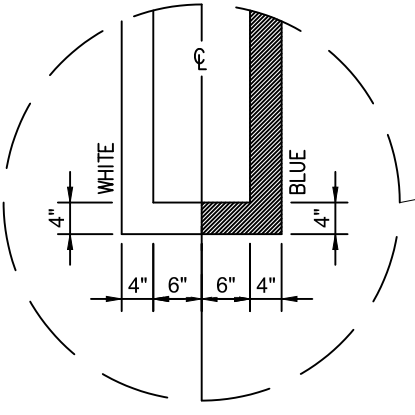
W11-02 "PEDESTRIAN
CROSSING SIGN"
W/ W16-07PR ARROW



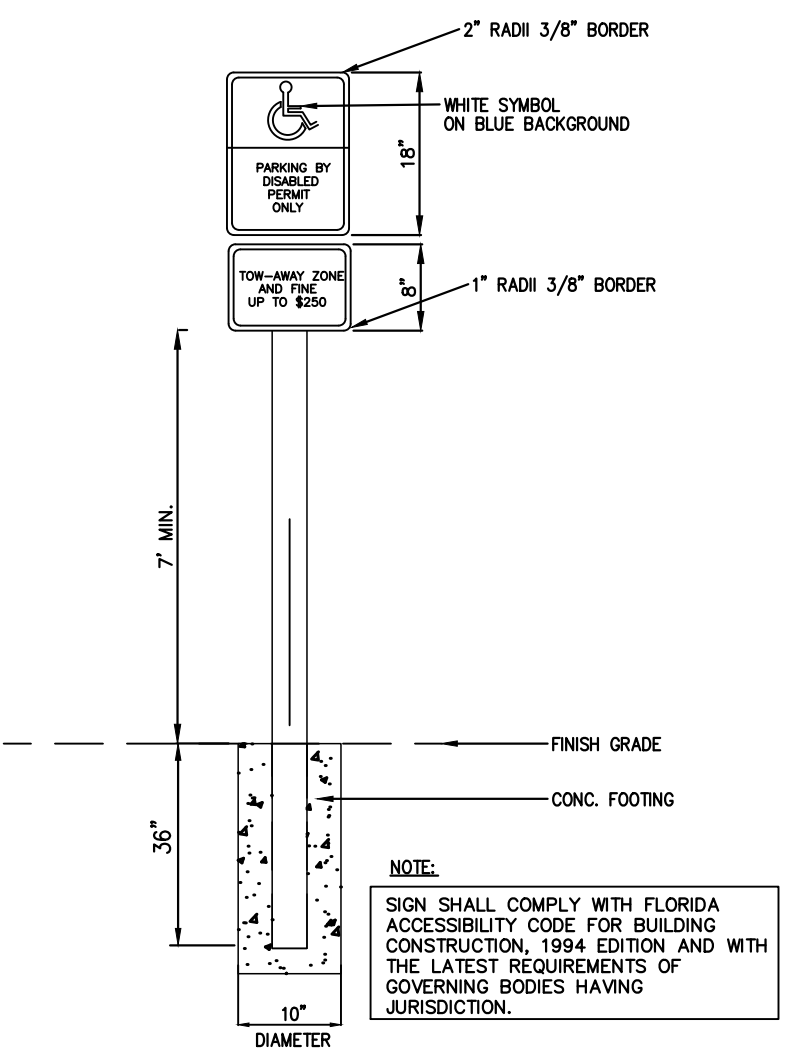
USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE IN COLOR. (PAINT 2 COATS)

NOTE:

STOP SIGN AND ASSEMBLY SHALL BE FABRICATED AND
INSTALLED IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC
WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS

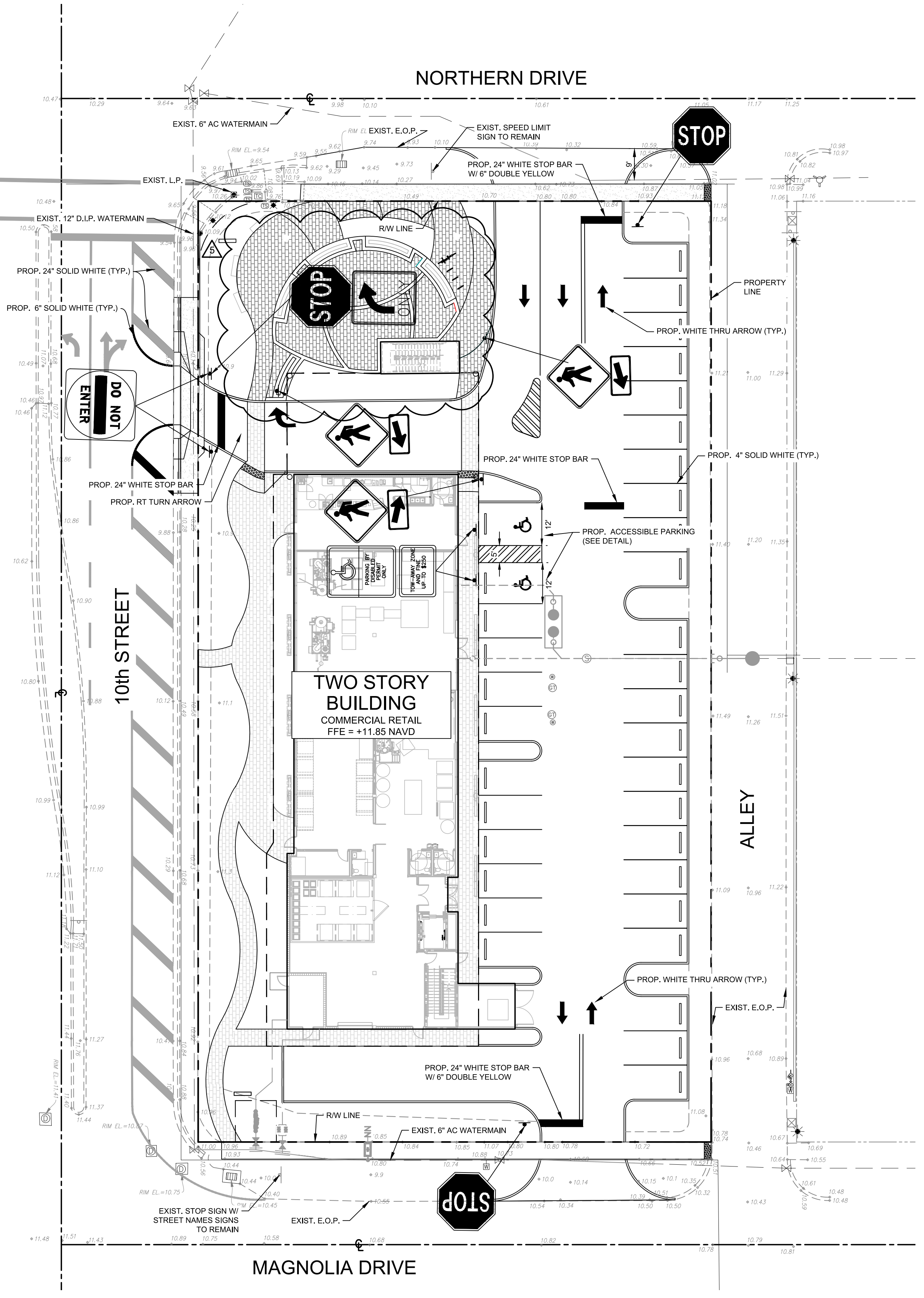


ACCESSIBLE PARKING STALL



ACCESSIBLE PARKING SIGN

NOTE:
SIGN SHALL BE PER MIAMI DADE
COUNTY PUBLIC WORKS STANDARDS
DETAIL R18.3.



OCEANA COFFEE

STORMWATER POLLUTION PREVENTION PLAN

CLIENT:

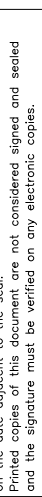


188 ROCKLEDGE CIR
OCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
LAKE OCEANA COFFEE

PROJECT ADDRESS:
301 10TH STREET
LAKE PARK, FL 33403

PROJECT NUMBER:
C100-2021-52

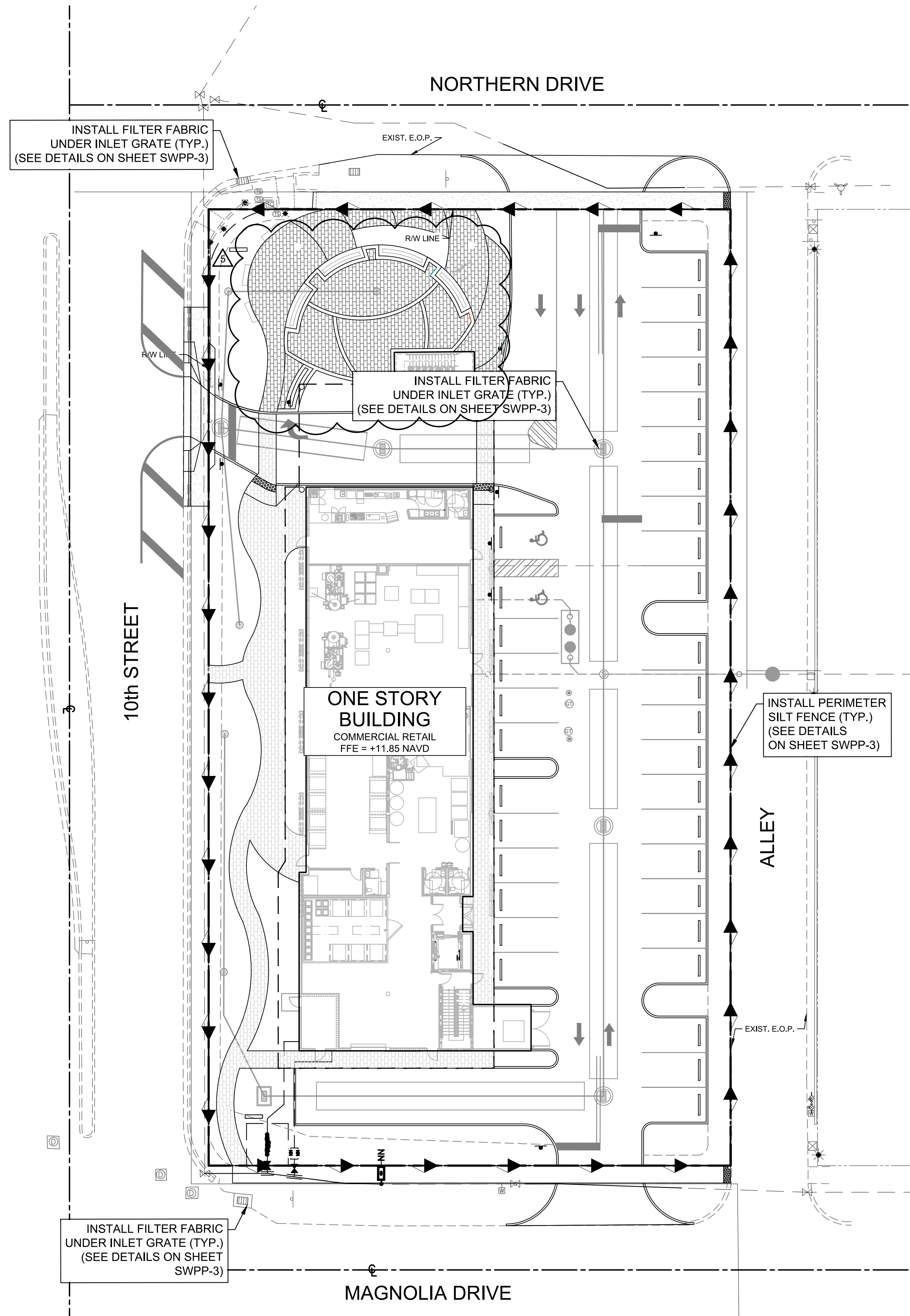
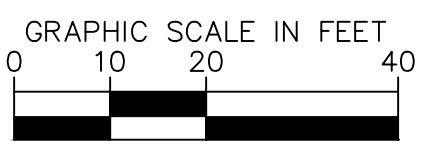
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DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 74556

DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

SWPP-1 |

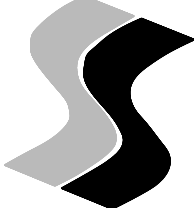


C:\Users\jenn\Documents\General\01-Suarez Engineering & Surveying\Projects\2021\2021-52-Oceana Coffee\PlanSheets\2021-52-SWPP-2-SWPP-2-SWPPN.dwg Mar 14, 2023 - 3:52pm JENNI

PROJECT LOCATION:	LAKE PARK, PALM BEACH COUNTY, FLORIDA
TOTAL AREA OF THE SITE:	0.95 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED:	0.95 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION OF ONE-STORY COMMERCIAL BUILDING AND RESTAURANT, WITH OFFICE.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. ADD FILL FOR NEW PARKING. 2. CLEAR & GRUB EXISTING VEGETATION WITHIN THE SITE. 3. HAUL OFF SITE CLEARED MATERIAL. 4. EXPORT AND/OR IMPORT FILL MATERIALS.
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOILS ARE CLASSIFIED AS SAND.
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	ALL DRAINAGE AND DEWATERING TO REMAIN ON SITE
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	ALL DRAINAGE AND DEWATERING TO REMAIN ON SITE
THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATOINS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	TEMPORARY WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY.
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCTION ENTRANCE/EXIT OFF MAGNOLIA DRIVE ON THE SOUTH AND NORTHERN DRIVE ON THE NORTH.
OTHER:	NOT APPLICABLE

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.
1. A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE. 2. FILTER FABRIC MATERIAL SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INLETS.
DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.
THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT LANDSCAPING HAS BEEN CONSTRUCTED AND STABILIZED.
DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.
1. SILT FENCES 2. FILTER FABRIC MATERIAL
INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM).
1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS. 2. SITE CIVIL INSPECTOR WILL CONDUCT WEEKLY INSPECTIONS. 3. INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.
IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.
NONE
DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.
DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.
ALL STORMWATER RUNOFF FROM THE PROJECT WILL BE PRE-TREATED WITHIN ON-SITE EXFILTRATION TRENCHES AND DETENTION AREAS AND BERMS ARE PROPOSED FOR CONTROL OF WATER QUANTITY.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.			
CONTRACTOR CERTIFICATION STATEMENT			
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."			
NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE
OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT			
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."			
NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE



SUAREZ ENGINEERING & SURVEYING, INC.
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799

CERTIFICATE OF AUTHORIZATION
LIC. NO.: 34996

OCEANA COFFEE

N.P.D.E.S. NOTES

CLIENT:



AR-13736

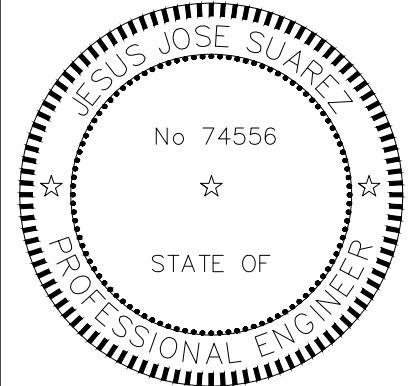
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403

PROJECT NUMBER:
C100-2021-52

REVISIONS		
DATE	BY	DESCRIPTION



DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 74556

DATE:	01/18/2022
SCALE:	AS SHOWN
DESIGNED BY:	J.S.
DRAWN BY:	J.S.
CHECKED BY:	J.S.
FILE:	
JOB No.	C100-2021-52

SHEET NO.

SWPP-2

This drawing was prepared by the engineer named on the title block and is issued by the engineer named on the title block. The engineer named on the title block is a duly licensed Professional Engineer in the State of Florida. The engineer named on the title block is not responsible for any errors or omissions in this drawing. The engineer named on the title block is not responsible for any errors or omissions in this drawing.



1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"x6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCRATCH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

OCEANA COFFEE

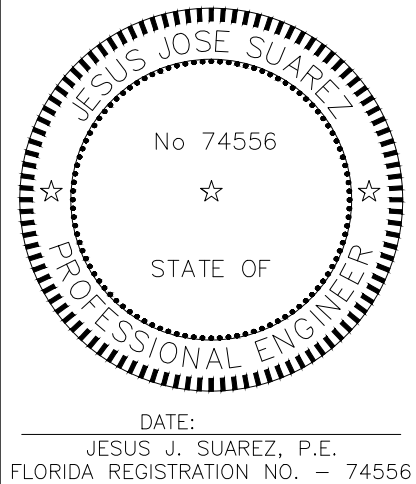
CLIENT:

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

PROJECT ADDRESS:
1301 10TH STREET
LAKE PARK, FL 33403

PROJECT NUMBER:
C100-2021-52

[illegible]

DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO

SWPP-3

This item has been digitally signed and sealed by Jesus Jose Suarez, P.E. on the date adjacent to the seal.

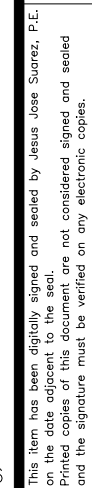
An aerial photograph of a suburban area. A red rectangle highlights a specific lot at the intersection of Northern Drive and Magnolia Drive. A red arrow points from the text 'PROJECT LOCATION' to this highlighted area. The map also shows 20th Street running vertically. The surrounding area includes residential houses, parking lots, and commercial buildings.

<u>SHEET No.</u>	<u>TITLE</u>
WCS-1	COVER SHEET
WS-1	WATER & SEWER PLAN
WS-2	WATER DETAILS
WS-3	SEWER DETAILS

OCEANA COFFEE

COVER SHEET

ONE A
architecture
AR-13736
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

[illegible]

SHEET NO.



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WATER & SEWER PLANS

SCALE: 1" = 200'

SECTION 20/ TOWNSHIP 42 S/ RANGE 43 E

OCEANA COFFEE

WATER AND SEWER PLAN

CLIENT:

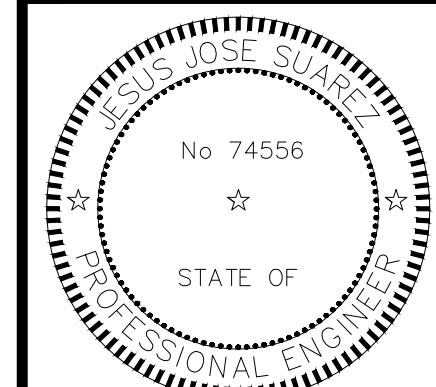
ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
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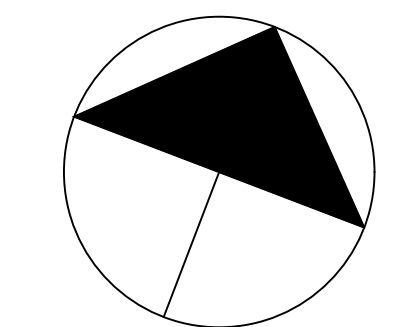
[illegible]

DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 74556

DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
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JOB No. C100-2021-52

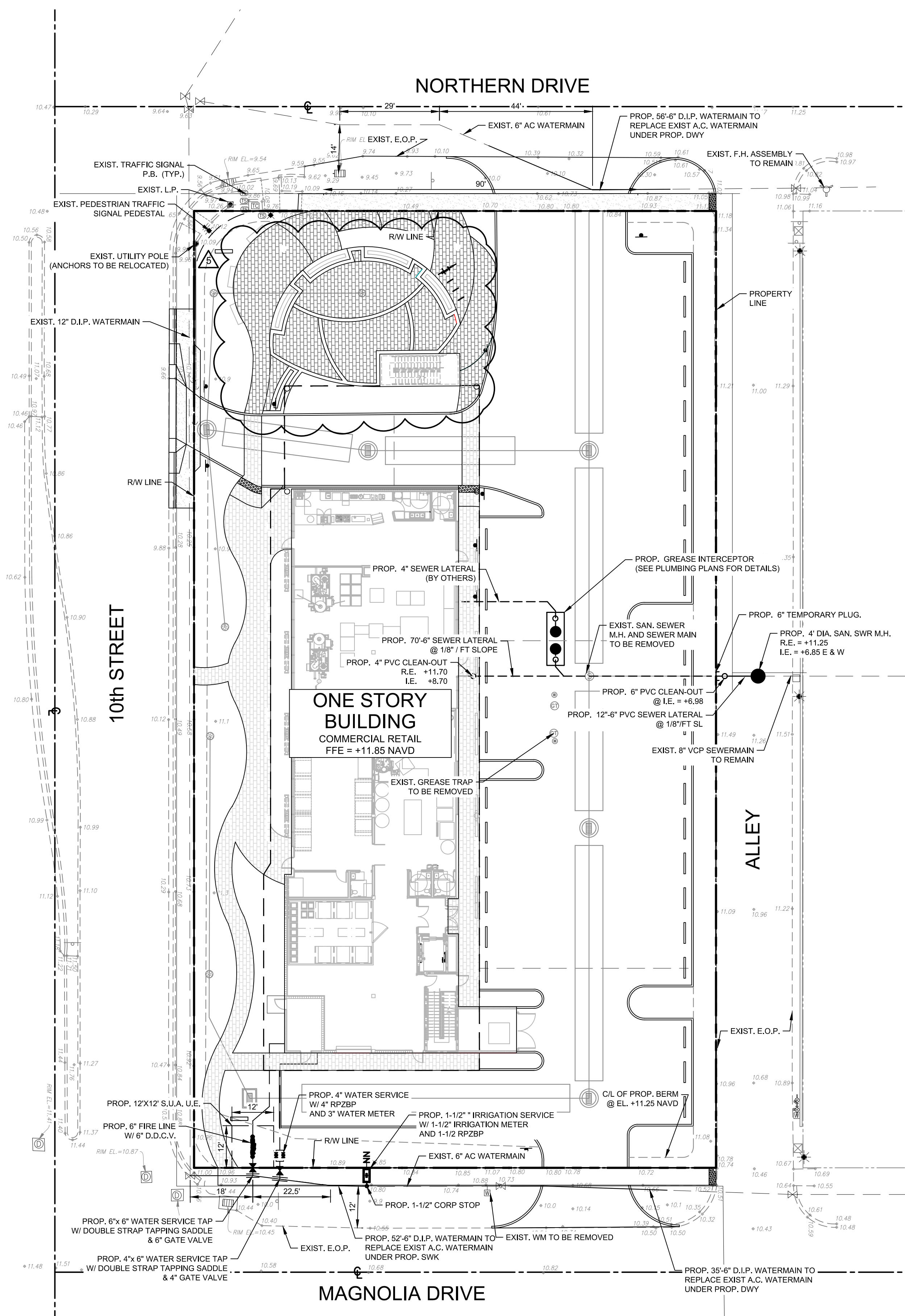
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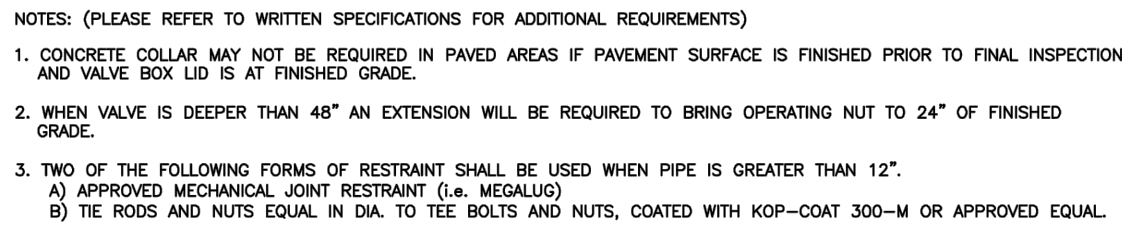
WS-1



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 10, 20, and 40. The segment between 0 and 10 is divided into two equal parts by a vertical line. The segment between 10 and 20 is divided into two equal parts by a vertical line. The segment between 20 and 40 is divided into two equal parts by a vertical line. The segments from 0 to 10, 10 to 20, and 20 to 40 are shaded black.

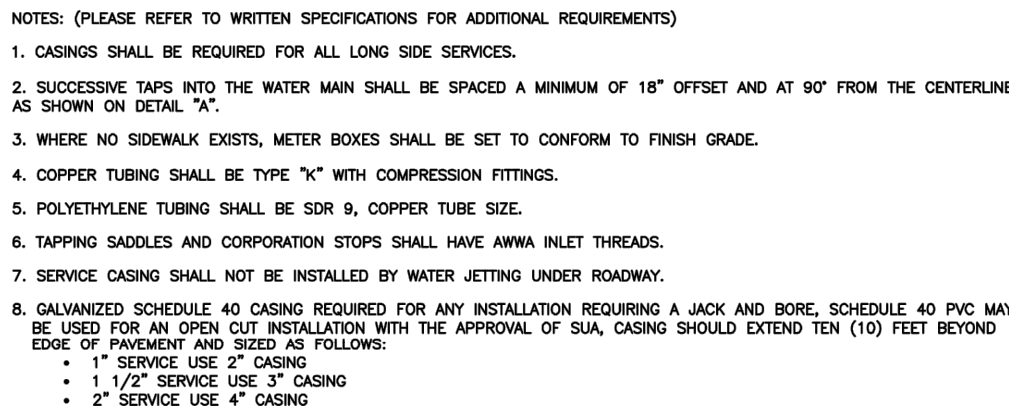




SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

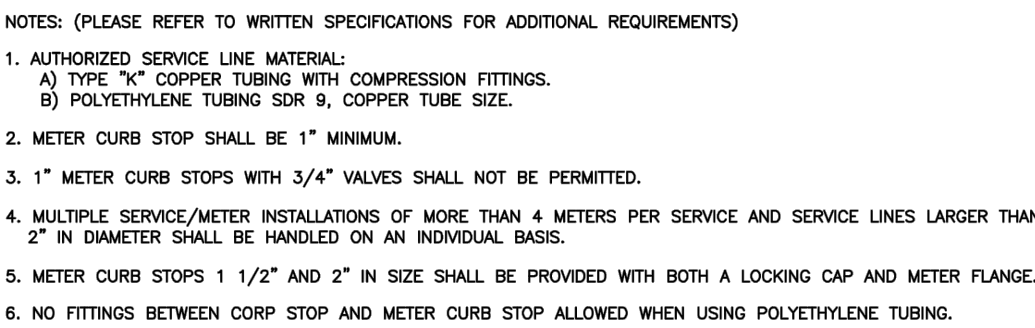
Revision A-15



SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

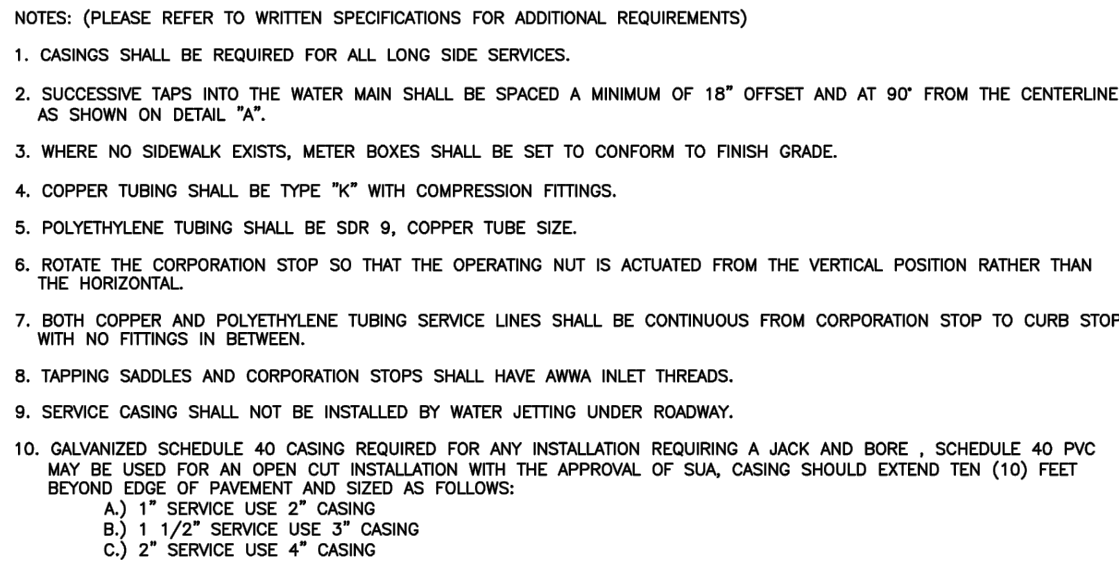
Revision B-18



SEACOAST UTILITY AUTHORITY

CONSTRUCTION STANDARDS AND DETAILS

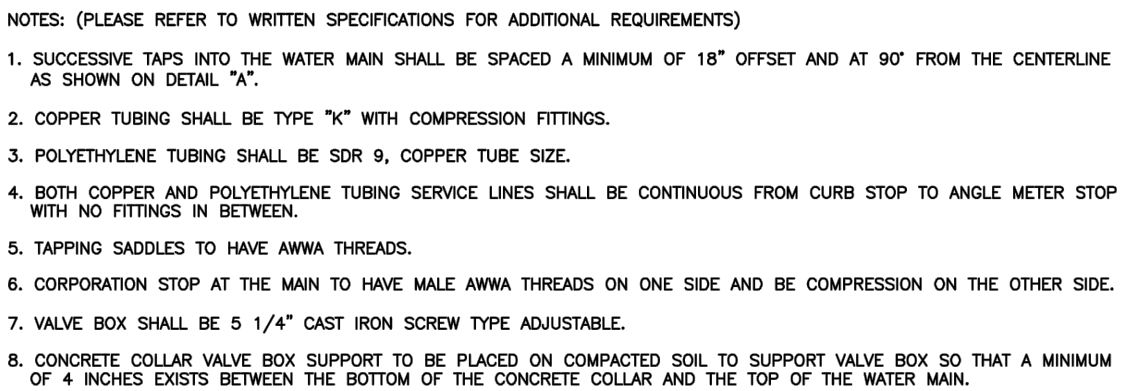
Revision B-18



SEACOAST UTILITY AUTHORITY

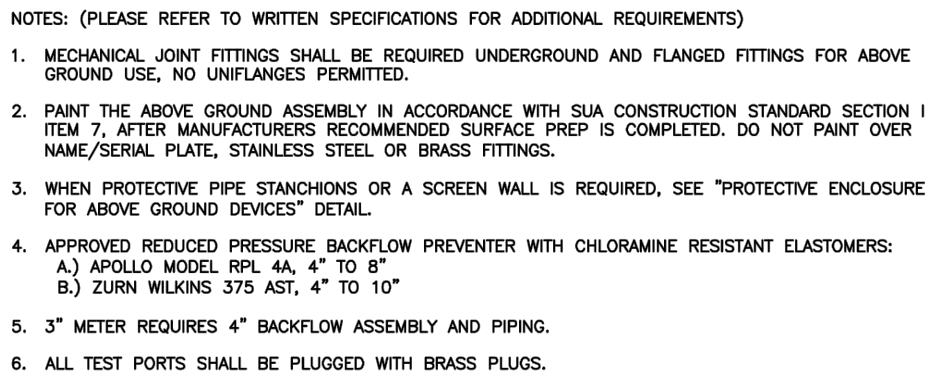
CONSTRUCTION STANDARDS AND DETAILS

Revision A-15



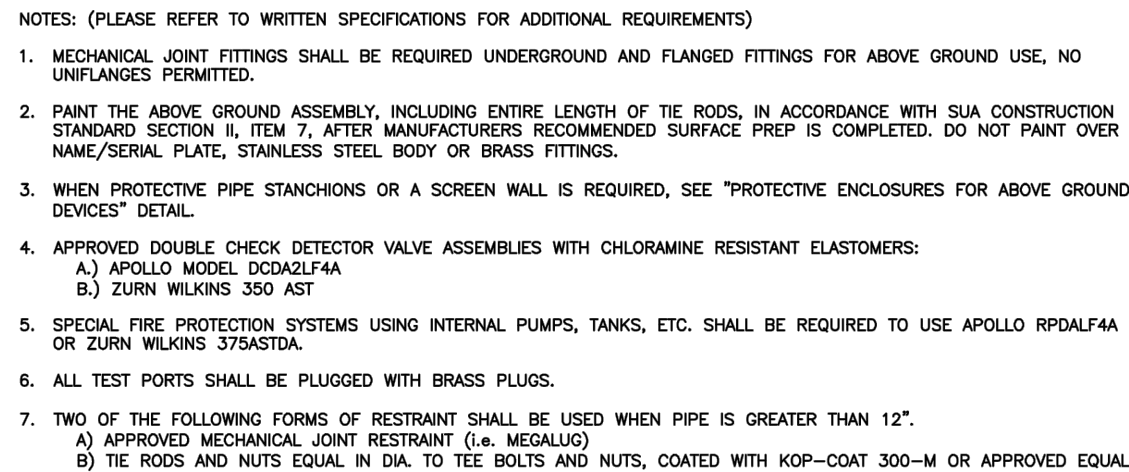
SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS

Revision A-1.

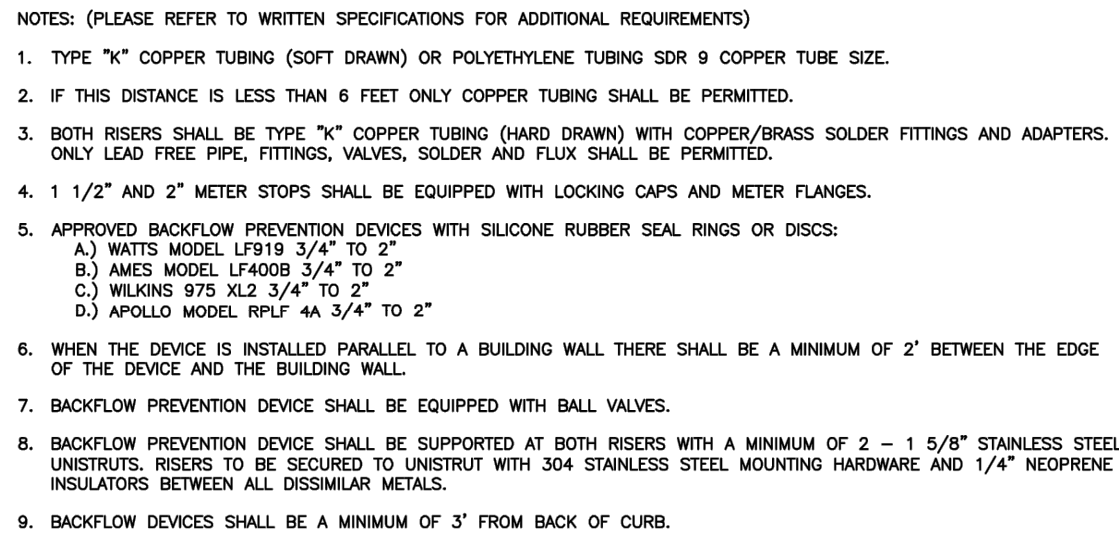


SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS

Revision E-2

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS

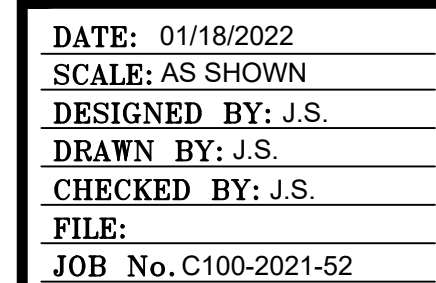
Revision D-2

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS

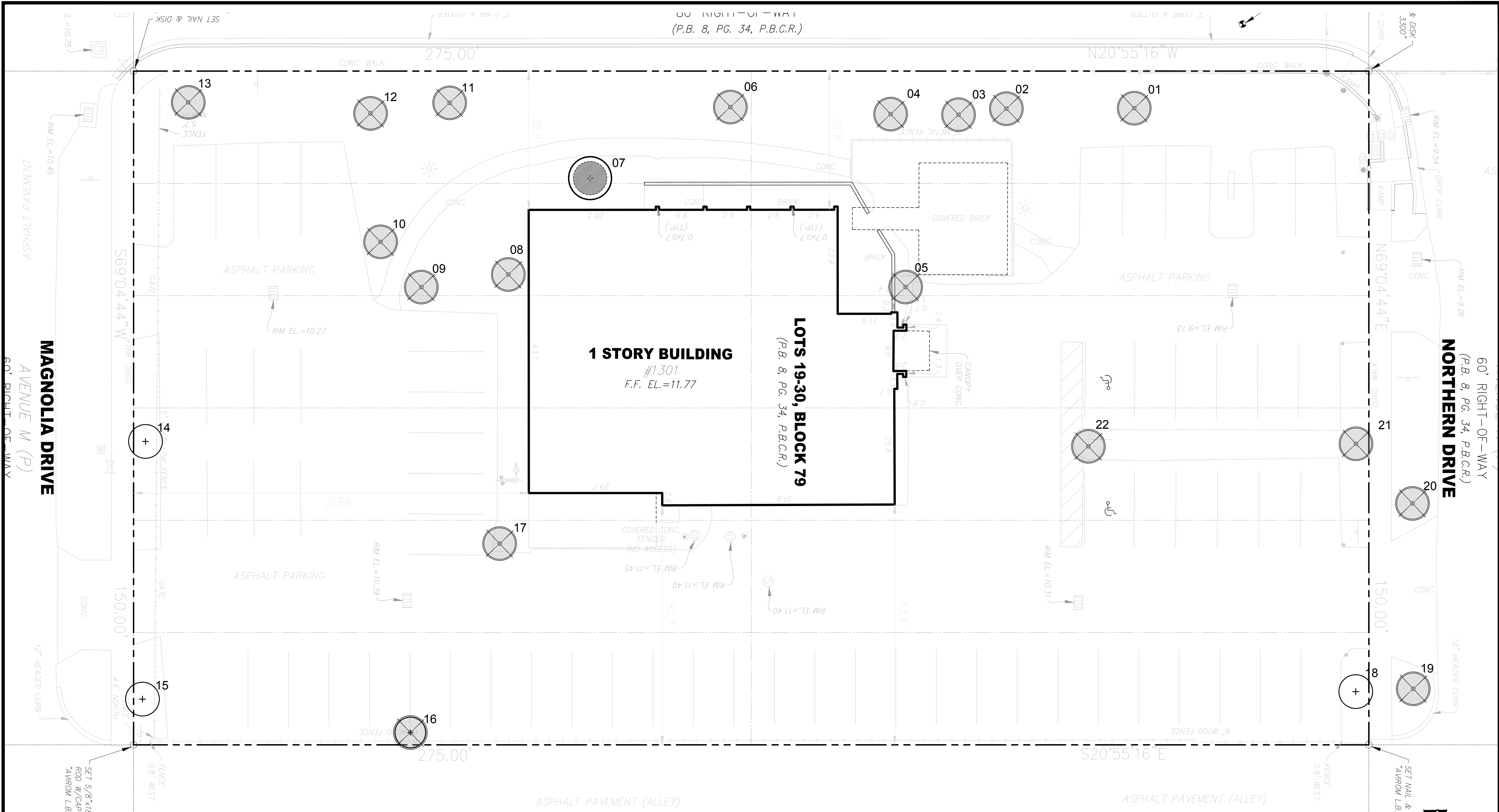
Revision C-1



ONE A
architecture
AR-13736

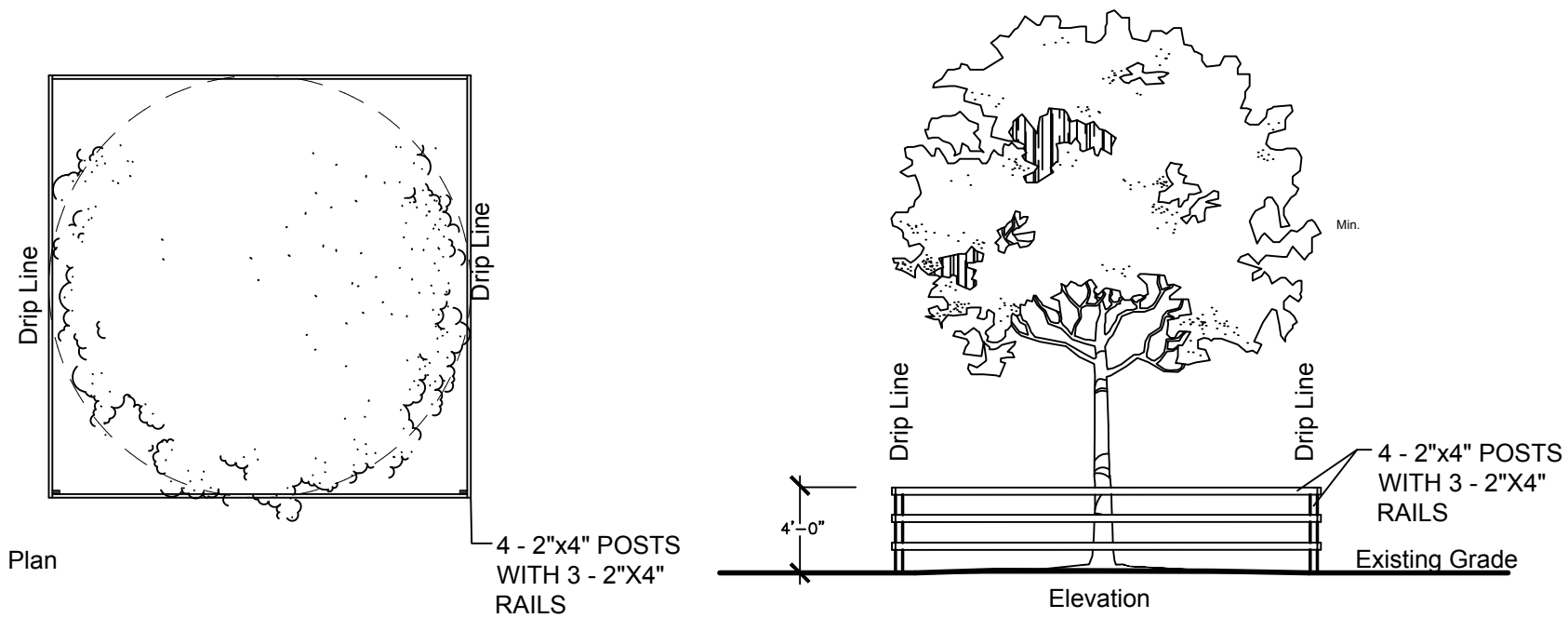
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WS-3



Existing Tree Survey								
1301 10TH STREET								
KEY	BOTANTICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	COMMENTS
1	<i>Syagrus romanzoffiana</i>	Queen Palm	10	20	12	50%	Remove	
2	<i>Pinus elliottii</i>	Slash Pine	20	28	25	55%	Remove	
3	<i>Pongamia pinnata</i>	Pongam	8	12	9	30%	Remove	
4	<i>Pongamia pinnata</i>	Pongam	8	12	9	30%	Remove	
5	<i>Wodyetia bifurcata</i>	Foxtail Palm	8	12	9	30%	Remove	
6	<i>Pongamia pinnata</i>	Pongam	8	12	9	30%	Remove	
7	<i>Quercus virginiana</i>	Live Oak	40	35	30	55%	Relocate	
8	<i>Pinus elliottii</i>	Slash Pine	12	30	15	55%	Remove	
9	<i>Hyophorbe lagenicaulis</i>	Bottle Palm	12	6	5	40%	Remove	
10	<i>Syagrus romanzoffiana</i>	Queen Palm	8			0%	Dead	
11	<i>Pongamia pinnata</i>	Pongam	10	15	15	40%	Remove	
12	<i>Syagrus romanzoffiana</i>	Queen Palm	8	14	7	30%	Remove	
13	<i>Pinus elliottii</i>	Slash Pine	20	28	22	70%	Remove	
14	<i>Bucida buceras</i>	Black olive	20	24	25	50%	Remain	
15	<i>Bucida buceras</i>	Black olive	16	25	22	50%	Remain	
16	<i>Wodyetia bifurcata</i>	Foxtail Palm	3	10	4	30%	Remove	
17	<i>Bucida buceras</i>	Black olive	24	27	28	40%	Remove	
18	<i>Bucida buceras</i>	Black olive	21	28	25	50%	Remain	
19	<i>Roystonea elata</i>	Royal Palm	8	14	12	40%	Remove	
20	<i>Roystonea elata</i>	Royal Palm	8	14	10	40%	Remove	
21	<i>Bucida buceras</i>	Black olive	24	25	25	45%	Remove	
22	<i>Bucida buceras</i>	Black olive	20	28	20	50%	Remove	

NOTE: All height and canopy numbers are in feet. Palm height is overall height.

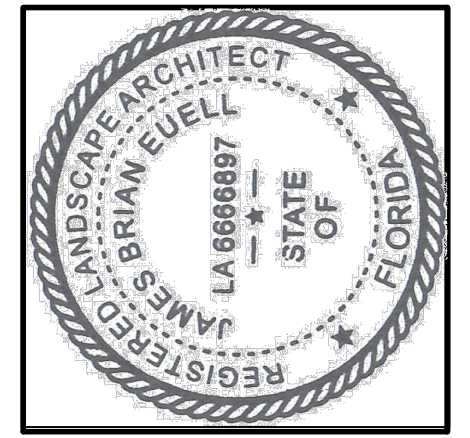
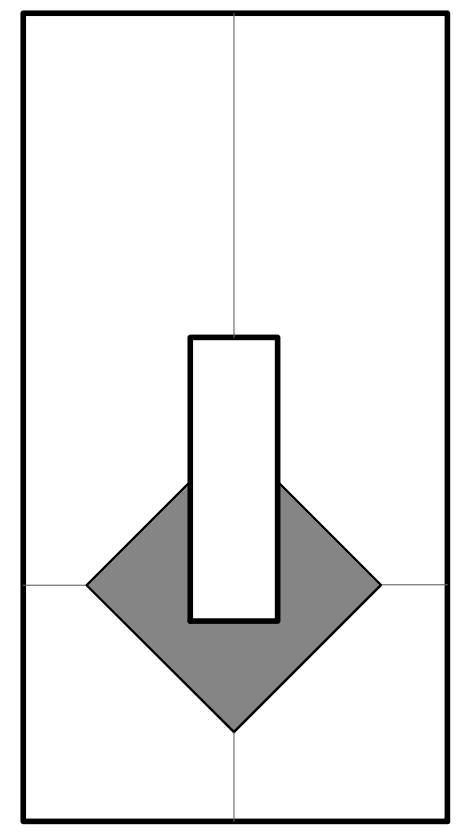


Existing Tree(s) Protection Detail

ROOT PRUNING FOR TREE RELOCATION

- 1) ROOT PREPARATION
- A. Trees to be root pruned with clean, sharp equipment 6-8 weeks prior to relocation to a depth of at least 24 inches by ISA certified arborist.
1. Maintain root pruned materials by watering, weeding, moving, spraying, fertilizing, and other horticulture practices.
2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.
3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.
- B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees, Florida Department of Agriculture.
1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter
- 3'-1/2" to 4": 28"
- 4" to 4'-1/2": 30"
- 4'-1/2" to 5": 32"
- 5" to 5'-1/2": 34"
- Larger sizes increase proportionally.
- C. Two to 3 weeks after root pruning and before lifting, tree canopies shall be pruned to remove any dead, decayed, broken branches, low hanging branches, or branches which would otherwise restrict strapping/lifting activities.
- 1) TREE RELOCATION
- A. Trees shall be lifted using fiber rope lifting straps, with their rootballs cradled with fiber rope tree slings or other appropriate materials, such that the bulk of the trees' weight rests upon the rootball. Trunk straps may be used for balancing a maneuvering the trees into position, but shall not be used to lift or hold 100% of the trees' weight.
1. Once lifting begins, any uncut roots which become apparent around or under the rootballs shall be immediately severed with the appropriate pruning tools so as to minimize tearing.
2. After lifting, trees shall not be set down again until reaching the final site of relocation.
- B. Trees are to be set in pre-dug pits, and properly braced in accordance with tree planting details shown on landscape plan.
- C. Daily irrigation at high volume (15-25 gallons per tree, as per size) shall be provided for the first month after relocation. After that time, irrigation shall be provided 3 times per week, continuing at high rates, for at least 2 more months. After establishment, standard irrigation practices shall be implemented.

N.T.S



PROJECT NAME & LOCATION:

LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

DISTRIBUTION:	DATE:
ASITE PLAN MODIFICATION	03-15-23

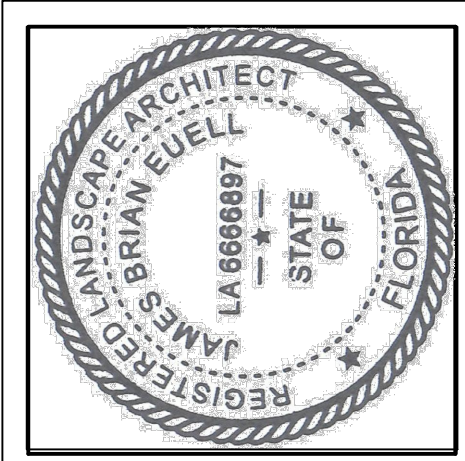
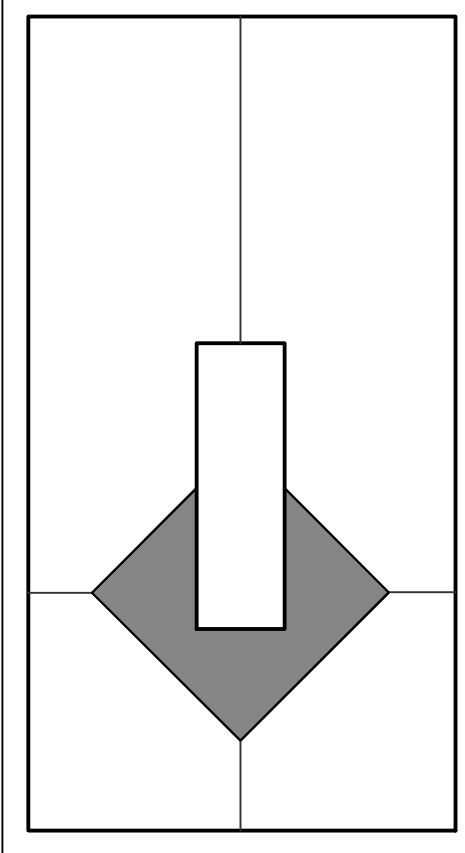
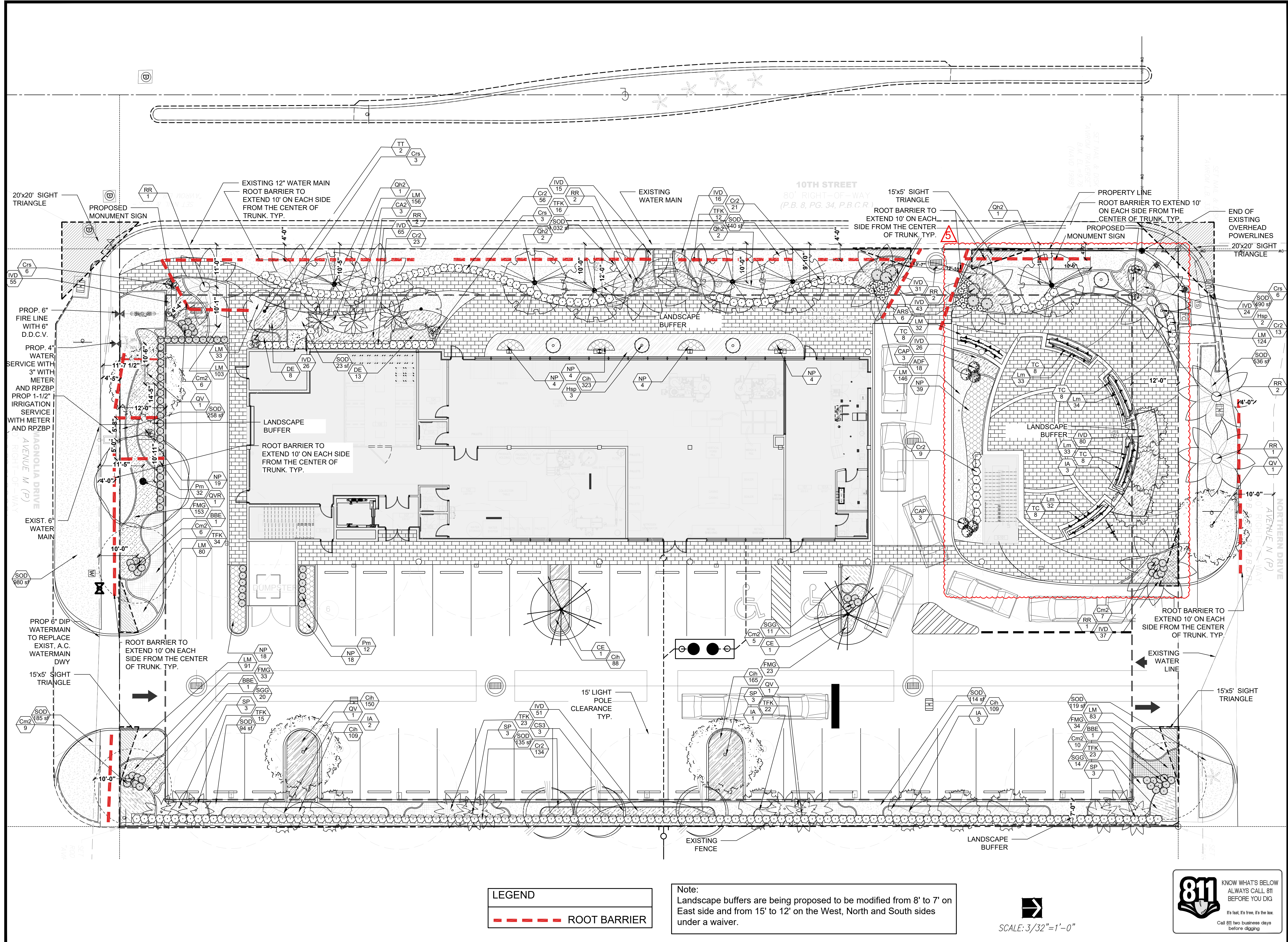
DRAWING NAME:

TREE
DISPOSITION
PLAN AND TABLE

DRAWING NUMBER:

L-200





PROJECT NAME & LOCATION:
**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

DISTRIBUTION:	DATE:
☒ SITE PLAN MODIFICATION	03-15-23

DRAWING NAME:
**LANDSCAPE
PLAN**

DRAWING NUMBER:
L-210

Note:
Landscape buffers are being proposed to be modified from 8' to 7' on East side and from 15' to 12' on the West, North and South sides under a waiver.



SCALE: 3/32"=1'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
CE	2	Conocarpus erectus / Buttonwood	FG/B&B	3" DBH	12' HT x 6' SPR	Yes	High			
CS3	3	Conocarpus erectus sericeus / Silver Button Wood	FG/B&B	2" DBH	12' HT. X 5' Spr., Std.	Yes	High			
IA	9	Ilex cassine / Dahoon Holly	FG/B&B	3" DBH	12' HT. X 5' SPR., STD., TREE FORM	Yes	High			
QV	4	Quercus virginiana / Live Oak	FG/B&B	3" DBH	14' HT x 6' SPR	Yes	High			
Qh2	6	Quercus virginiana 'High Rise' / High Rise Live Oak	FG/B&B	3"Cal	14'-16' H. X 5' SPR., 5' CT.	Yes	High			
EXISTING TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
BBE	3	Bucida buceras / Black Olive	EXISTING			No	High			
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
TT	2	Tabebuia heterophylla / Pink Trumpet Tree	FG/B&B	3" DBH	14' HT x 6' SPR	No	High			
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
CA2	3	Carpentaria acuminata / Carpentaria Palm	Field Grown / B & B		18' CT. Matched OA Hts.	No	Medium			
RR	11	Roystonea regia / Royal Palm	FG/B&B		8' GW., heavy & matched	Yes	Medium			
SP	12	Sabal palmetto / Cabbage Palmetto	FG/B&B		14'-20' OA, Vary Heights	Yes	High			
RELOCATED TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
QVR	1	Quercus virginiana / Southern Live Oak	Relocated			Yes	High			
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
ARS	6	Andropolis skinerii Red Tip Bromeliad / Giant Red Bromeliad	3 Gal.		Specimen as shown	No	High			
ADF	38	Asparagus densiflorus 'Myers' / Myers Asparagus	-		18"x18"	No	High			
Cr2	256	Chrysobalanus icaco / Coco plum	-		30" HT. X 24" SPD	YES	High			
Cm2	43	Codiaeum variegatum 'Mammy' / Mammy Croton	-		20"x20" OA.	No	High			
CrS	18	Cordyline fruticosa 'Red Sister' / Red Sister Ti	-	Multi Stem	24-28" OA	No	Medium			
CAP	6	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum	-		36" HT. x 30" Spr.	No	High			
Hsp	5	Hibiscus rosa-sinensis 'Seminole' / Pink Hibiscus	-		6' HT OA, Standard	No	Medium			
Pm	44	Podocarpus macrophyllus / Yew Pine	-		48" HT. X24" SPD	No	High			
VINE/ESPALIER	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
TC	40	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	---		5' RUNNERS	No	HIGH			
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NAITVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
DE	30	Duranta erecta 'Gold Mound' / Gold Mound Duranta	-		18"HT x 18"SPR	Yes	High	20" o.c.		
FMG	243	Ficus microcarpa 'Green Island' / Green Island Ficus	-		14" HT x 16" SPR	No	High	18" o.c.		
IVD	469	Ilex vomitoria 'Stokes dwarf' / Dwarf Yaupon Holly	-		14" HT x 16" SPR	Yes	High	18" o.c.		
NP	110	Nerium oleander 'Petite Pink' / Petite Pink Oleander	-		24" HT x 20" SPR	No	Medium	24" o.c.		
SGG	45	Schefflera arboricola 'Gold Capella' / Gold Capella Arboricola	-		24"HT x 24"SPR	No	High	24" o.c.		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
Cih	944	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	-		12" HT X 12" SPR.	Yes	High	12" o.c.		
LM	980	Liriope muscari / Lilyturf	-		12" HT. x 12" SPR.	No	High	12" o.c.		
SOD/SEED	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
SOD	4,406 sf	Stenotaphrum secundatum 'Floritam' / 'Floritam' St. Augustine Sod	sod							
TALL GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
TFK	145	Tripsacum dactyloides / Fakahatchee Grass	-		24" HT. x 24" SPR.	Yes	Medium	24" o.c.		

LANDSCAPE CALCULATIONS			
GROSS SITE AREA	41,250 S.F (0.94 AC.)		
OPEN SPACE / PERVIOUS AREA	7,634 S.F.	19.00%	
TOTAL IMPERVIOUS AREA	33,616 S.F.	81.00%	
Sec. 78-253 - Minimum landscaping requirements.	REQUIRED	PROVIDED	
c. Parking Areas			
1 Shade Tree per parking island			
Total Parking Islands Provided 6	6 Trees	6 Trees	
h. Planting			
1 A landscaped buffer shall be a minimum of eight feet in depth around the perimeter of a parcel; provided, however, a landscaped buffer of 15 feet in depth shall be required on lands located adjacent to public street rights-of-way			
2 The maximum spacing of planted trees along any perimeter buffer along a public street shall be 20 linear using small trees and 25 feet using canopy trees of fraction thereof			
Northern Drive 113 L.F. /25=4.5	5 Trees	9 Trees	
10th Street 261 L.F /20=10.4	10 Trees	10 Trees	
Magnolia Drive 125 L.F. /25=5	5 Trees	5 Trees	
East Buffer 275 L.F. /40=6.8	7 Trees	11 Trees	
5 Foundation Planting to be 5' Min. and to have at least 1 shade tree or palm cluster for each 30 L.F or fraction thereof of facade width			
162 L.F. on 10th Street / 30=5.4	6 Trees	6 TREES	
Total Trees	39 Trees	46 Trees	
Palms to be 50% max. of required trees 39/2=19.5	20 Palms	15 Palms	
75% of plants to be from the Town's preferred plant list			
46 Trees Provided x 75%=35	35 Trees (75%)	39 Trees (83%)	
3,422 Shrubs/Ground covers x 75%=2,565	2,565 (75%)	2,950 (86%)	
50% of plants to be native			
Palm Trees to be 50% max. of required trees	19.5 Trees (50%)	15 Trees (38%)	
46 Trees Provided x50%=23	23 Trees (50%)	38 Trees (80%)	
1,353 Shrubs Provided x50%=676	676 Shrubs (50%)	755 Shrubs (55%)	
2,069 Ground covers Provided x 50%=1,034.5	1,035 (50%)	1,089 G.Covers (53%)	
40% Max. Sod on landscape areas 8,261 S.F. x40%=3,304	3,304 S.F. (40%)	2,539 s.f. (31%)	
MITIGATION			
There are 12 existing trees proposed to be removed from site with a total of 164 diameter inches to be mitigated. The accompanying Landscape Plan has 20 new trees and 9 Royal palms to cover the required mitigation as follows:			
Tree Species	Quantity	Provided DBH	
Live Oak 3" Each	12 Trees	36"	
Cattley guava 3" Each	2 Trees	6"	
Dahoonn Holly 3" Each	6 Trees	18"	
Pink Tabebuia 3" Each	2 Trees	6"	
Royal Palms 14" Each	9 Palms	126"	
Total Diameter Inches replacement		192"	
6 Existing palms are being proposed to be removed from site. The accompanying Landscape Plan has 6 proposed new palms covering the required mitigation as follows:			
Palm Species	Quantity		
Sabal Palms	6 Palms		

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material (except SOD) as included herein shall be warranted by the landscape contractor for a minimum period of 12 months.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

ne plan takes precedence over the plant list.

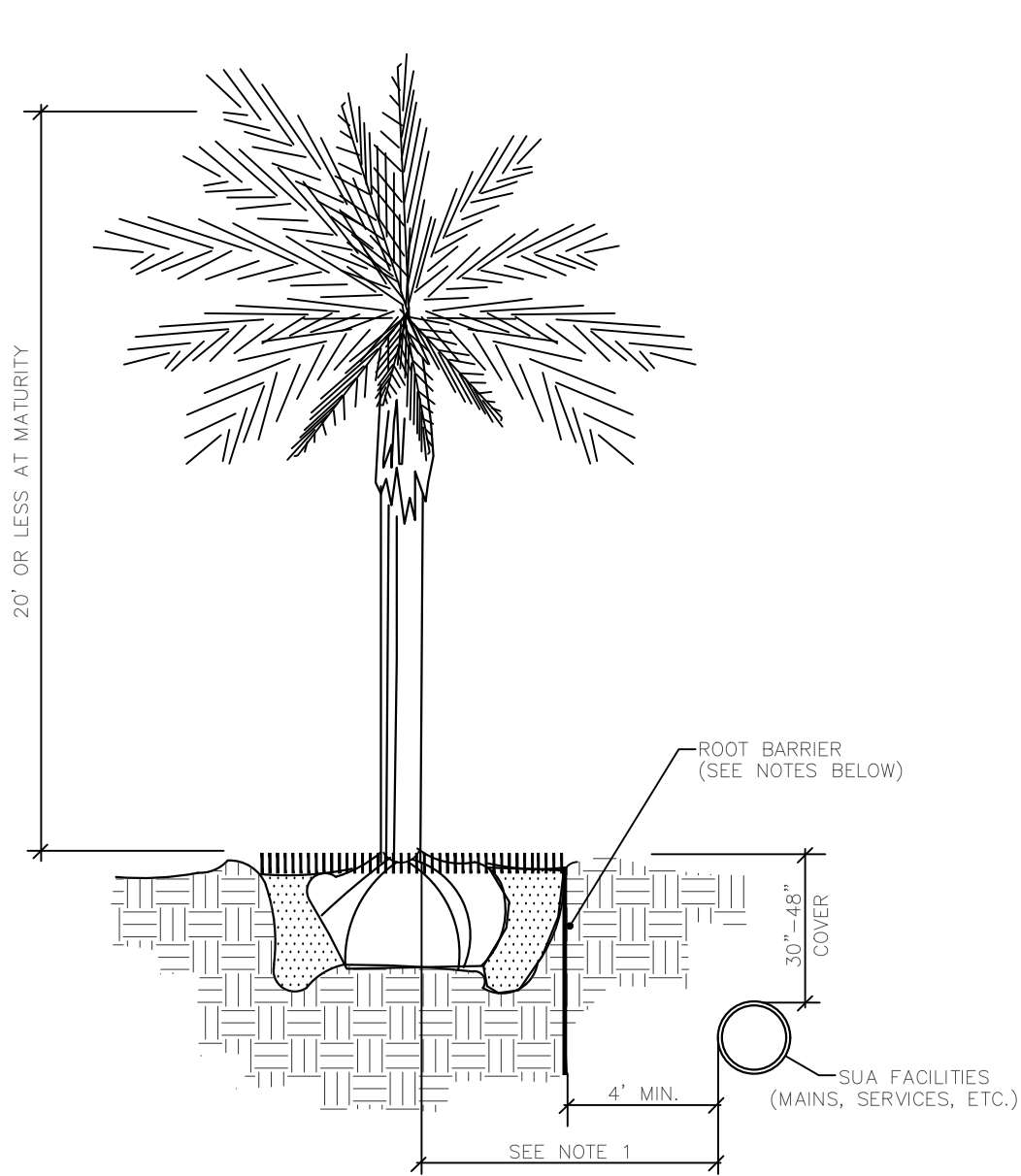
PECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

LAKE PARK NOTES:

- A permit is required prior to removal or moving of any specimen or protected trees.
- All prohibited - invasive plant species to be removed from site.
- Maintenance plan to include eradication and prevention to reestablishment of prohibited plant species
- Ground vegetation and hedges should be trimmed to be no higher than 2 feet from the ground and tree canopies trimmed to no less than 6 feet from the ground to aid in visibility around the property.

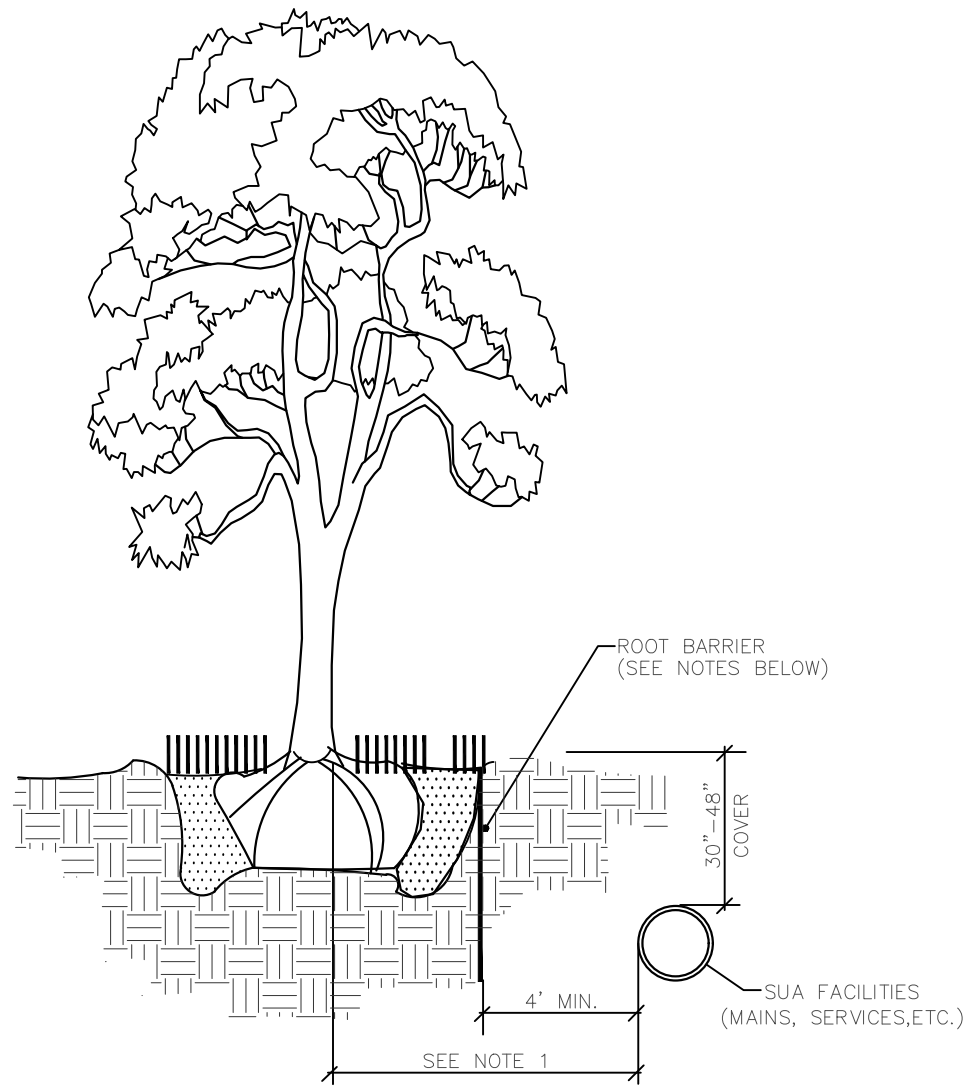


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

- THIS DISTANCE SHALL BE 7" MINIMUM WITH ROOT BARRIER AND 10" MINIMUM IF NO ROOT BARRIER IS USED.
- ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOST FACILITIES.
- THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOST AND INSPECTED BY SEACOST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Shrub, Small Tree or Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)

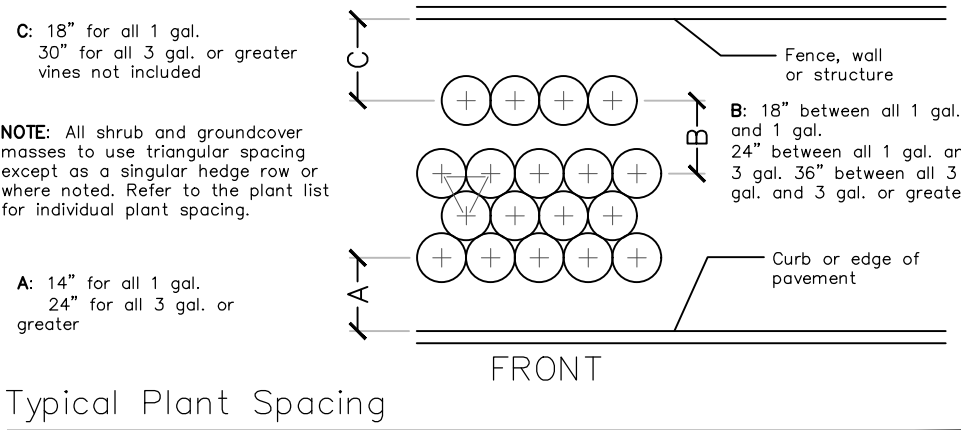


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

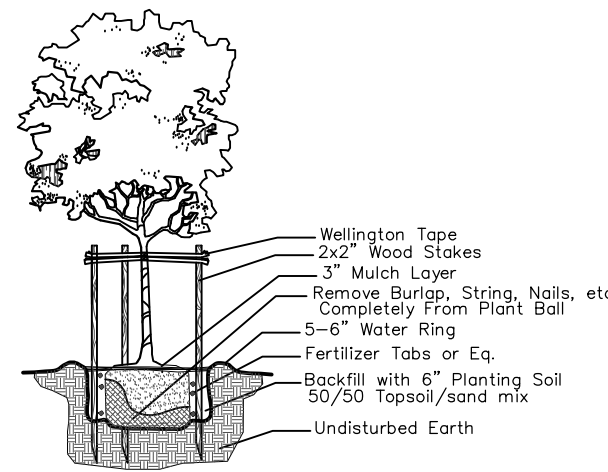
- THIS DISTANCE SHALL BE 10" MINIMUM WITH ROOT BARRIER AND 15" MINIMUM IF NO ROOT BARRIER IS USED.
- ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOST FACILITIES.
- THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOST AND INSPECTED BY SEACOST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)

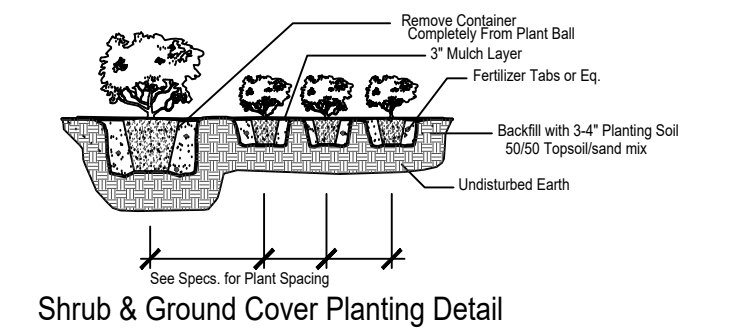


Typical Plant Spacing



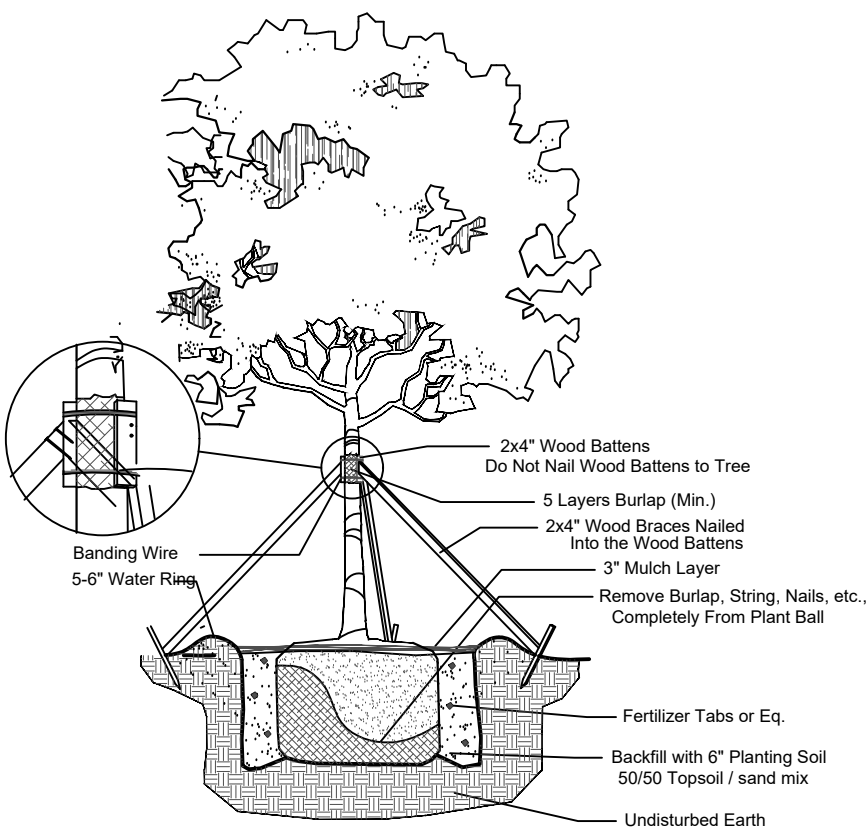
Small Tree Planting Detail

NTS



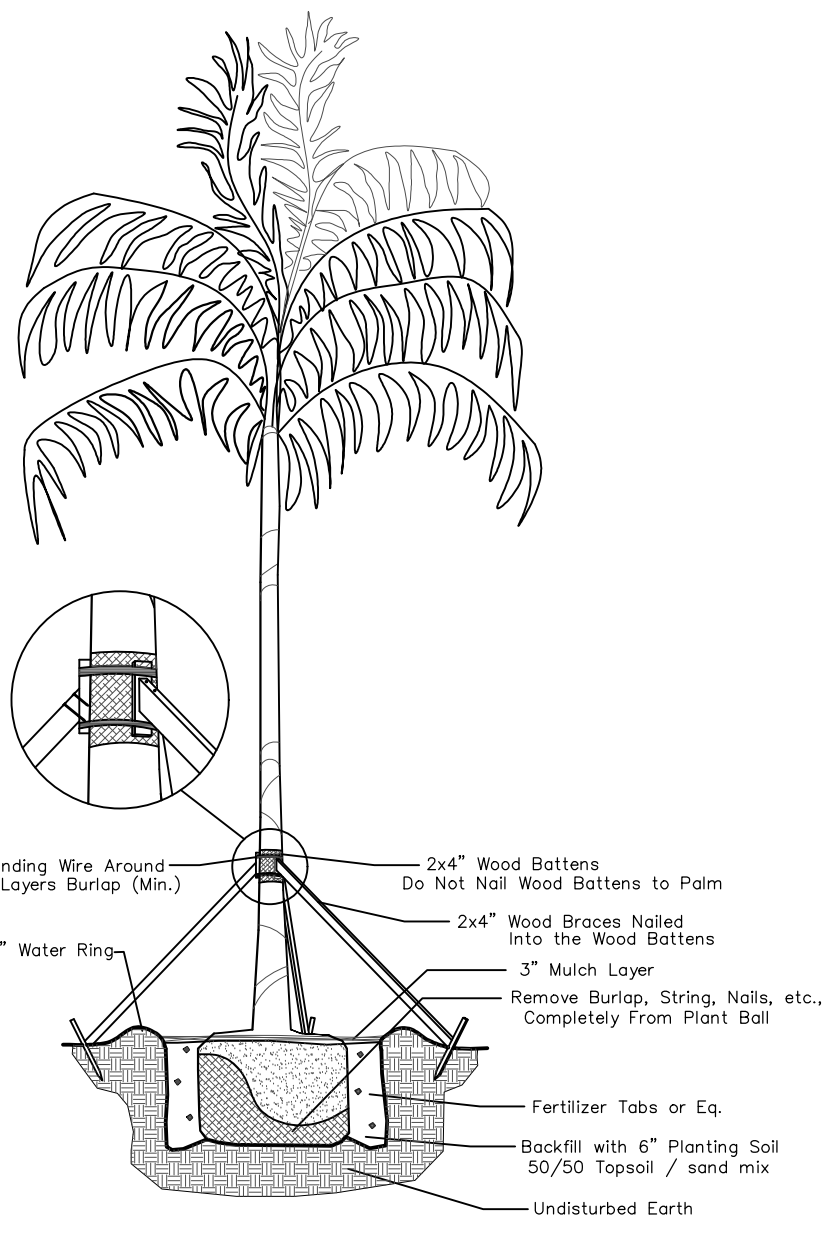
Shrub & Ground Cover Planting Detail

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

NTS

PROJECT NAME & LOCATION:

LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

DISTRIBUTION:

DATE:

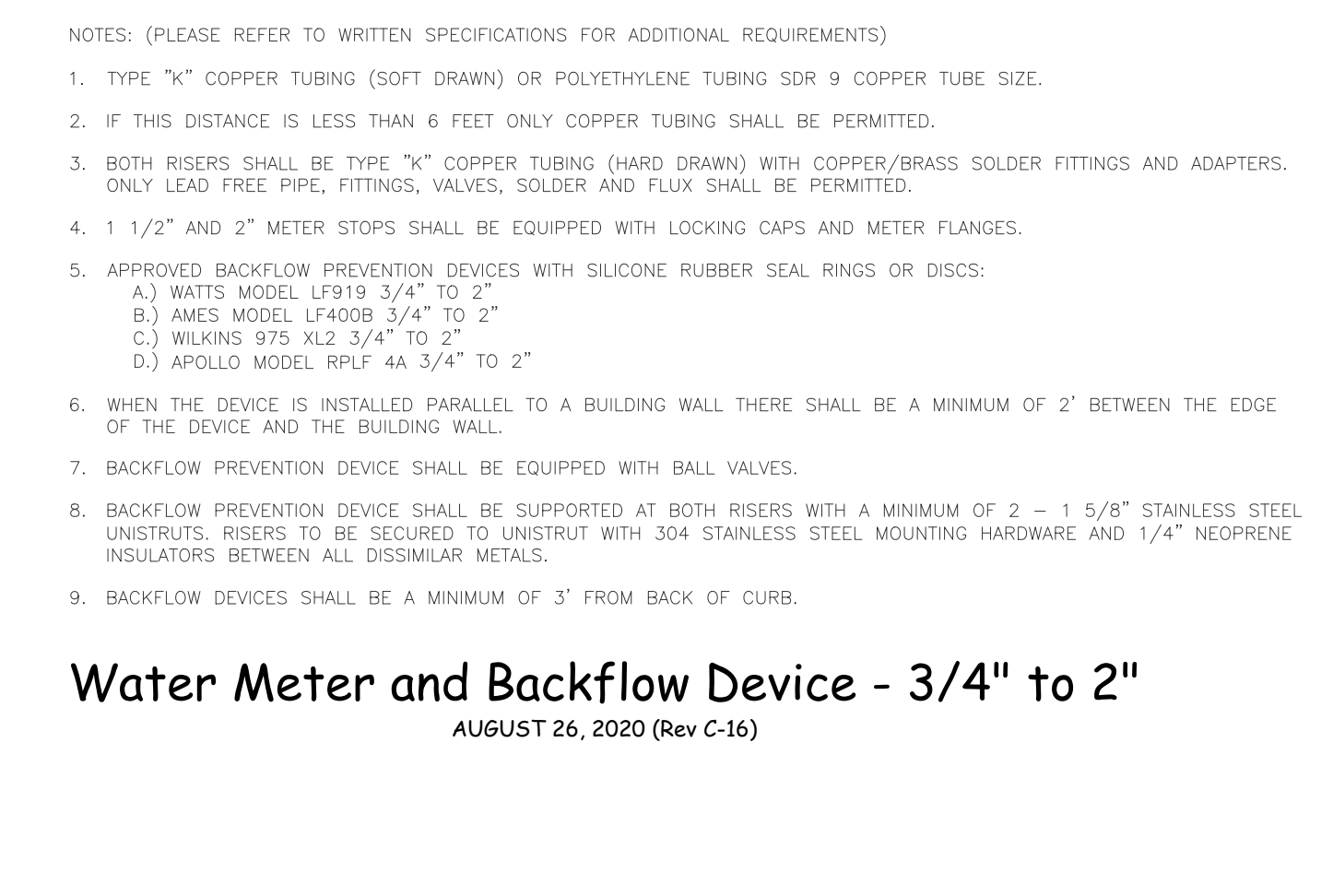
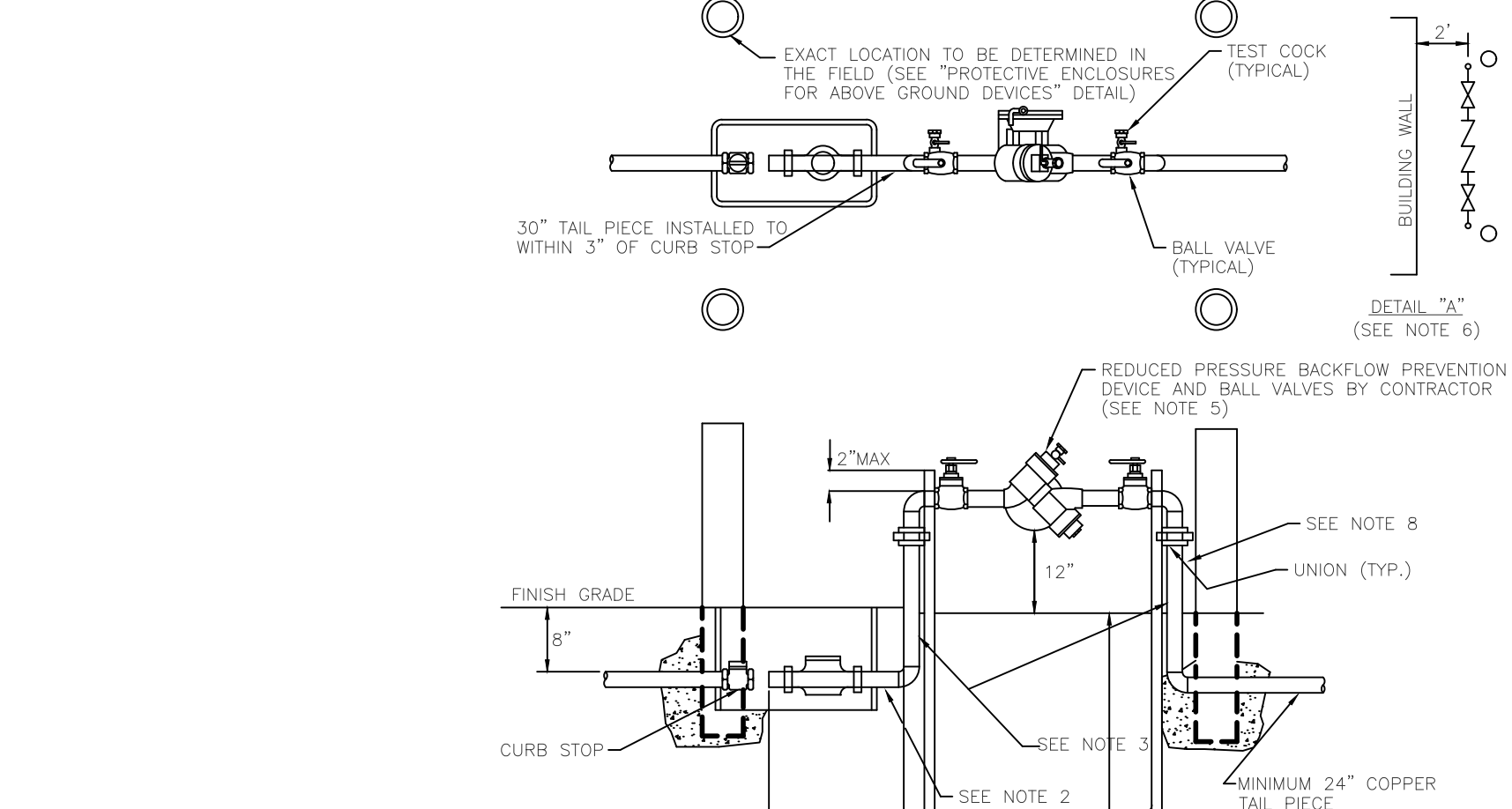
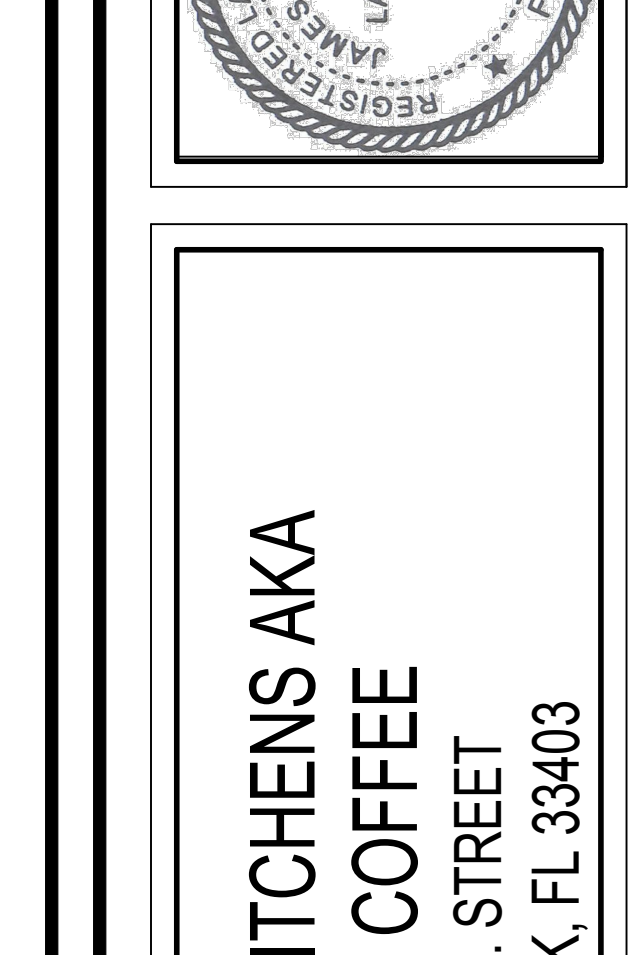
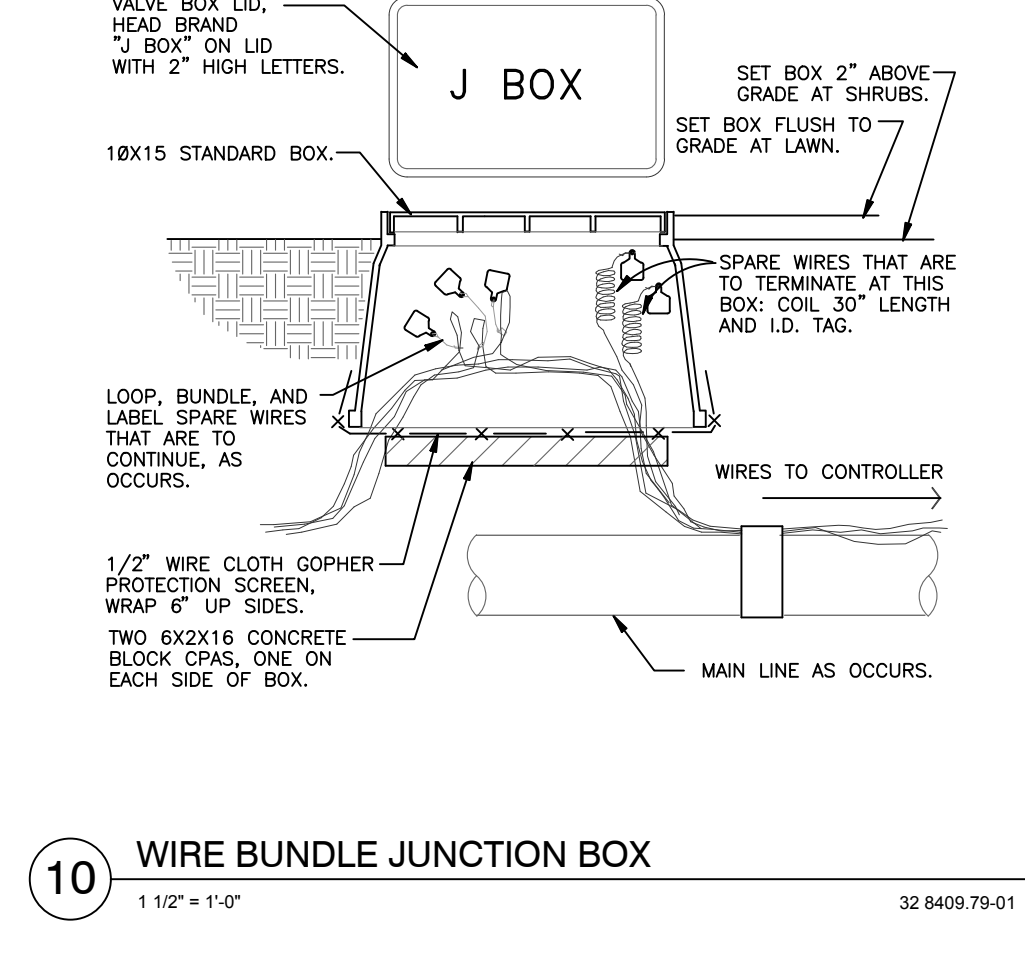
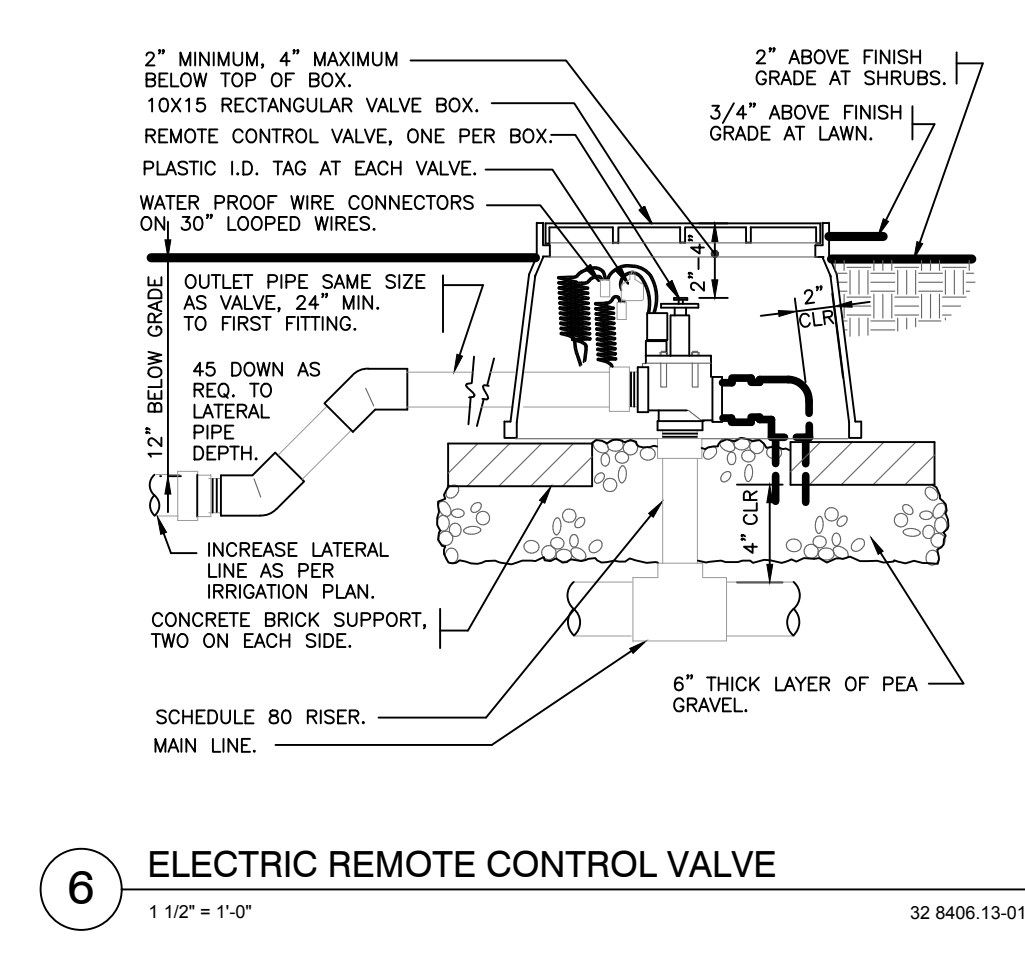
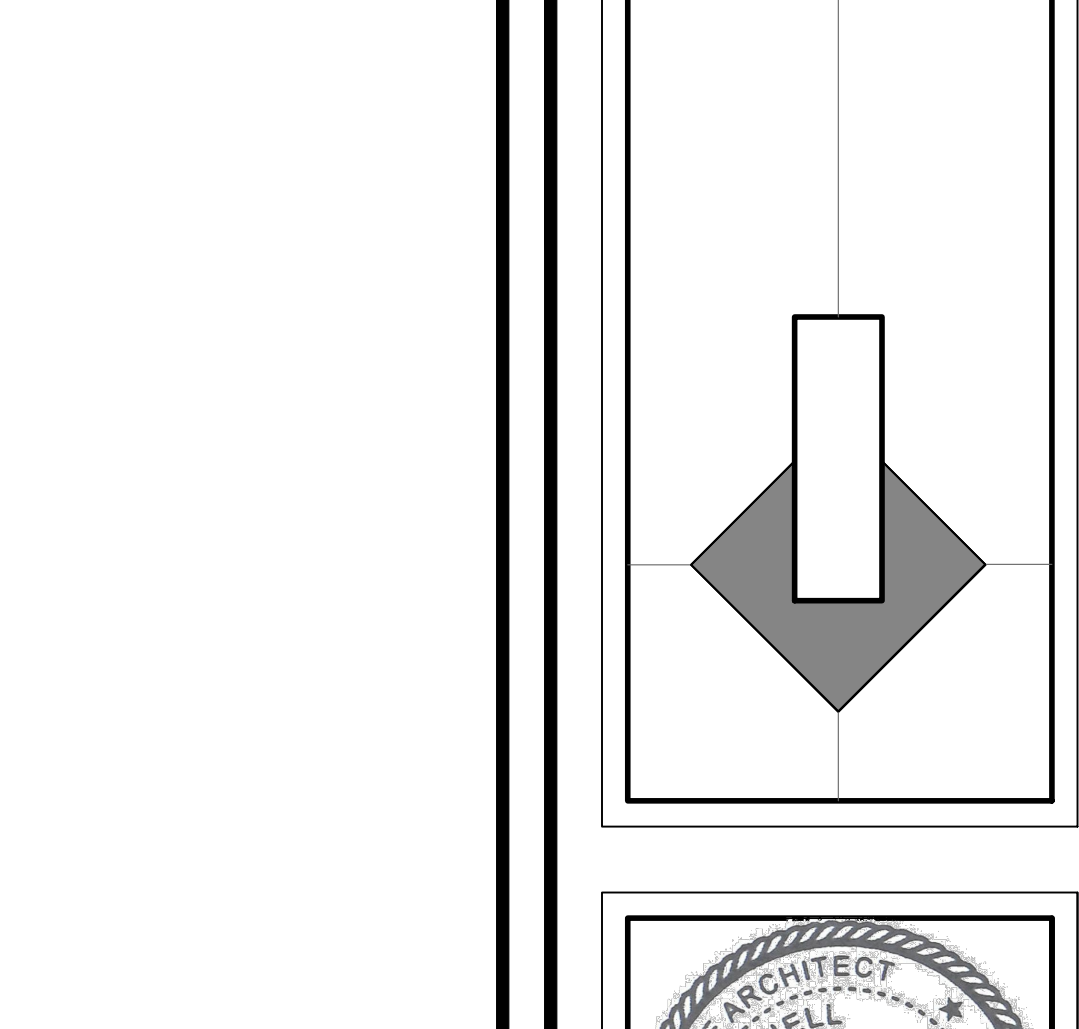
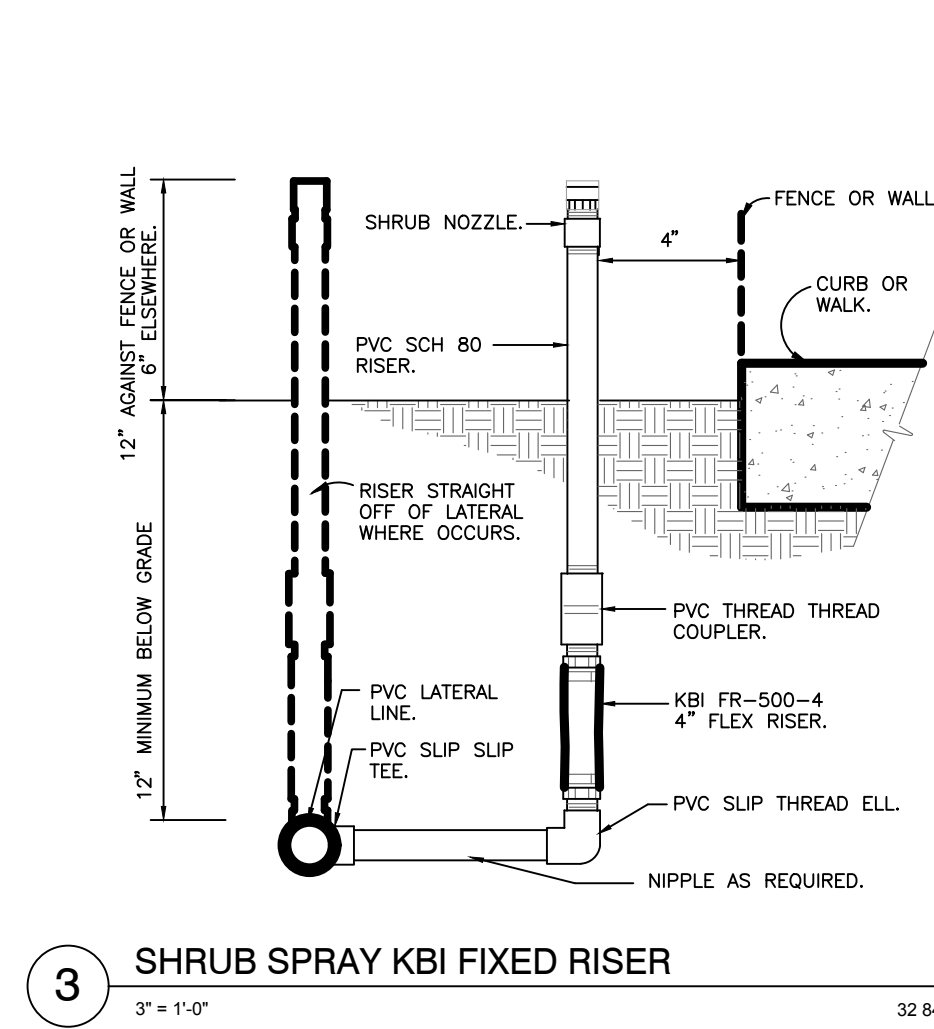
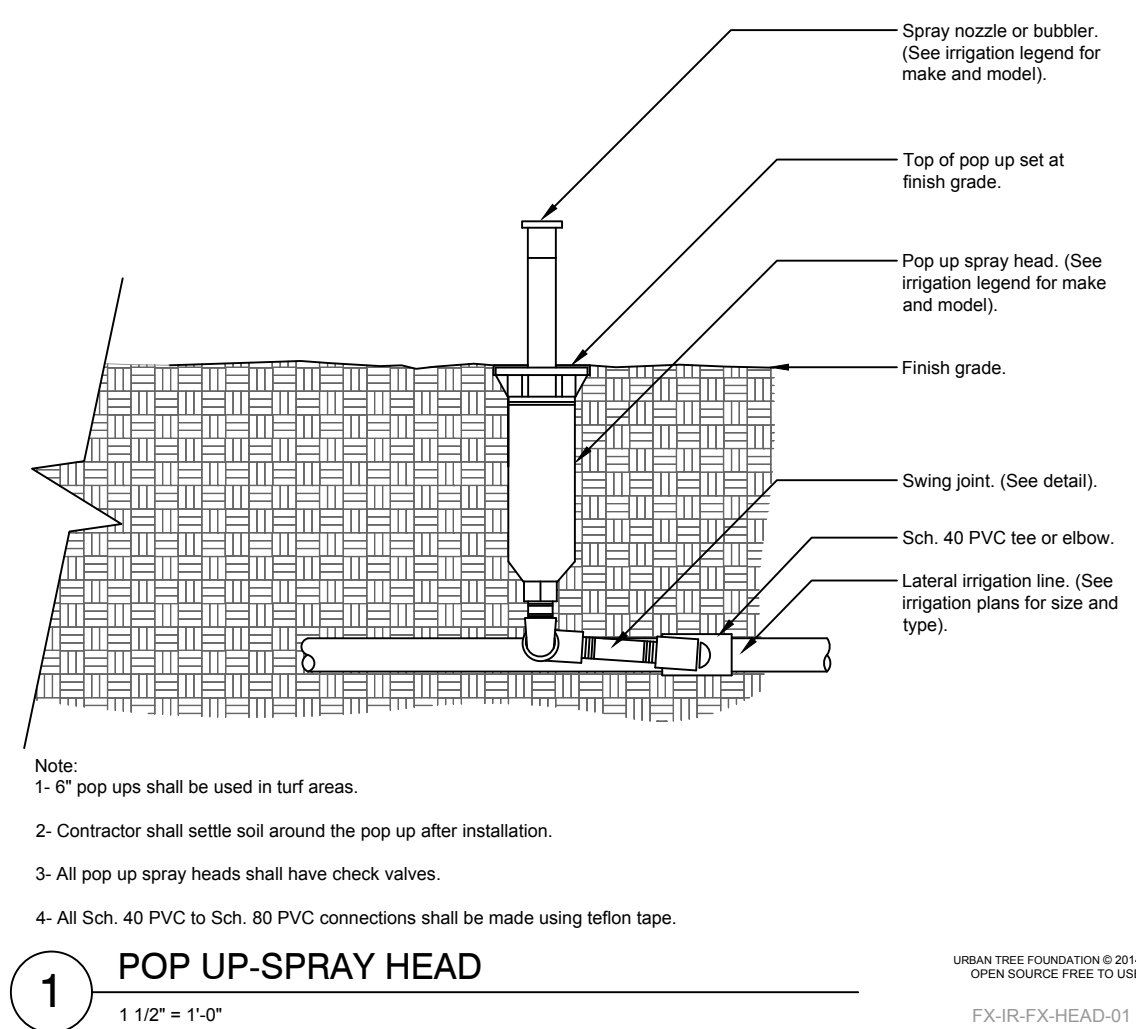
△ SITE PLAN MODIFICATION: 03-15-23

DRAWING NAME:

LANDSCAPE
SCHEDULE AND
DETAILS

DRAWING NUMBER:

L-211



CRITICAL ANALYSIS	
Generated:	2023-03-21 10:20
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	46.59 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	62 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	27.82 GPM
Flow Available at POC:	46.59 GPM
Residual Flow Available:	18.77 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	1.94 PSI
Fittings Loss:	0.19 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.67 PSI
Pressure Req. at Critical Station:	35.9 PSI
Loss for Fittings:	0.67 PSI
Loss for Main Line:	5.74 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Water Meter:	1.58 PSI
Critical Station Pressure at POC:	55.8 PSI
Pressure Available:	62 PSI
Residual Pressure Available:	6.15 PSI

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:

- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires

Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x½" copper grounding plates, ½"x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against

during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:

As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, approved by owner.
2. Completion and acceptance of "as-built" drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

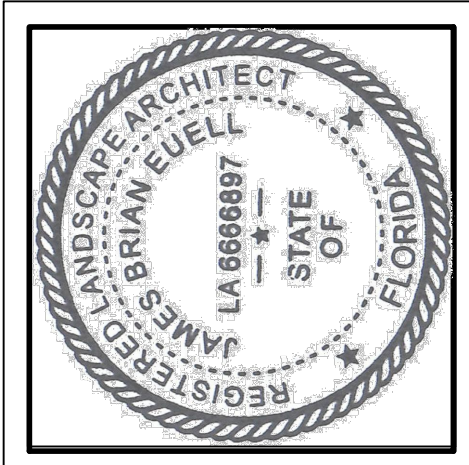
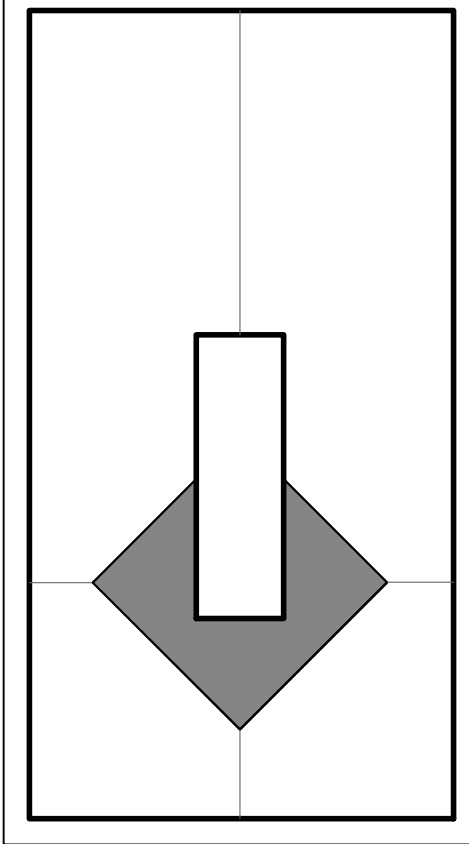
MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- A. Turn on each zone from the controller to verify automatic operation.
- B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
- C. Check remote control valve to ensure proper setting, if present.
- D. Check setting on pressure regulator it verify proper setting, if present.
- E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
- F. Check for leaks - mainline, lateral lines, valves, heads, etc.
- G. Check all heads as follows:
 1. Proper set height (top of sprinkler is 1" below mow height)
 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 8. Verify pop-ups retract after operation. If not, repair/replace as needed.
- H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.
- I. check rain shut-off device monthly and clean/repair/replace as needed.
- J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.
- K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
- L. Inspect all filters monthly and clean/repair/replace as needed.
- M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.
- N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
 - O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.
 - P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.



PROJECT NAME & LOCATION:

LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

DISTRIBUTION:	DATE:
SITE PLAN MODIFICATION	03-15-23

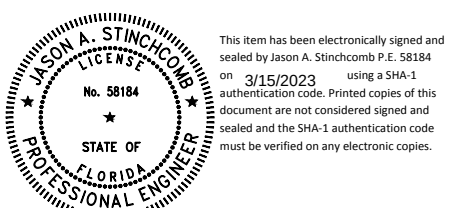
DRAWING NAME:

IRRIGATION
NOTES

DRAWING NUMBER:

L-302





CONSULTANTS:
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www.jlrdo.com
JLRD Project Number - 121133
John A. Ragano, P.E. 00184
James D. Davila, P.E. 07000

PROJECT NAME:
**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
**1301 10th. STREET
LAKE PARK, FL 33403**

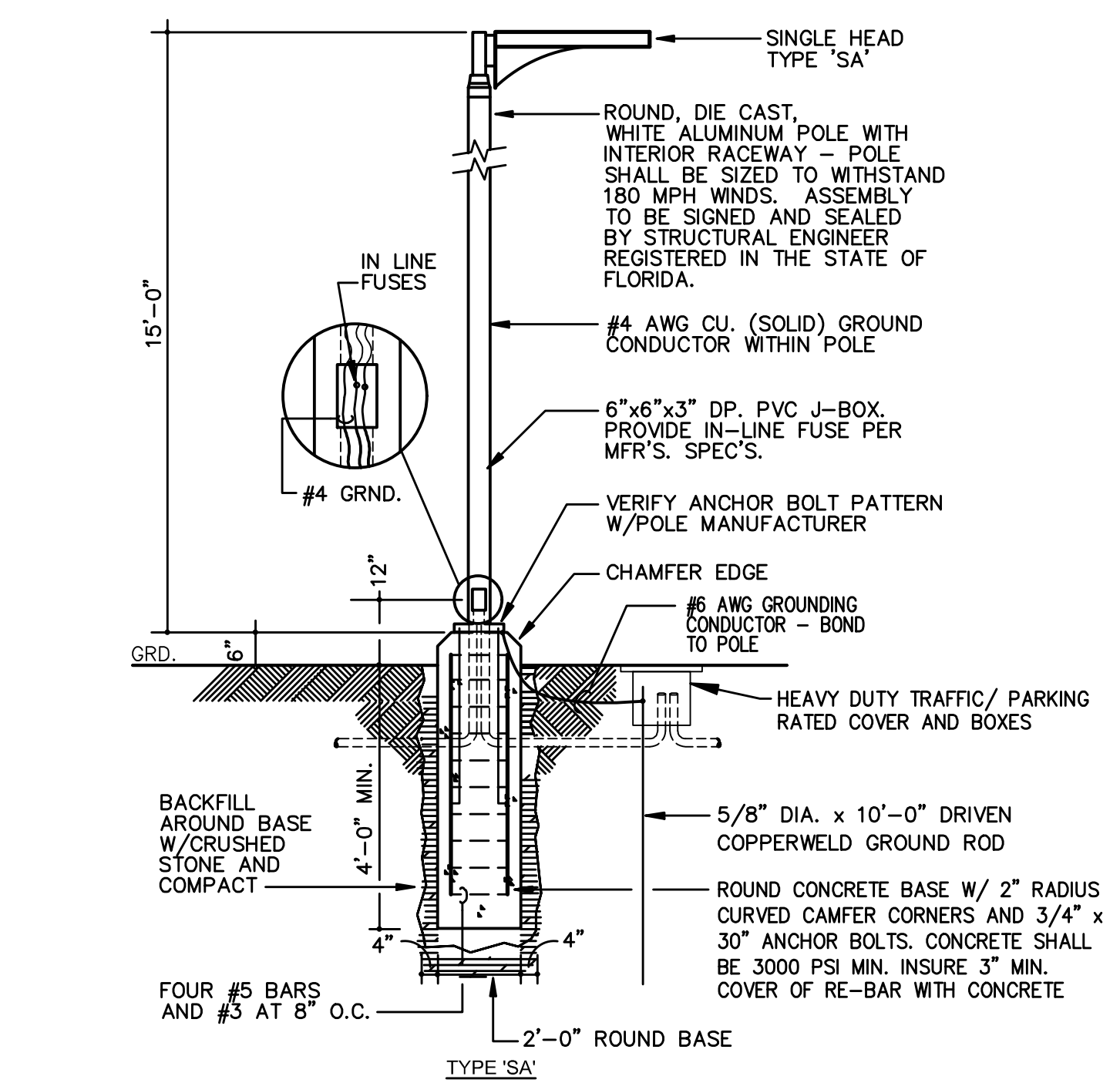
REVISIONS:
DATE: 08/24/2022
DRAWN: REVIEW:
SCALE: AS SHOWN
DRAWING TITLE:
**ELECTRICAL SITE
PLAN**
SHEET No:
E-3

Luminaire Schedule: OCEANA COFFEE - SITE

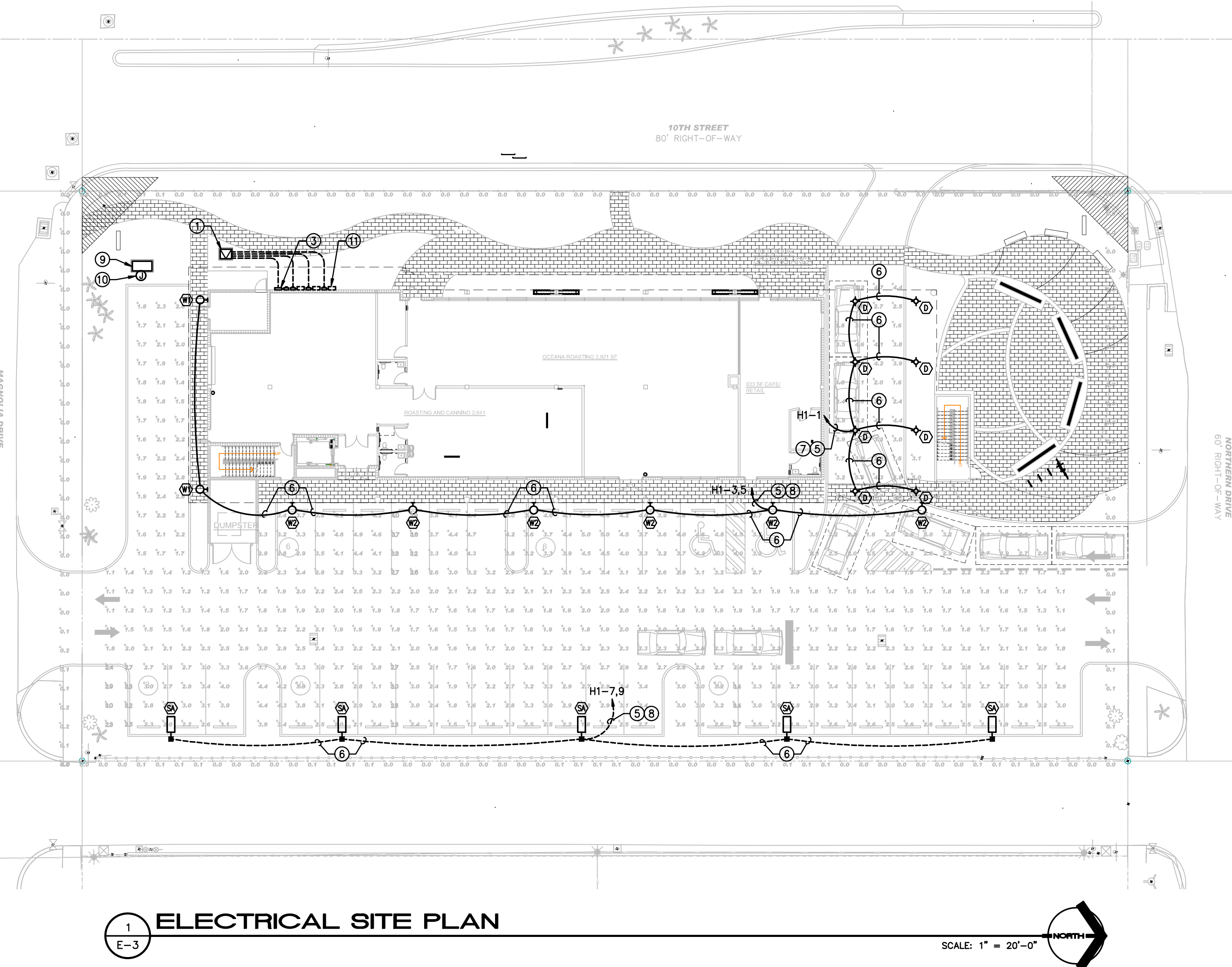
Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	8	D	Single	Gotham Architectural Lighting	EV04 4015 AR WD LD	RECESSED MOUNT A.F.F.	0.855	1146	13.7	13.7
	5	SA	Single	U.S. Architectural Lighting	RZR-MIPLED-IV24LED-700mA/WWWS-FLD	POLE MOUNT A.F.F.G.	0.855	5490	55.9	55.9
	2	W1	Single	U.S. Architectural Lighting	RZR-WM1PLED-III-M20LED-350mA/WW	WALL MOUNT A.F.F. (bottom of fixture)	0.855	3260	21.4	21.4
	6	W2	Single	U.S. Architectural Lighting	RZR-WM1PLED-IV30LED-525mA/WW	WALL MOUNT A.F.F. (bottom of fixture)	0.855	4659	32.4	32.4

Calculation Summary: OCEANA COFFEE - SITE

Label	Calc. Type	Units	Avg	Max	Min	Avg/ft ²	Max/ft ²
PARKING LOT & DRIVE LANE	Illuminance	Fc	2.63	6.3	1.1	2.39	5.73
SPILL 6' ABOVE GRADE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.



**2
E-3** **TYPICAL POLE LIGHT MOUNTING DETAIL**
NOTE: PROVIDE FIXTURE SHIELDS TO BLOCK LAMP FROM NORMAL RANGE OF VISION FOR RESIDENTIAL AREAS.
SCALE: NONE



**1
E-3** **ELECTRICAL SITE PLAN**
SCALE: 1" = 20'-0"

**SOLID STATE AREA LIGHTING
RAZAR SERIES-LED
SPECIFICATIONS**

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <±.002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

LED OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet on IP66 rating. In asymmetric distributions, a micro-reflector inside the reflector directs the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and all reflectors are secured by an aluminum frame. Any one Panel or group of Panels in a luminaire have the same optical pattern. LED reflectors produce standard 240° beam distributions. Panels are field replaceable and field rotatable in 90° increments.

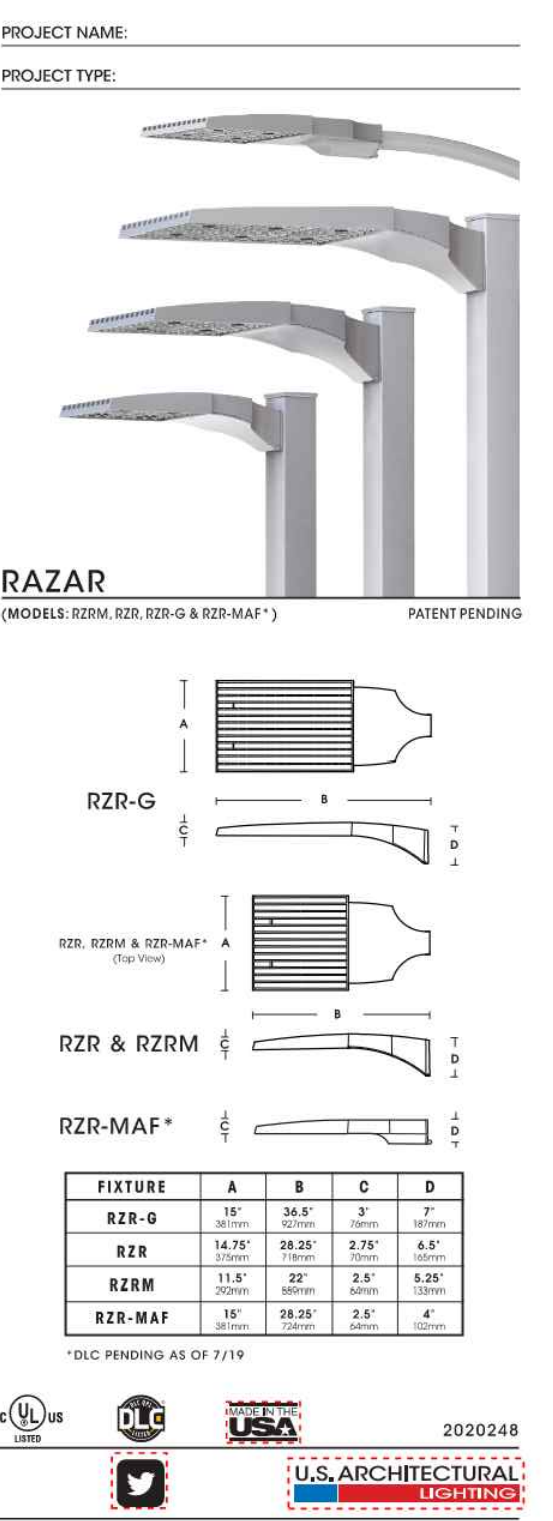
LED DRIVERS
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F (-40°C). Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer. Heat down by universal clamp to facilitate easy removal. Thermal transfer heat down wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz (0 - 10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with surge protector for field accessible installation).

LED EMISSIONS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. PCB's Minimum LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to HPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrochemically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSF power wash at 140°F. Four step media blast and iron phosphate pre-treatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

ANASTAS FITTERED ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. recessed luminaire. Two (2) 1/2" inner lip of both housings provide the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0° ±1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.



**SOLID STATE AREA LIGHTING
RAZAR WALLMOUNT-LED
SPECIFICATIONS**

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <±.002") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate allows to mounting surface over a recessed -J-box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screw tighten the Electrical Housing to the Mounting Plate from the bottom.

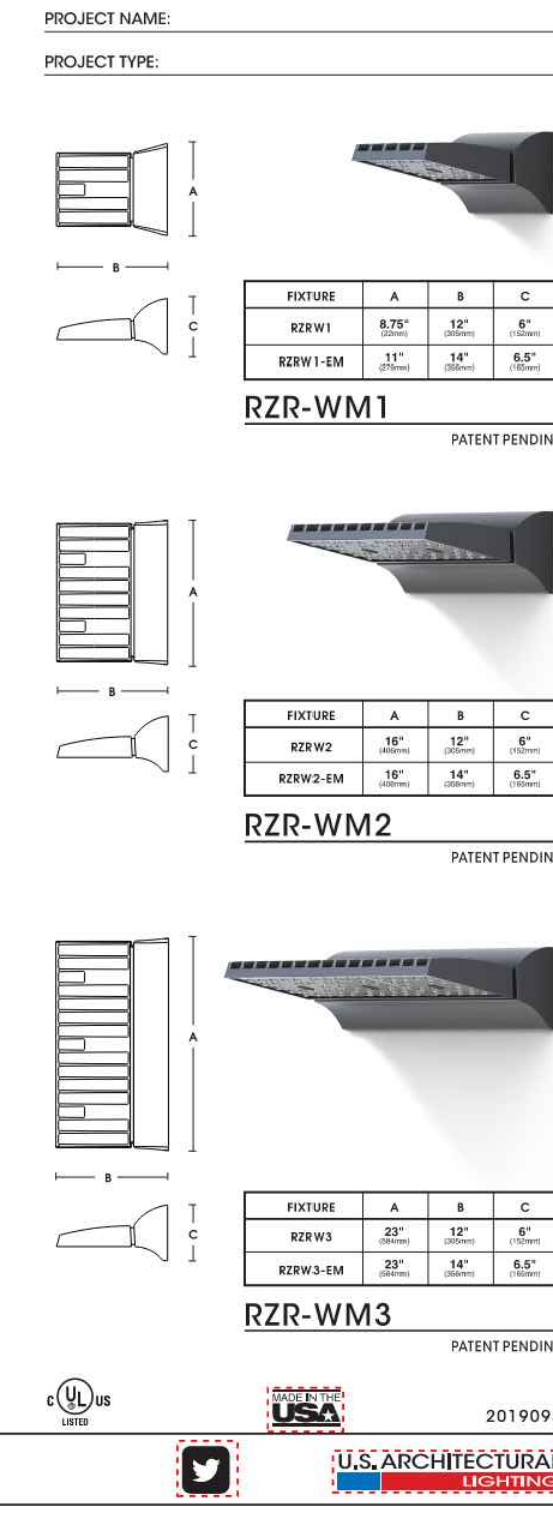
LED OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet on IP66 rating. The asymmetric distributions, have a micro-reflector inside the reflector which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and all reflectors are secured by an aluminum frame. Any one Panel or group of Panels in a luminaire, have the same optical pattern. LED reflectors produce Type II, II and Type IV distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVERS
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F (-40°C). Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer. Heat down by universal clamp to facilitate easy removal. Thermal transfer heat down wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz (0 - 10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with 20kV surge protector for field accessible installation).

LED EMISSIONS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. PCB's Minimum LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to HPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrochemically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSF power wash at 140°F. Four step media blast and iron phosphate pre-treatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



gotham | E V O
Multiple Layers of Light

General Illumination Round Downlight 4"

Feature Set

- Downlighting optical design
- Unlimited optics mechanically attach the light engine to the lower reflector for complete optical alignment
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SOCM, 95 CRI typical, 90+ CRI optional
- Features are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Beaming distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product

Superior Performance

Mounting	2500	5000	7500	10000	15000	20000	25000	30000	35000
Beam Spread	21°	31°	38°	45°	52°	59°	66°	73°	80°
Beam Width	31"	42"	49"	57"	66"	75"	84"	93"	102"
Beam Area	874	1748	2318	3115	4155	5455	7025	8875	11000

Coordinated Apertures | Multiple Layers of Light

General Illumination Layer | EV0

High Center Beam Layer | Inlets

EV0 + Inlets - Multiple Layers of Light

Core

Healthcare

Special Applications

EV04 4015 AR WD LD

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1100 Lake Road, Suite 200, Lake Park, FL 33403 | 1-800-765-0778 | gothamlighting.com
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SITE COORDINATION NOTES

THE CONTRACTOR IS DIRECTED TO COORDINATE ROUTING OF ALL UNDERGROUND CONDUITS WITH THE CIVIL DRAWINGS AND TO VERIFY ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ROUGH-IN.

LIGHTING NOTES

- PALM BEACH COUNTY ZONING CODE HAS THE FOLLOWING REQUIREMENTS:
1. LIGHT FIXTURES WITH DROP LENS ARE PROHIBITED.
 2. LIGHT FIXTURES THAT CREATE GLARE OBSERVABLE WITHIN THE NORMAL RANGE OF VISION ONTO A STREET ARE PROHIBITED.
 3. UPWARD LIGHTS (GLOWING INTO SKY) ARE PROHIBITED.
 4. SPILLOVER LIGHT FROM EXTERIOR LIGHTING FIXTURES (PARKING AND SPORTS LIGHTING) ONTO RESIDENTIAL PARCEL OR RIGHT-OF-WAY SHALL NOT EXCEED THREE-TENTHS (0.33) OF ONE FOOTCANDLE WHEN MEASURED AT SIX (6) FEET ABOVE GRADE AT THE RESIDENTIAL PROPERTY.
 5. GLARE ARE REQUIRED TO CONTROL THE GLARE. PROJECT ENGINEER TO VERIFY ALL REQUIREMENTS.