



Lake Park Town Commission, Florida

Regular Commission Meeting

Wednesday, May 03, 2023 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Roger Michaud	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
John Linden	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
John D’Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, 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/ROLL CALL

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATION/REPORT:

1. Proclaiming May 2023 as Mental Health Awareness and Trauma Informed Care Month
2. Proclamation Recognizing Brittney S. Mikes

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

CONSENT AGENDA:

All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card

located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

- [3.](#) Distribution of the Town Manager Performance Evaluation Form to the Town Commission
- [4.](#) Fiscal Year 2023/2024 Budget Calendar for Commission Approval

BOARD MEMBER NOMINATION:

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

- [5.](#) RESOLUTION 29-04-23 OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION NO. 82-12-21 TO APPROVE AN AMENDED SITE PLAN FOR THE SPECIAL EXCEPTION USE OF A SMALL SCALE FOOD AND BEVERAGE PRODUCTION USE ON THE PROPERTY LOCATED AT 1301 10th STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

- [6.](#) ORDINANCE 05-2023 Repealing Ordinance 20-1995 Planned Unit Development with the Village of North Palm Beach.

AN ORDINANCE OF THE TOWN OF LAKE PARK, FLORIDA REPEALING ORDINANCE # 20, 1995 WHICH APPROVED A PLANNED UNIT DEVELOPMENT FOR THE PROPERTY KNOWN AS THE TWIN CITIES MALL, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTHLAKE BOULEVARD AND US HIGHWAY # 1.

OLD BUSINESS:

NEW BUSINESS:

- [7.](#) Larry Bonanno Facility Rental Refund Request
- [8.](#) Bridges at Lake Park Haitian Flag Day Requests

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT:

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 17, 2023.



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 3, 2023

Agenda Item No.

Agenda Title: Proclaiming May 2023, Mental Health Awareness and Trauma Informed Care Month in Palm Beach County, Florida

[] SPECIAL PRESENTATION/REPORTS [X] **CONSENT AGENDA**
 [] BOARD APPOINTMENT [] OLD BUSINESS
 [] PUBLIC HEARING ORDINANCE ON _____ READING
 [] NEW BUSINESS
 [] OTHER: _____

Approved by Town Manager **John D'Agostino** Date: _____
Digitally signed by John D'Agostino
 DN: cn=John D'Agostino, o=Town of Lake Park, ou=Town Manager, email=jdagostino@lakeparkflorida.gov, c=US
 Date: 2023.03.06 10:15:53 -05'00'

Vivian Mendez, MMC
 Name/Title

Originating Department: Town Clerk	Costs: \$ 0.00 Funding Source: Acct. # [] Finance _____	Attachments: Proclamation
Advertised: Date: _____ Paper: _____ [X] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>VM</u> OR Not applicable in this case ____ Please initial one.

Summary Explanation/Background:

Attached is the proclamation proclaiming May 2023 as Mental Health Awareness and Trauma Informed Care Month in the Town of Lake Park, Florida. We presented a similar proclamation in 2021 and 2022.

Recommended Motion: I move to approve the proclamation.

**PROCLAIMING MAY 2023, MENTAL HEALTH AWARENESS AND TRAUMA
INFORMED CARE MONTH IN PALM BEACH COUNTY, FLORIDA**

WHEREAS, mental health is essential to everyone's overall health and well-being, and;

WHEREAS, everyone experiences times of stress and struggles in their lives, especially in the last year due to the pandemic, social and racial injustice and;

WHEREAS, one in four adults and one in five youth ages 13-18 experience serious mental illness and;

WHEREAS, 60 percent of adults and 50 percent of youth do not receive the treatment necessary for their mental health needs due to limited or no knowledge of the need, barriers to care, or fear and shame, and;

WHEREAS, research recognizes that adverse childhood experiences (ACEs), which include, but are not limited to physical, emotional and sexual abuse, physical and emotional neglect, household dysfunction, untreated mental illness, or incarceration of a household member, domestic violence, and separation or divorce involving household members, are traumatic experiences that can have a profound effect on a child's developing brain and body and can result in poor physical and mental health during childhood and adulthood, and;

WHEREAS, community understanding and available supports and services can greatly impact a person's ability to handle their stress and struggle and move forward, and;

WHEREAS, promoting mental health and wellness leads to higher overall productivity, better educational outcomes, lower crime rates, stronger economies, lower health care costs, improved family life, improved quality of life and increased lifespan, and;

WHEREAS, studies show that the effects of ACEs are felt by people regardless of race, ethnicity, religion, gender, sexual orientation, or socio-economic status, and;

WHEREAS, each business, school, government agency, healthcare provider, faith-based organization, non-profit agency and citizen shares accountability for the community's mental health needs and has a responsibility to promote mental wellness and support prevention efforts, and;

WHEREAS, the importance of attending to mental health has become even more pronounced in the last few years due to COVID-19, political and social unrest, and the resulting economic crisis. Isolation, sickness, grief and loss, home instability, change of routines, and community trauma have increased the need for mental health services.

WHEREAS, the Board of County Commissioners of Palm Beach County, recognizes the impact of awareness and education, access to services and acceptance of the importance of mental health and well-being to a person's overall success and supports the implementation of trauma informed approaches throughout the systems of care.

NOW, THEREFORE, on behalf of the Commission of the Town of Lake Park, I, Roger D. Michaud, Mayor of the Town of Lake Park, Florida do hereby proclaimed May 2023 as:

**MENTAL HEALTH AWARENESS AND
TRAUMA INFORMED CARE MONTH IN PALM BEACH COUNTY, FLORIDA**

IN WITNESS WHEREOF, I have hereto set my hand and caused the official Seal of the Town of Lake Park, Florida to be affixed this 3rd day of May, 2023.

BY: _____
Mayor Roger D. Michaud

ATTEST:

Vivian Mendez
Vivian Mendez, Town Clerk





Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 3, 2023

Agenda Item No.

Agenda Title: Proclamation Recognizing Brittney S. Mikes

- ☐ SPECIAL PRESENTATION/REPORTS ☐ CONSENT AGENDA
☐ BOARD APPOINTMENT ☐ OLD BUSINESS
☐ PUBLIC HEARING ORDINANCE ON _____ READING
☐ NEW BUSINESS
☒ **OTHER: PROCLAMATION**

Approved by Town Manager _____ Date: _____

Vivian Mendez, M.MC, Town Clerk

Name/Title

Originating Department: Town Clerk	Costs: \$ 0.00 Funding Source: Acct. # ☐ Finance _____	Attachments: Proclamation
Advertised: Date: _____ Paper: _____ ☒ Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>VM</u> or Not applicable in this case ____ Please initial one.

Summary Explanation/Background:

At the March 15, 2023 Regular Commission Meeting, Town Manager D'Agostino notified the Commission of Brittney S. Mikes, daughter of the Town Public Works employee Peter Mikes, academic achievements. The Commission agreed to recognize Ms. Mikes with a proclamation.

Recommended Motion: No motion required.

**PROCLAMATION
RECOGNIZING BRITTNEY S. MIKES**

WHEREAS; Brittney S. Mikes is a 17 year old resident of the Town of Lake Park, and an exceptional Honor Student at K12 School, in Palm Beach Gardens, Florida; and

WHEREAS; as a result of her dedication, determination and discipline as a student, **Brittney S. Mikes** has achieved a Grade Point Average of 3.52 and an Honors Point Average of 4.42; and

WHEREAS; Brittney S. Mikes has been a member of the Delta Gems since 2022, and a member of the Johnson Scholarship program. She is currently attending honor psychology, two health science classes, honors English, honors pre-calculus, and has completed all the science requirements as of this year. She is planning to go to the University of South Florida to major in psychology with a minor in biology ; and

WHEREAS; Brittney S. Mikes participates in the Magnet Medical Program in which she earned a certification in Business, and is currently enrolled in a certification program to become a phlebotomist; and

WHEREAS; not only is **Brittney S. Mikes** an outstanding student, she has also commenced her service to this community by serving as a volunteer for Delta Gems. She is also volunteering at the Lake Park Public Library and the Twiggs Academy Daycare; and

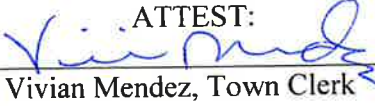
WHEREAS; the Town of Lake Park wishes to publicly recognize **Brittney S. Mikes** for her accomplishments.

NOW, THEREFORE, on behalf of the Commission of the Town of Lake Park, I, Roger D. Michaud, Mayor of the Town of Lake Park, do hereby publicly congratulate and commend **Brittney S. Mikes** and wish her well in her future academic endeavors.

IN WITNESS WHEREOF, I have hereto set my hand and caused the official Seal of the Town of Lake Park, Florida to be affixed this 3rd day of May 2023.

By: _____
Mayor Roger D. Michaud



ATTEST:

Vivian Mendez, Town Clerk



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 3, 2023

Agenda Item No.

Agenda Title: Distribution of the Town Manager Performance Evaluation Form to the Town Commission

- ☐ SPECIAL PRESENTATION/REPORTS ☒ **CONSENT AGENDA**
☐ BOARD APPOINTMENT ☐ OLD BUSINESS
☐ PUBLIC HEARING ORDINANCE ON FIRST READING
☐ NEW BUSINESS
☐ OTHER: _____

Approved by Town Manager

Date: 4-20-23

Name/Title

Bonnie McMillan **ASSISTANT TOWN MGR / HUMAN RESOURCES DIRECTOR**

Originating Department: Human Resources	Costs: \$ 0.00 Funding Source: Acct. # ☐ Finance _____	<u>Attachments:</u> Town Manager Annual Evaluation Form for the Period of 5/1/2022 to 5/1/2023; and, Town Manager Job Description
Advertised: Date: _____ Paper: _____ ☒ Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>BMT</u> or Not applicable in this case ____ Please initial one.

Summary Explanation/Background:

At its April 19, 2023 meeting, the Town Commission directed that the previous Town Manager evaluation form be utilized this year for the Town Manager's evaluation. The most recently completed Town Manager evaluation was for the period of 5/1/2020 to 5/1/2022.

The purpose of this agenda item is to distribute to the Commission the Town Manager's annual evaluation form for 2023 which covers the period of 5/1/2022 to 5/1/2023 (which simultaneous with the publishing of the agenda for this Commission meeting will be sent in fillable PDF format to each member of the Commission via email). A copy of the Town Manager's job description is also attached.

Please complete the attached annual evaluation form and return the signed evaluation form via email directly to the Human Resources Director no later than May 24, 2023 for inclusion in the agenda packet for the June 21, 2023 Commission meeting.

Recommended Motion: There is no recommended motion.

TOWN MANAGER

JOB CODE: 100
DEPARTMENT: TOWN MANAGER

CHARACTERISTICS OF THE CLASS:

Under the general supervision of the Town Commission, serve as the Chief Administrative Officer of the Town by directing and supervising the administration of all departments, and by implementing policy established by the Town Commission. Work is reviewed through periodic evaluations by the Town Commission. Performs such other duties as may be required by the Town Commission not inconsistent with the Town Charter, State law or applicable Ordinances. This is an exempt position.

EXAMPLES OF ESSENTIAL FUNCTIONS:

1. Appoints, hires, disciplines and removes all employees and department heads of the Town in accordance with the Town established employee policies and procedures.
2. Provides staffing for the appointed boards, committees, and agencies of the Town, as necessary or directed by the Town Commission.
3. Prepares and submits to the Town Commission a monthly report. Also, directs all department heads to file monthly reports with the Office of Town Manager, which shall collect and forward these reports to the Town Commission without correction or modification.
4. Prepares, with the assistance of the Finance Director an annual budget and presents the same to the Town Commission with a message describing the important features, and is responsible for the administration of such budget after adoption.
5. Prepares and submits to the Town Commission at the end of each fiscal year a complete report on the preceding year's finances and administrative activities, which report shall include an annual audit for the preceding fiscal year prepared by an independent auditor retained by the Town Commission.
6. Keeps the Town Commission advised of the financial condition and future needs of the Town, and make such recommendations as may be desirable on a timely basis. The Town Manager is encouraged to actively seek out potential grant monies that may be available to support Town projects.

*Approved on
6/20/12 jmm
Resolution 14-06-12.*

7. Recommends to the Town Commission a standard schedule of pay for all Town positions, including minimum and maximum rates of pay.
8. Organizes, reorganizes, consolidates, combines or abolishes positions, offices, department divisions or departments of the Town only with the approval of the Town Commission.
9. Recommends in consultation with the Town Attorney appropriate action with respect to negotiation, approval and/or rejection of labor agreements with public employee organizations acting on policy directives provided by the Commission in proper sessions.
10. Recommends to the Town Commission the adoption of such Ordinances and policies as may be necessary or expedient for the health, safety or welfare of the community, or for the improvement of administrative services.
11. Attends meetings of the Town Commission, Town committees and boards, and other Town meetings, as the Town Manager deems necessary, or as directed by the Town Commission. At such meetings, the Town Manager shall have the right to take part in the discussion, but without a vote.
12. Serves as purchasing agent for the Town, responsible for overseeing the purchase of equipment and supplies pursuant to Town policy.
13. Provides staff support services for the Mayor and Commission members which shall be limited to those necessary in support of Town activities.
14. In consultation with the Town Attorney, enforces the Town's laws and Ordinances.
15. Investigates the affairs of the Town, or complaints regarding any department or division; investigates all complaints in relation to matters concerning administration; investigates complaints regarding service maintained by public utilities; and, sees that all terms and conditions imposed in favor of the Town in any franchise, contract or agreement are faithfully observed.
16. Devotes all working time to the discharge of official duties.

REQUIREMENTS:

A. Education and Experience:

Bachelor's degree in Public Administration or a closely related field from an accredited college or university and at least five (5) years of experience as a full-time employee in Public Administration at the administrative level. Must possess a valid Florida driver's license.

B. Knowledge, Skills and Abilities:

- Knowledge of the organization, functions of a municipal government
- Knowledge of budgetary development, administration and control
- Knowledge of local Codes, Ordinances and regulations
- Ability to plan and coordinate complex administrative activities
- Ability to formulate plans, budgets and related policy papers, synthesizing information from a variety of sources
- Ability to delegate authority and responsibility appropriately
- Ability to communicate effectively both orally and in writing
- Ability to follow complex oral and written instructions
- Ability to work effectively with the Town Commission, the general public and Town staff

PHYSICAL REQUIREMENTS:

While performing the duties of this job, the employee is frequently required to walk, sit and talk or hear. The employee will be required to use hands to manipulate, handle, feel or operate objects or controls and reach with hands and arms. The employee is occasionally required to climb, stand or balance, stoop, kneel or crouch. Task may involve extended periods of time at the computer keyboard. The employee must occasionally lift and/or move up to 20 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus. Extensive close work, and extensive PC monitor work are required.

ENVIRONMENTAL REQUIRMENTS:

Tasks performed without exposure to adverse environmental conditions (dirt, cold, rain, fumes).

It is the policy of the Town of Lake Park to prohibit discrimination on the basis of race, color, religion, gender, national origin, age, political affiliation, physical or mental disability (where the disabled persons are able to perform the work they are seeking with reasonable accommodation), marital status, familial status, or sexual orientation, or any other form of unlawful discrimination, except when such condition is a bona fide

occupational qualification. Such employment practices include, but are not limited to, the recruitment, hiring, compensation, assignment, training, promotion, demotion, discipline or dismissal of employees.



Town of Lake Park

ANNUAL PERFORMANCE EVALUATION FORM

TOWN MANAGER JOHN D'AGOSTINO

Each member of the Town Commission should complete this form, rating the Town Manager's performance in each of the areas noted below. The Manager's tasks are divided into five (5) categories and provide for the rating of each item in the category using the evaluation scale shown. Spaces are also provided for additional comments. *(Please do not complete in pencil.)*

Evaluator's Name

EVALUATION PERIOD

5/1/2022 – 5/1/2023

EVALUATION SCALE

5	Outstanding	Consistently achieves and exceeds all standards/objectives of work performance.
4	Very Effective	Regularly meets and frequently exceeds standards of work performance.
3	Effective	Regularly meets standards of work performance.
2	Marginally Effective	Often fails to meet standards of work performance.
1	Ineffective	Clearly and consistently fails to meet standards of work performance.

1. MANAGEMENT STYLE/PROFESSIONAL SKILLS

- ___ Maintains open and informative communications with the Town Commission
- ___ Knowledgeable of current developments affecting the local government management field.
- ___ Effectively implements and enforces Town policies and procedures
- ___ Demonstrates a capacity for innovation and creativity
- ___ Anticipates problems and develops effective approaches for solving them.
- ___ Maintains a work atmosphere conducive to productivity and efficiency
- ___ Takes responsibility for staff actions.
- ___ Encourages department heads to make decisions within their own areas without the Town Manager's approval, yet maintains general control of operations
- ___ Motivates Town staff to work as a team and seek ways to be innovative and oriented toward effective problem solving
- ___ Properly controls the Town's operational and functional activities and motivates others to maximum performance
- ___ Effectively recruits professional staff

COMMENTS:

2. FISCAL MANAGEMENT

- ___ Possesses knowledge of governmental accounting/budget procedures
- ___ Prepares a balanced budget to provide services at a level directed by the Town Commission
- ___ Strives to make the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
- ___ Possesses awareness of the importance of financial planning and accounting controls through long-range fiscal forecasting
- ___ Utilizes effective negotiation with labor unions and in legal actions to minimize costs to the Town

___ Expenditures are made within budget limitations according to established policy

COMMENTS:

3. PERSONAL SKILLS/COMMUNICATIONS

- ___ Willing to commit time necessary to complete required tasks
- ___ Demonstrates high concern for ethical behavior
- ___ Skillful in verbal communication
- ___ Skillful in written communication
- ___ Informs the Commission of current issues and administrative developments
- ___ Encourages a positive attitude regarding the Town
- ___ Receptive to constructive criticism and advice
- ___ Manages stress effectively

COMMENTS:

4. RELATIONS WITH THE TOWN COMMISSION

- ___ Works with the Commission to establish annual goals and objectives and provides regular reports. Provides regular reports to the Commission on the status of Commission directives.
- ___ Carries out the directives of the Commission as a whole, rather than those of any one member
- ___ Assists the Commission in establishing policy, while acknowledging the ultimate authority of the Commission to set policy
- ___ Supports the action of the Commission after a decision has been reached, both inside and outside Town Hall
- ___ Offers workable revisions to the Commission for changes in policy when an existing policy or ordinance is impractical.

COMMENTS:

5. COMMUNITY RELATIONS

- ___ Effectively addresses and accommodates citizen complaints
- ___ Shows a sensitivity to and appreciation of diversity of the Town's population
- ___ Responsive to issues of both commercial and residential populations
- ___ Takes a "hands-on" approach when necessary
- ___ Maintains an effective working relationship with other local governments
- ___ Takes a diplomatic approach to problem solving
- ___ Projects a positive image on behalf of the Town of Lake Park
- ___ Provides management support to Town Boards
- ___ Effectively informs residents of Town news through Town produced media. i.e. Newsletter.

COMMENTS:

ADDITIONAL SUMMARY COMMENTS:

OVERALL RATING:

- | | |
|--------------------|--------------------------|
| 5 - Outstanding | 2 - Marginally Effective |
| 4 - Very Effective | 1 - Ineffective |
| 3 - Effective | |

EVALUATOR'S SIGNATURE

DATE



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: **May 3, 2023** **Agenda Item No.**

Agenda Title: **FISCAL YEAR 2023/2024 BUDGET CALENDAR**
FOR COMMISSION APPROVAL

[] SPECIAL PRESENTATION/REPORTS [x] CONSENT AGENDA
 [] BOARD APPOINTMENT [] OLD BUSINESS
 [] PUBLIC HEARING ORDINANCE ON ____ READING
 [] NEW BUSINESS
 [] OTHER: _____

Approved by Town Manager **John D'Agostino** **Date:** _____

Digitally signed by John D'Agostino
 DN: cn=John D'Agostino, o=Town of
 Lake Park, ou=Town Manager,
 email=jdagostino@lakeparkflorida.go
 v, c=US
 Date: 2023.04.20 16:28:56 -04'00'

Jeffrey P. Duvall, Finance Director
Name/Title

Originating Department: FINANCE	Costs: \$ 0 Funding Source: [X] Jeffrey P. Duvall Digitally signed by Jeffrey P. Duvall DN: cn=Jeffrey P. Duvall, o=, ou=, email=jduvall@lakeparkflorida.gov, c=US Date: 2023.04.20 13:49:11 -0400'	Attachments: Attachment "A: Budget Calendar"
Advertised: Date: _____ Paper: _____ [X] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case <u>JD</u> Please initial one.

Summary Explanation/Background:

Each fiscal year the Town Manager sets forth a Budget Calendar for the next fiscal year's budget process. The calendar schedules the budget deadlines for submittal, discussion, approval and adoption.

Attachment "A" is the proposed 2023/2024 Budget Calendar.

Recommended Motion:

I move to approve the Budget Calendar

Town of Lake Park

2023/24 Budget Calendar

Item 4.

<u>Dates</u>	<u>Required Budget Action</u>
April 18	Fiscal year 2023/2024 proposed budgets available for updates
May 3	Present Budget Calendar at the Commission Meeting
May 8	Department Priorities schedule due back to Finance
May 16	Budgets due back to Finance for review
May 26	Estimate of Taxable Value received from Property Appraiser
June 12-16	Individual budget meetings with Department Heads
June 21	Receive the Commission's Priorities at the June 21, 2023 meeting
June 27	Property Appraiser submits Certificate of Taxable Value (DR420)
June 30	Preliminary budget is delivered to the Commission
<u>July 5</u>	Town Commission holds a preliminary <u>discussion</u> of the 2023/2024 Budget to review the budget and at the Town Commission Meeting sets the <u>not-to-exceed proposed millage rate</u> , and sets <u>the date, time and place of the first public hearing</u> (September 5)
July 24 – July 28	Proposed millage rate & calculation of rolled back rate and date for first public hearing on budget due to Property Appraiser (within 35 days of receipt of taxable value)
August 3-7	One-on-one meetings with the Commission
<u>August 16</u>	Town Commission holds a <u>Budget Workshop</u> to hear public comment, review the Fund Budgets, and discuss Town's Initiatives
<u>September 5</u>	First Public Hearing on budget at 6:30 in the Town Commission Chambers; adoption of a tentative millage rate and proposed operating budget. Subject to blackout dates from Palm Beach County Commission and Palm Beach County - School Board.
September 11-13	Run TRIM budget ad in newspaper for Saturday September 16
<u>September 20</u>	Final (second) public hearing on budget; adoption of millage rate and 2023/2024 budget. Subject to blackout dates from Palm Beach County (PBC) and Palm Beach County School District (PBCSD), dates have been published.
<u>September 6</u> <u>September 7 & 26</u>	PBC-School Board meeting date PBC Board of Commissioners meeting dates
<u>Sept 23-Oct 6</u>	Proof of Publication (newspaper certifies), Ordinance of final millage, Ordinance adopting the Budget and entire pages from all newspaper budget ads – mailed certified/return receipt to the Department of Revenue
<u>October 6</u>	Certifying to Tax Collector and Taxing Authorities

Lake Park Community Redevelopment Agency
2023/24 Budget Calendar

<u>Dates</u>	<u>Required Budget Action</u>
April 18	Worksheets available to staff
May 26	Estimate of Taxable Value received from Property Appraiser
Week of June 1	Budget meeting with the Executive Director, HR, Finance, and Public Works to review and set a proposed budget
June 11	Budgets due back to Finance for review
June 27	Property Appraiser submits Certificate of Taxable Value (DR420)
July 14	Preliminary budget is delivered to the CRA Board
Aug 1	Budget meeting with the Executive Director, HR, Finance, and Public Works to review changes necessary as a result of the Certificate of Taxable Value
August 3-7	One-on-one meetings with the Board Members
<u>August 16</u>	The CRA Board holds a special call <u>Budget Meeting</u> to review the budget. The Board will either: accept the Budget; or give staff recommendations and set a date for a second CRA Board Meeting.



Town of Lake Park Town Commission

Item 5.

Agenda Request Form

Meeting Date: May 3, 2023

Agenda Item No.

Agenda Title: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION NO. 82-12-21 TO APPROVE AN AMENDED SITE PLAN FOR THE SPECIAL EXCEPTION USE OF A SMALL SCALE FOOD AND BEVERAGE PRODUCTION USE ON THE PROPERTY LOCATED AT 1301 10th STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(continued from April 19)*

- [] SPECIAL PRESENTATION/REPORTS [] CONSENT AGENDA
 [] BOARD APPOINTMENT [] OLD BUSINESS
 [] ORDINANCE
 [] NEW BUSINESS – DISCUSSION ITEM
 [X] OTHER: QUASI-JUDICIAL PUBLIC HEARING RESOLUTION

Approved by Town Manager _____ Date: _____

Nadia Di Tommaso / Community Development Director

Name/Title

Originating Department: Community Development	Costs: \$ Legal Review and Legal Ad and Consultant Reviews Funding Source: Escrow account for all advertising and reviews. Acct. #5589 [] Finance <u>Jeffrey P. Duvall</u> Digitally signed by Jeffrey P. Duvall DN: cn=Jeffrey P. Duvall, o=Town of Lake Park, email=jduvall@lakeparkflorida.gov, c=US Date: 2023.04.27 13:25:05 -0500	Attachments: → Staff Report → Resolution 29-04-23 → Applicant Application and Backup Materials (CIDC Authorization Letter and Original TPS Letter) → Original Resolution approving project and original Rendering → Legal Notice → Certified Letter → <u>PLANS</u> for Site Plan Amendment
Advertised: Date: 3/24/23 Paper: Palm Beach Post [] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>ND</u> (certified mail to everyone within 300 feet) or Not applicable in this case Please initial one.

Summary Explanation/Background:

Please refer to staff report.

Recommended Motion: I move to “APPROVE” Resolution 29-04-23 with the associated conditions of approval.



**TOWN LAKE OF PARK
TOWN COMMISSION
STAFF REPORT
MEETING DATE: April 19, 2023
(continued to May 3, 2023)**

APPLICATION: Oceana Coffee Roasters/Commercial Kitchens 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

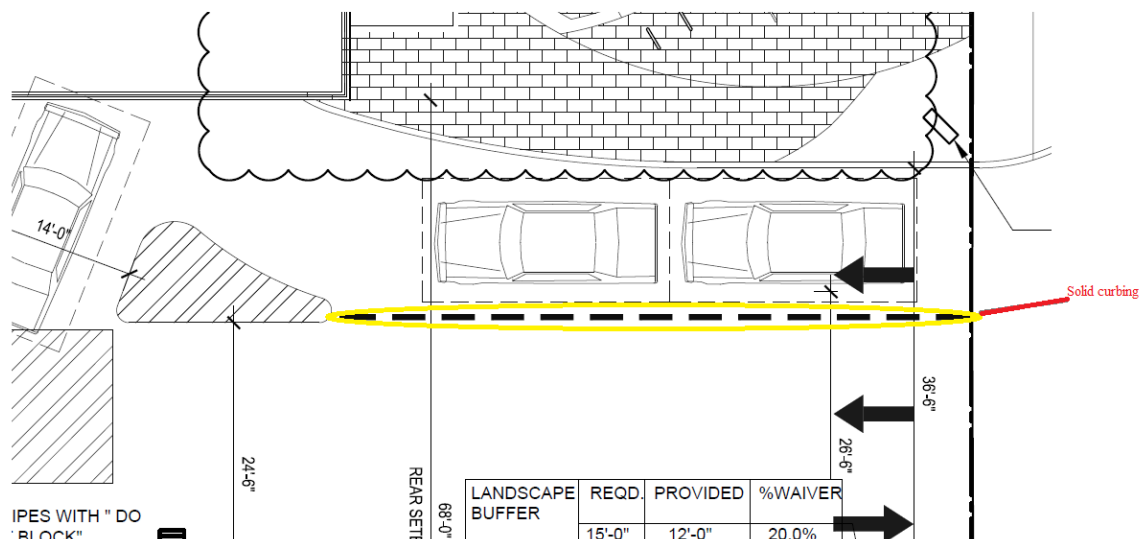
APRIL 19, 2023 MEETING OF THE TOWN COMMISSION

- This site plan amendment was considered by the Town Commission at their April 19 meeting. Generally, the new architectural design was deemed acceptable however, there was significant discussion on the overall traffic circulation pattern, particularly the north drive-thru access. In light of this, a Motion was made by Commissioner Linden to continue the item to the next possible meeting when the designer is ready to come back to the Commission based on the feedback received by the Commission on the traffic circulation. This Motion passed.

In follow-up to the Commission meeting on April 19, Staff met with Commissioners one-on-one to further understand their concerns as it relates to the traffic circulation, particularly the north drive-thru access. In these meetings, it was determined for the most part, the Commission is comfortable with the project and that the Commission does not desire a full redesign, but that there will still need to be some discussion on possibly restricting the north drive-thru access in some way. Some Commission members are comfortable with the design as-is and will rely on the Staff and design review professionals determinations and ongoing monitoring as needed.

STAFF RECOMMENDS APPROVAL. Some additional possibilities for Commission discussion are conditioning the approval with the following:

- Closing the north drive-thru during morning (open to 9:30am) and providing for quarterly meetings with Community Development Staff for a full year following the Certificate of Occupancy to monitor the situation and strengthen, or loosen, standards as may be required.
- Strengthen the signs throughout the site to allow for adequate instructions for motorists to adhere to, including alleyway access
- Extend the curbing in this area to avoid any potential multi-land interferences by motorists:



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.

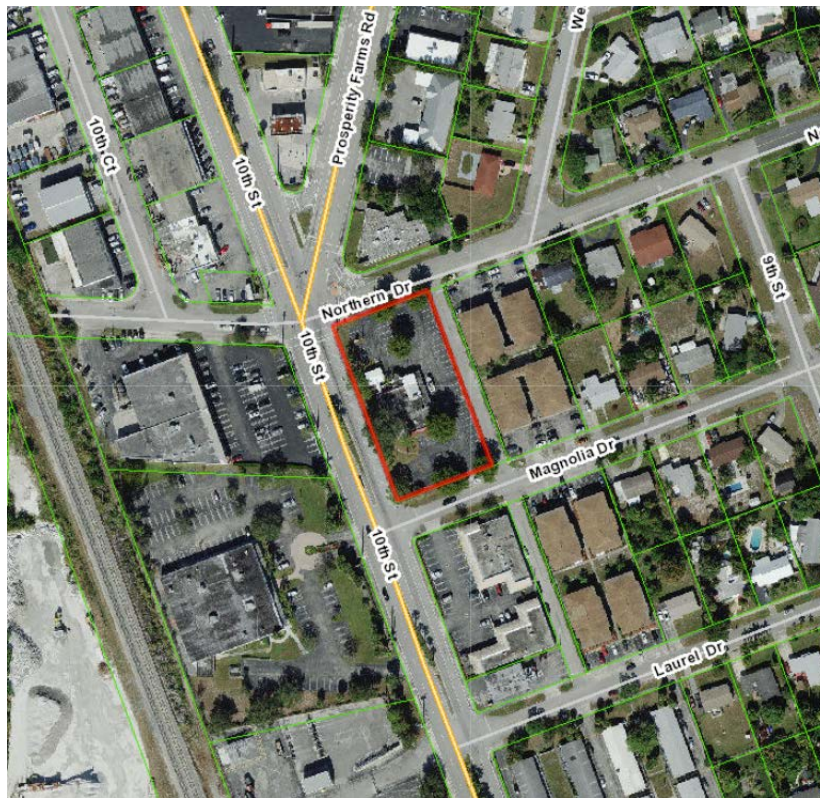
Planning & Zoning Board Meeting (April 3, 2023) – Approved 3-0. The Board was very pleased with the redesign and the Chair explained that the overall functionality of the project has been significantly improved, along with the street connectivity from the 2nd level outdoor area and ground floor plaza area. The Board expressed appreciation to the application for delivering an even better project even though they were faced with market-driven construction cost difficulties and thanked the applicant for maintaining the overall use and delivering a project that is just as valuable to the area.

STAFF RECOMMENDATION: Approval of Resolution 29-04-23 with conditions

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

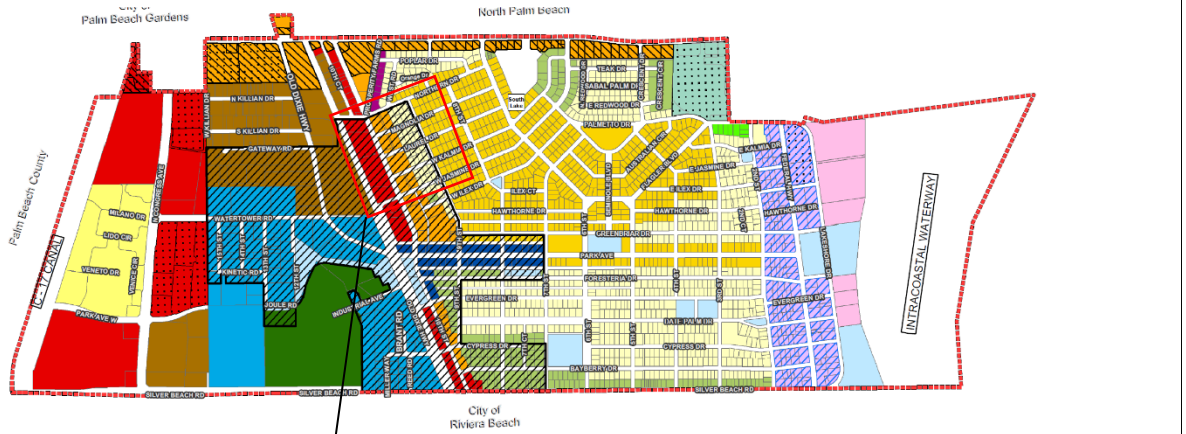
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



LAKE PARK ZONING MAP



Lake Park Zoning Map



Legend

- TOWN BOUNDARY
- Planned Unit Development Overlay
- NBOZ Overlay
- CRA Overlay
- FHMUDO Federal Highway Mixed Use District Overlay

Zoning

- C1 BUSINESS DISTRICT
- C1B NEIGHBORHOOD COMMERCIAL DISTRICT
- C2 BUSINESS DISTRICT
- C3 BUSINESS DISTRICT

- C4 BUSINESS DISTRICT
- CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
- CONSERVATION
- MU MIXED USE
- P PUBLIC DISTRICT

- PADD PARK AVENUE DOWNTOWN DISTRICT
- R1 SINGLE FAMILY RESIDENCE DISTRICT
- R1A SINGLE FAMILY RESIDENCE DISTRICT
- R1AA RESIDENCE DISTRICT
- R1B TWO FAMILY RESIDENCE DISTRICT

- R2 MULTIPLE FAMILY RESIDENCE DISTRICT
- R2A MULTIPLE FAMILY RESIDENCE DISTRICT
- TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Subject
Site

7est.

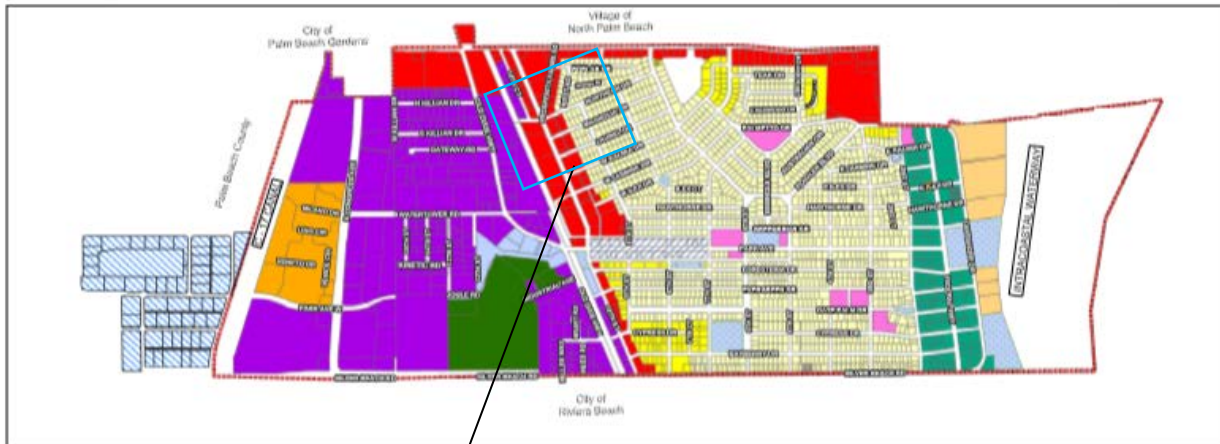
Adjacent Zoning:

North: C-1B Neighborhood Commercial
South: C-1 Business District
East: C-1 Business District
C-2 Business District

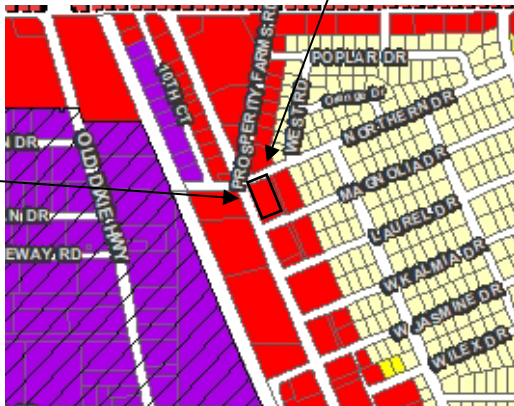
LAKE PARK FUTURE LAND USE MAP



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) ****

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 waiver is no longer required since the front building setback is now 26 feet along 10th Street. The second 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 and accounts for increased square footages pursuant to the original approval therefore, updating the letter should not be an issue.

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 and dumpster location for this project and approved on March 17 and March 20, respectively. The dumpster configuration changed to an angled position per the request of Public Works.

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. The photometric plan has also been updated as part of this proposal to reflect conditions across the entire site, particularly the north ground floor plaza area.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of **Resolution 29-04-22** for 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	3/27/23	4/11/23
Survey	Job #12154	11/28/22	4/11/23
CIVIL			
Cover Sheet	PCS-1	01/18/23	4/11/23
Paving, Grading, and Drainage Plan	PD-1	3/14/23	4/11/23
Paving, Grading, and Drainage Details	PD-2	1/18/22	4/11/23
Paving, Grading, and Drainage Details	PD-3	1/18/22	4/11/23
Signage and Pavement Marking Plan	SM-1	3/14/23	4/11/23
Storm water Pollution Prevention Plan	SWPP-1	3/14/23	4/11/23
NPDES Notes	SWPP-2	1/18/22	4/11/23
Erosion Control Details	SWPP-3	1/18/22	4/11/23
Water and Sewer Plans	WCS-1	1/18/22	4/11/23
Water and Sewer Plan	WS-1	3/14/23	4/11/23
Water Details	WS-2	1/18/22	4/11/23
Sewer Details	WS-3	1/18/22	4/11/23
LANDSCAPE			
Tree Disposition Plan and Table	L-200	3/15/23	4/11/23
Landscape Plan	L-210	3/15/23	4/11/23
Landscape Schedule and Details	L-211	3/15/23	4/11/23
Irrigation Plan	L-300	3/15/23	4/11/23
Irrigation Details	L-301	3/15/23	4/11/23
Irrigation Notes	L-302	3/15/23	4/11/23

ARCHITECTURE			
Architectural Demolition Site Plan	AS-001	11/02/21	4/11/23
Site Plan	AS-100	4/06/23	4/11/23
Site Plan	AS-200	3/27/23	4/11/23
First and Second Floor Plan	A-101	3/27/23	4/11/23
First Floor and Site Plan	A-101.1	3/14/23	4/11/23
Roof Plan	A-102	4/06/23	4/11/23
Exterior Elevations	A-201	3/14/23	4/11/23
Exterior Color Elevations	A-202	3/14/23	4/11/23
Rendering 1	Rendering 1	3/26/23	4/11/23
Rendering 2	Rendering 2	3/26/23	4/11/23
ELECTRICAL			
Electrical Site Plan – Photometric Plan	E-3	3/27/23	4/11/23

2. Prior to the issuance of the first building permit for vertical construction, a copy of the updated Traffic Performance Standards (TPS) letter from Palm Beach County shall be submitted to the Town’s Community Development Department.

Section 3 of the Resolution: 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.**

RESOLUTION NO. 29-04-23

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION NO. 82-12-21 TO APPROVE AN AMENDED SITE PLAN FOR THE SPECIAL EXCEPTION USE OF A SMALL SCALE FOOD AND BEVERAGE PRODUCTION USE ON THE PROPERTY LOCATED AT 1301 10th STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CIDC Lake Park, LLC (“Owner”), is the owner of a property located at 1301 10th St. at the southeast corner of 10th Street and Northern Drive, the legal description of which is attached hereto and incorporated herein as Exhibit “A” (the Site); and

WHEREAS, in 2021, the Town Commission previously approved resolution 82-12-21 constituting a Development Order for a site plan authorizing the development of 28,075 square feet of a special exception use of “Small Scale Food and Beverage Production” for a commercial project known as Oceana Coffee; and

WHEREAS, Emilio Lebolo of One A Architecture, acting as the Owner’s authorized agent (“Applicant”), is proposing amendments to the development order approving a special exception use and a site plan for Oceana Coffee; and

WHEREAS, the Applicant has submitted amended plans for the development of a Small Scale Food and Beverage special exception uses on the Site to authorize the development of a commercial project; and

WHEREAS, the Site will eventually be owned/operated by three distinct entities for which Oceana Coffee is a partner in all three entities: Kiss Kitchens, Florida Canning Company and Oceana Coffee(Oceana Logistics International); and

WHEREAS, the Applicant’s application to amend the development order for the special exception use and site plan proposes a reduction from a 28,075 square foot to a 17,215 square foot Small Scale Food and Beverage special exception use to be developed on the Site (the Project) ; and

WHEREAS, the Applicant’s amendment of the previously approved site plan reduces the square feet previously allocated for the Project’s uses on the Site as follows: beverage production from 7,696 square feet to 7,022 square feet; for food production from 14,384 square feet to 7,990 square feet, which includes a reduction in the number of leasable “ghost kitchens” from 14 plus 1 common area kitchen prep space, to 10 plus 3 common area prep kitchen spaces, and a corresponding reduction of the square footage of the ghost kitchens; and a reduction of maintain the previously approved 1,073 square feet of retail uses to 833 square feet; and

WHEREAS, the Applicant proposes to reduce the associated event space and to relocate it from a previously proposed third floor rooftop deck to a second floor deck accessible from the area where the ghost kitchens are located; and

WHEREAS, the Applicant proposes to eliminate the previously approved standalone office use by incorporating this office space into the first floor roasting/canning/shipping and receiving area of Oceana Coffee's business; and

WHEREAS, the Applicant proposes to reduce the height of the building from 40 feet to 36 feet, and adjust the exterior building façade(s) design features accordingly; and

WHEREAS, the Applicant proposes to add an exterior ground floor patio on the north side of the Site, inclusive of green space and additional architectural and pavement design features; and

WHEREAS, the Applicant proposes minor modifications to the landscaping; and

WHEREAS, the Planning and Zoning Board has conducted a public hearing and made its recommendation to the Town Commission; and

WHEREAS, the Town Commission has considered the evidence presented by the Town's Community Development Department, the Applicant, Owner, and other interested parties and members of the public, ~~regarding whether~~ and determined that the Application is consistent with the Town's Comprehensive Plan and 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 an amendment to the Development Order for the Project subject to the following conditions:

1. The Applicant shall develop the Site consistent with the following documents and plans:

Name	Sheet	Revision Date	Received on
GENERAL			
Cover Sheet	T-001	3/27/23	4/11/23
Survey	Job #12154	11/28/22	4/11/23
CIVIL			
Cover Sheet	PCS-1	01/18/23	4/11/23
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Signage and Pavement Marking Plan	SM-1	3/14/23	4/11/23
Storm water Pollution Prevention Plan	SWPP-1	3/14/23	4/11/23
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Rendering 2	Rendering 2	3/26/23	4/11/23
ELECTRICAL			
Electrical Site Plan – Photometric Plan	E-3	3/27/23	4/11/23

2. Prior to the issuance of the first building permit for vertical construction, a copy of the updated Traffic Performance Standards (TPS) letter from Palm Beach County shall be submitted to the Town's Community Development Department.

Section 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 Project shall be completed within 18 months of the date of the issuance of the building permit commencing the Project.**

Section 4. This Resolution shall become effective upon execution.

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ATTACHMENT A

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.



**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 site 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.

 03/15/23
—OWNER/APPLICANT Signature— 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

15375 Blue Fish Cir

Street Address

Telephone Number

E-Mail Address

Frances Brandt / Director of Operations
 By: Name/Title

Bradenton, FL 34202

City, State, Zip Code

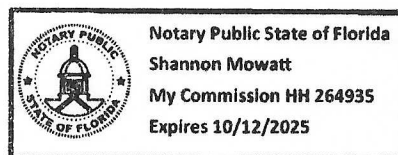
Fax Number

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

Shannon Mowatt
 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.

[Signature]
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

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\211203 - OCEANA COFFEE.DOCX

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.

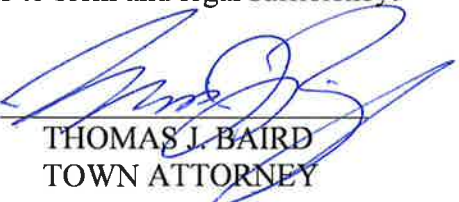
TOWN OF LAKE PARK, FLORIDA

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 Ivane at 561 881 3320 or aviane@lakeparkflorida.gov.

LOCATION MAP





**OCEANA
COFFEE™**
NE VIEW
LAKE PARK, FL



LEGAL NOTICE OF PUBLIC HEARINGS
TOWN OF LAKE PARK, FLORIDA
REQUEST TO AMEND DEVELOPMENT ORDER

Please take notice and be advised that the Town of Lake Park, Florida has received an application to amend the Development Order for a Special Exception and Site Plan previously approved by Resolution 82-12-21 for the project known as “Oceana Coffee”. Amendment submitted by Emilio Lebolo of One A Architecture (“Agent”) on behalf of CIDC Lake Park, LLC (“Property Owner” and “Applicant”). Site is located at the southeast corner of 10th Street and Northern Drive, Lake Park, Florida, 33403.

Amendment Request: Reduce the two story building’s overall square footage from 28,075 square feet to 17,215 square feet, modify the height and exterior facades accordingly; add an exterior ground floor patio, replace third floor rooftop deck with a second floor open event space; eliminate the office use; reduce the number and square footage of leasable commercial kitchens on the second floor; reduce retail square footage, maintain 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 as shown on the plans. There is no change to the parking and circulation.

Property Control number: 36-43-42-20-01-079- 0190

PUBLIC HEARINGS:

Public Hearings to consider the Amendment request will be held as follows:

The Planning and Zoning Board will hold a Public Hearing on Monday, April 3, 2023 at 6:30 pm, or as soon thereafter as can be heard.

The Town Commission will hold a Quasi-Judicial Public Hearing on Wednesday, April 19, 2023 at 6:30 p.m. or as soon after as the matter can be heard.

All meetings will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, 33403.

If a person decides to appeal any decision made by any of the Planning and Zoning Boards or the 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, or to review any documents related to the proposal described herein, please contact the Planning Department at 561-881-3320. .

Town Clerk: Vivian Mendez

PUB: The Palm Beach Post – March 24, 2023



Notification of Public Hearing

3/23/23

Dear Property Owner:

You are receiving this Notice of Public Hearings because you are the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence. The public hearings listed herein are being held to hear the application described below.

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.

TOWN OF LAKE PARK NOTICE OF PUBLIC HEARINGS- REQUEST FOR SITE PLAN AMENDMENT

PUBLIC HEARINGS:

Public Hearings to consider the request for Site Plan Amendment will be held as follows:

The **Planning and Zoning Board** will hold a Public Hearing on Monday, April 3, 2023 at 6:30 pm, or as soon thereafter as can be heard.

The **Town Commission will hold** a Quasi-Judicial Public Hearing on Wednesday, April 19, 2023 at 6:30 p.m. or as soon after as the matter can be heard.

All meetings will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, 33403

REQUEST

Application: On behalf of CIDC Lake Park, LLC (“Property Owner” and “Applicant”), Emilio Lebolo of One A Architecture (“Agent”) has submitted an application to amend the Development Order for a Special Exception and Site Plan previously approved by Resolution 82-12-21 for the project known as “Oceana Coffee”.

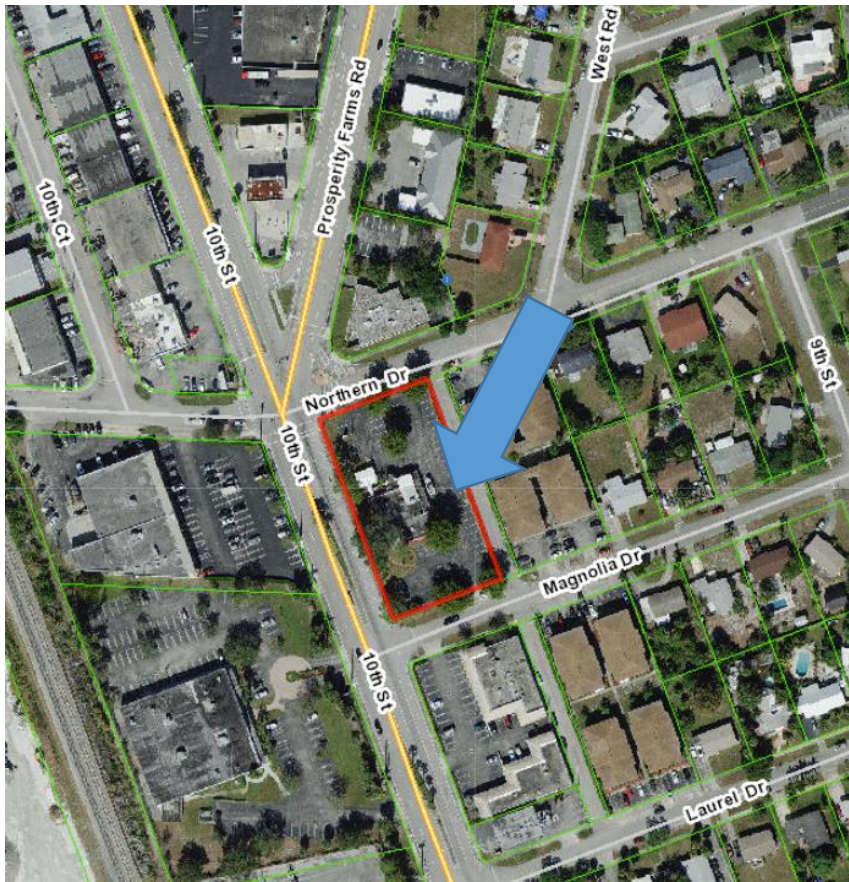
Applicant proposes to reduce the two story building’s overall square footage from 28,215 square feet to 17,218 square feet, modify the height and exterior facades accordingly; add an exterior ground floor patio, replace third floor rooftop deck with a second floor open event space; eliminate the office use, reduce the number and square footage of leasable

commercial ghost kitchens on the second floor, reduce retail square footage, maintain 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 as shown on the plans. There is no change to the parking and circulation.

Location: The Subject Property is located at the southeast corner of 10th Street and 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:

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

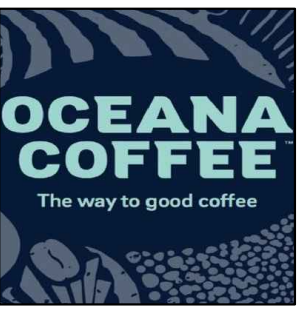
LOCATION MAP



Should you wish to review any of the documents associated with the application, or if you have further questions about the application please contact the Community Development Department planners at 561 881 3320.

OCEANA COFFEE

1301 10TH. STREET LAKE PARK, FL 33403



ONE A
architecture
AR-13736

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

STATE OF FLORIDA
REINALDO A. GOMEZ
REGISTERED ARCHITECT
AR0013736

04/10/23

SIGNATURE
REINALDO A. GOMEZ
APR 03/2023

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
- 03/27/23 COMMENTS

DATE 11/02/2021

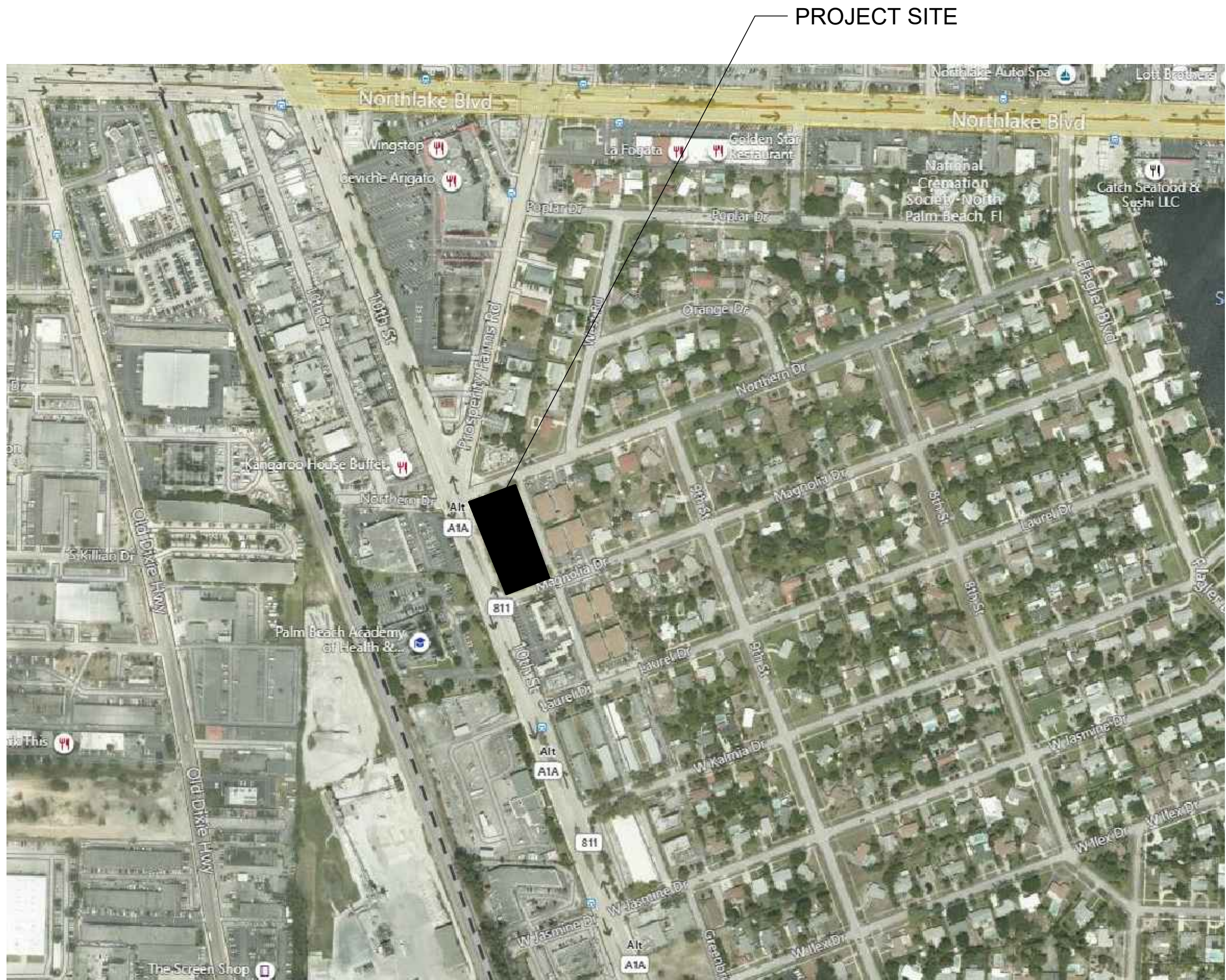
DRAWN : REVIEW

SCALE

DRAWING TITLE:
COVER SHEET

SHEET No:

T-001



PROJECT SITE

SITE DATA-PROPOSED				
ZONING DISTRICT C-1				
LOT	0.94669697	ACRES		
	41,250.00	SF		
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	
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 FACTOR TOTAL	PROVIDED
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		1,440.00	0	0
TOTAL 1ST FLOOR		7,855.00		11
REDUCTION FACTOR			0%	0
TOTAL REQUIRED 1ST FLOOR				11
SECOND FLOOR FLOOR		AREA	REQUIRED 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
GIG DIMENSIONS		REQUIRED	PROVIDED	
		10'-0" X 18'-6"	10'-0" X 18'-6"	

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"	
AREA PER FLOOR	232'-0"	167'-2"	
AREA PER FLOOR	SF	SF	
FIRST FLOOR (TOTAL)	10,050	7,855	
PER USE			
OFFICE	1,281	-	
CAFÉ/RETAIL	1,073	833	
ROASTING	2,400	2,721	
CANNING	2,240	2,441	
SHIPPING			
RECEIVING	2,223	9,360	
SECOND FLOOR (TOTAL)	14,384		
PER USE			
KITCHEN	2,234		
K PREP (A1)	872	K PREP (A)	940
K PREP (A2)	872	K PREP (B)	491
K PREP (A3)	872	K PREP (C)	501
K PREP (B1)	436	GHOST K1	405
K PREP (B2)	436	GHOST K2	394
K PREP (B3)	436	GHOST K3	394
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	354
K PREP (B10)	364	GHOST K10	354
K PREP (B11)	364		
EVENT DECK	-	1,373	
NUMBERS OF KITCHEN LEASABLE UNITS	15	14 INCLUSIVE OF EVENT SPACE	
THIRD FLOOR (TOTAL)	3,641		
THREE COLUMNS			
EAST FAÇADE	7	3	
WEST FAÇADE	6	3	

GENERAL		ISSUE HISTORY:			
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	•	•	•	
L-302	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:	
		15375 BLUE FISH CIRCLE		BRYTESEN STRUCTURAL ENGINEERS	
		LAKEWOOD RANCH, FL 34202		3045 N. FEDERAL HIGHWAY BLDG. #80	
		TEL: 561-339-2913		FORT LAUDERDALE, FL 33306	
				TEL: 954-568-1411	
ARCHITECT:		ONE A ARCHITECTURE		MEP:	
		2100 CORPORATE DR.		JOHNSON, LEVINSON, RAGAN, DAVILA, INC.	
		BOYNTON BEACH, FL 33426		1450 CENTERPARK BLVD., SUITE 350	
		TEL: 954-464-7201		WEST PALM BEACH, FL 33401	
				TEL: 561-689-2303 EXT: 108	
CIVIL		SUAREZ ENGINEERING & SURVEYING, INC.			
		13350 S.W. 131 ST., SUITE 103			
		MIAMI, FL 33186			
		TEL: 305-596-1799			
LANDSCAPE		JAME BRIAN EUELL			
		2100 CORPORATE DR.			
		BOYNTON BEACH, FL 33426			
		TEL: 954-464-7201			

4 PROJECT TEAM

1 PROJECT LOCATION

2 PROJECT DATA

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

REVISIONS: _____

- | | |
|---|------------------------------------|
| 1 | 11/15/21 2nd. ROUND OF COMMENTS |
| 2 | 01/25/22 DRIVE THRU FLOW AGREEMENT |
| 4 | 03/23/22 DRIVE THRU FLOW AGREEMENT |
| 5 | 03/14/23 SITE PLAN AMENDMENT |
| 6 | 04/06/23 DUMPSTER COMMENT |

DATE 11/02/2021

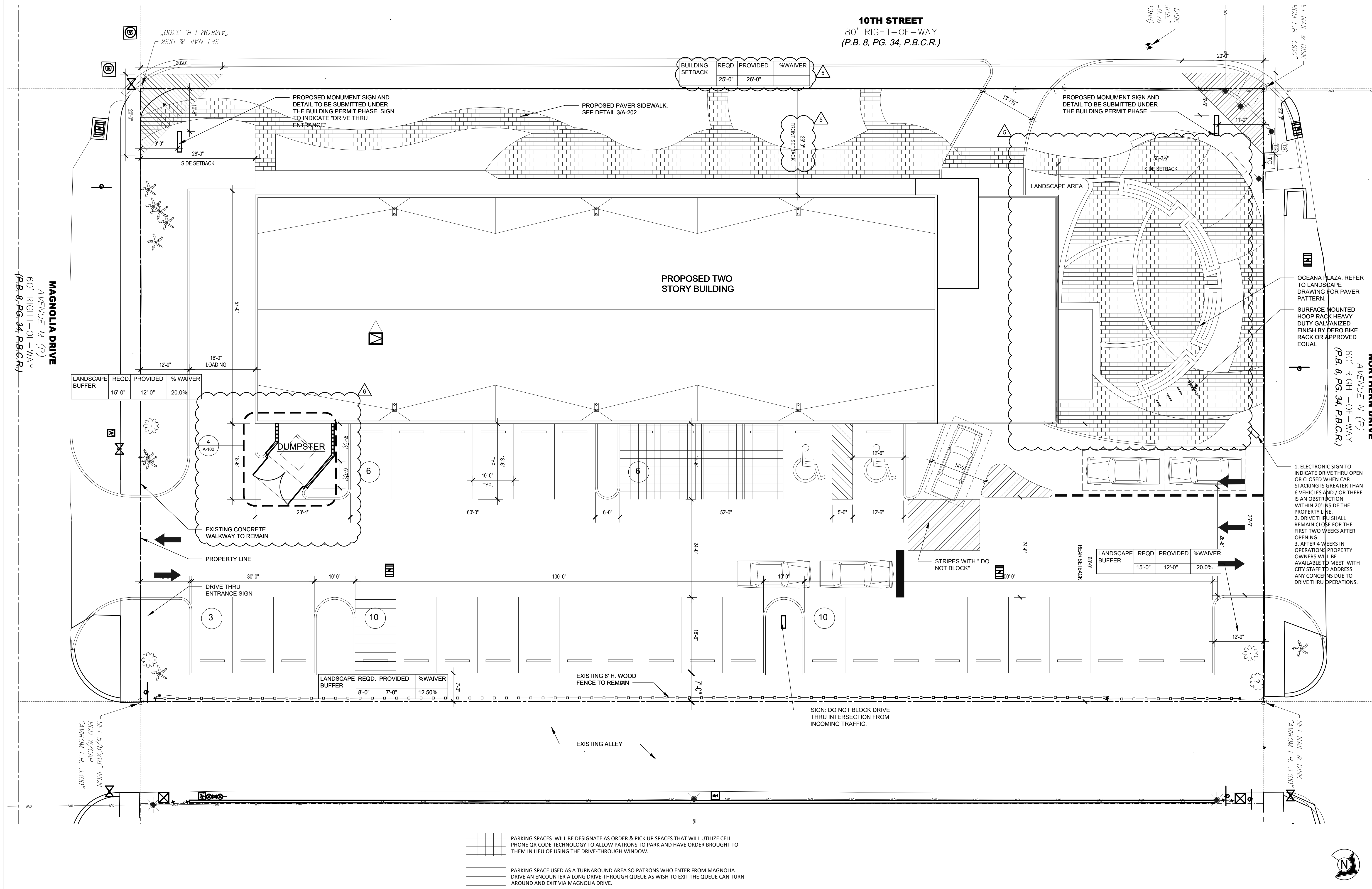
DATE:	REVIEW:

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 COMMENTS |
| 2 | 01/25/22 DRIVE THRU FLOW |
| 4 | AGREEMENT |
| 5 | 03/23/22 DRIVE THRU FLOW |
| 6 | AGREEMENT |
| 7 | 03/14/23 SITE PLAN AMENDMENT |
| 8 | 03/21/23 COMMENTS |
| 9 | 03/27/23 COMMENTS |

DATE 11/02/2021

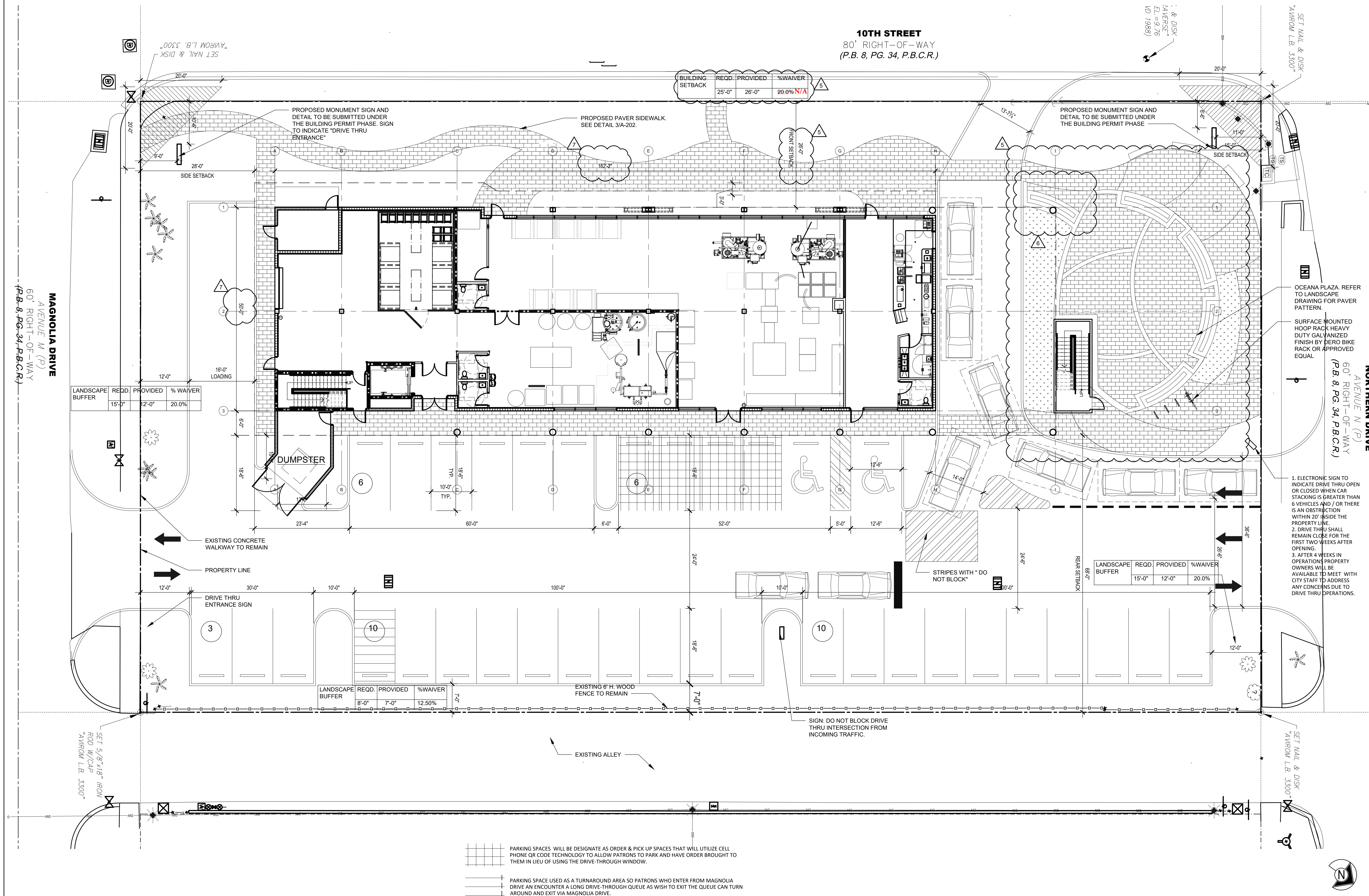
DRAWN : _____ REVIEW _____

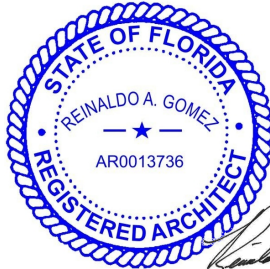
SITE PLAN

DRAWING TITLE:
SITE PLAN

SHEET No. 1

AS-200





04/10/23

SIGNATURE
REINALDO A. GOMEZ
AR0013736

CONSULTANTS :

PROJECT NAME:

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

REVISIONS:

DATE 11/02/2021

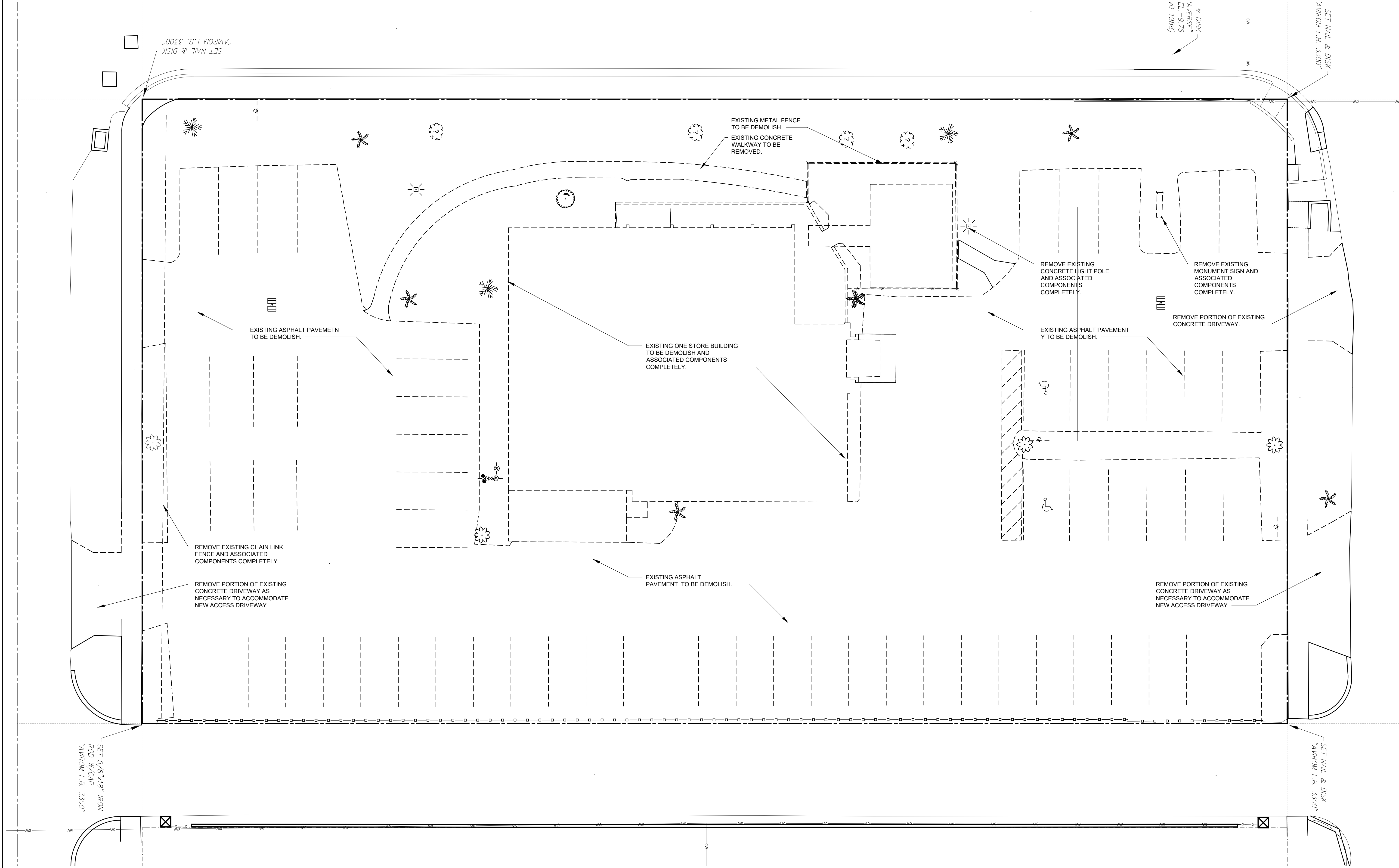
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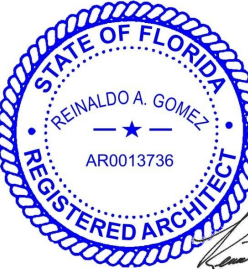
SCALE **SITE PLAN**

DRAWING TITLE:
**DEMOLITION SITE
PLAN**

SHEET No:

AS-001





04/10/23

SIGNATURE
REINALDO A. GOMEZ
AR# 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
- 12/07/21 4th. ROUND OF COMMENTS
- 03/14/23 SITE PLAN AMENDMENT
- 03/27/23 COMMENTS

DATE 11/02/2021

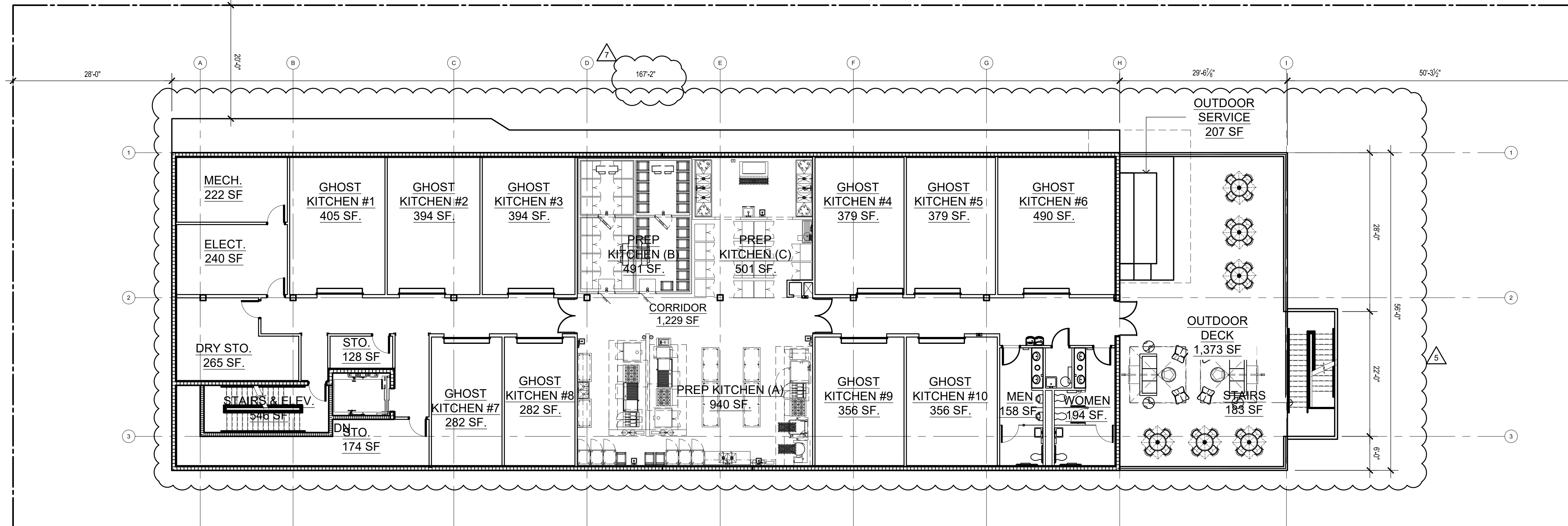
DRAWN: REVIEW

SCALE

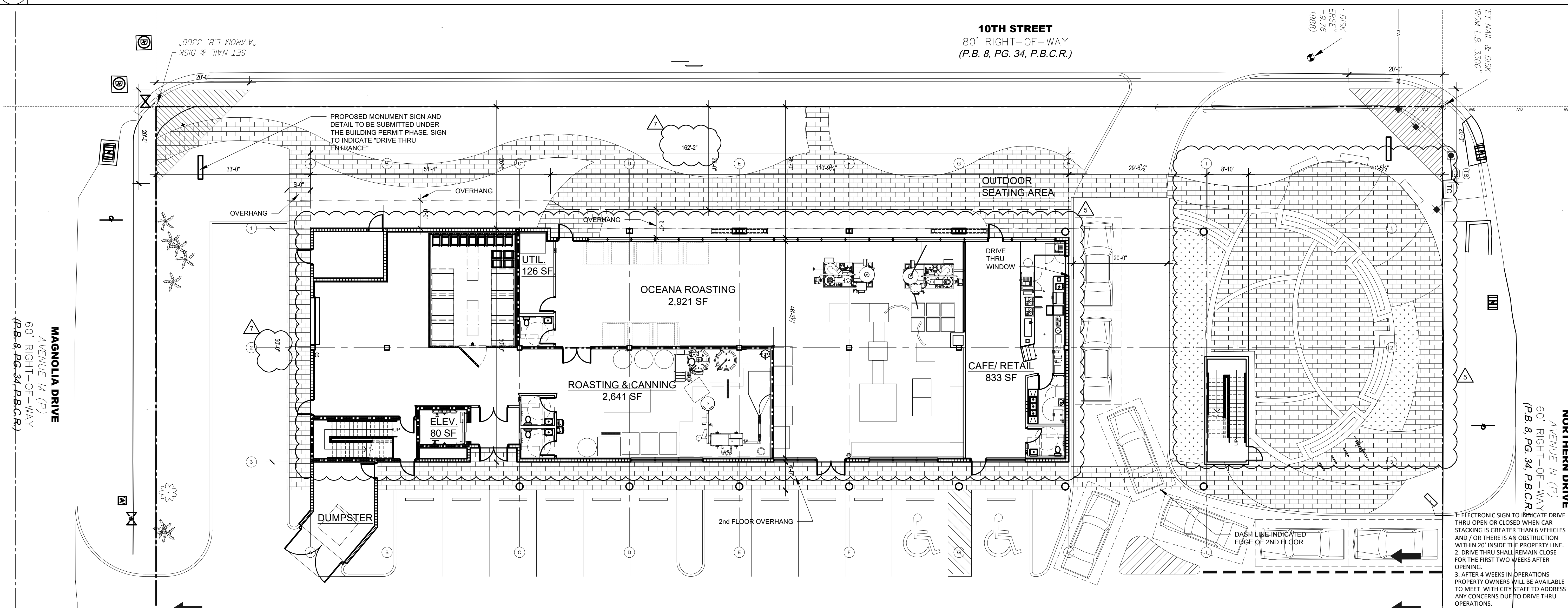
DRAWING TITLE:
**FIRST AND SECOND
FLOOR PLAN**

SHEET No:

A-101



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



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

PROJECT NAME

**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 |

DATE 11/02/2021

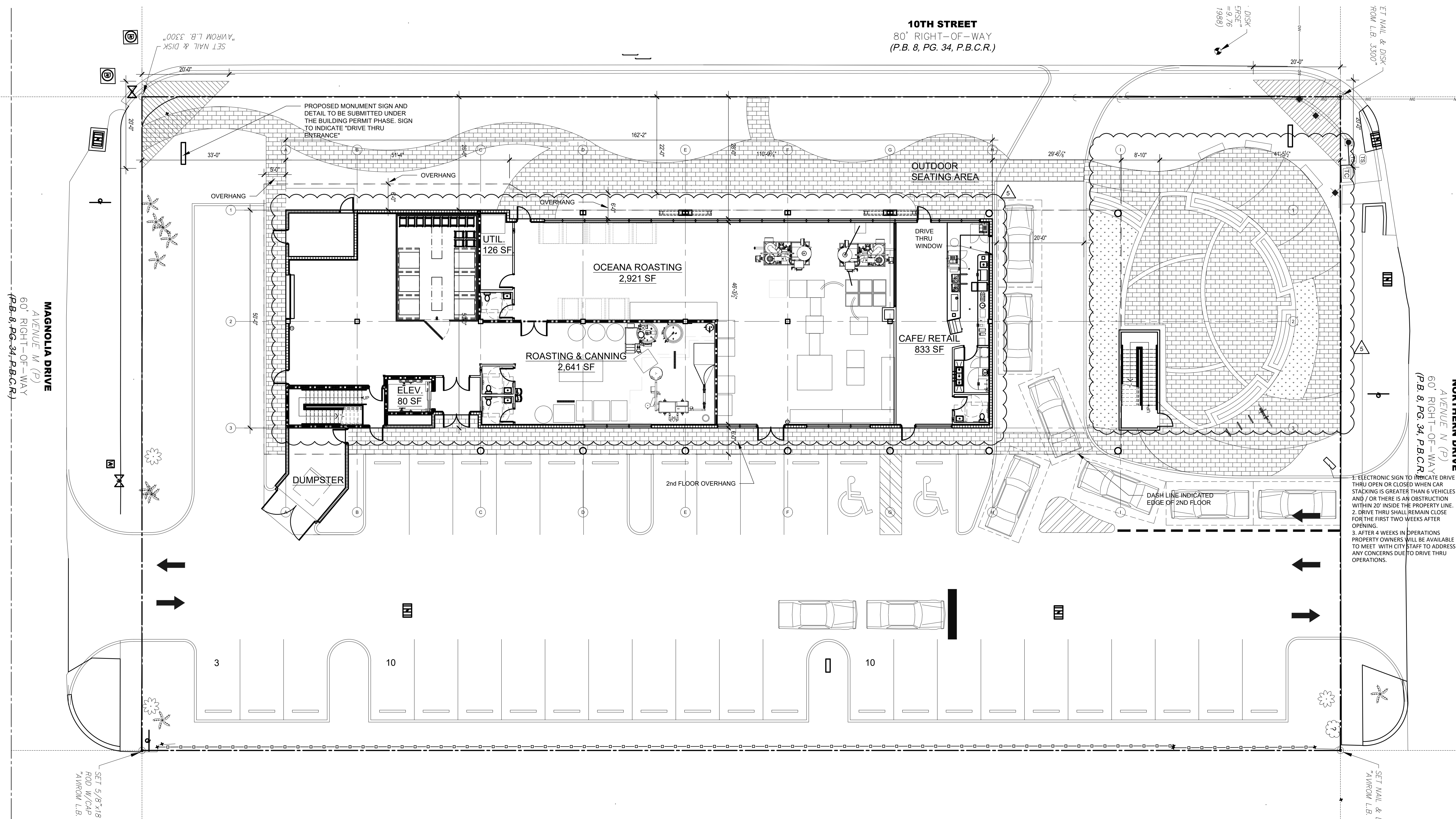
DRAWN : _____ REVIEW _____

SCALE

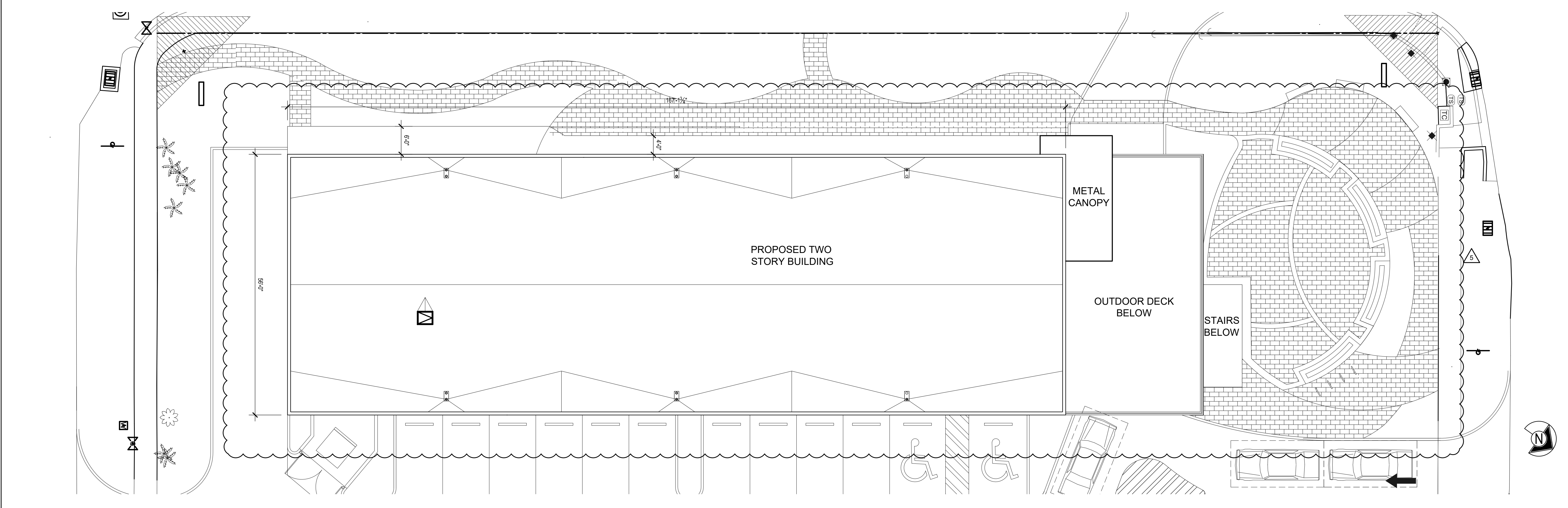
DRAWING TITLE:
**FIRST FLOOR AND
SITE PLAN**

SHEET No:

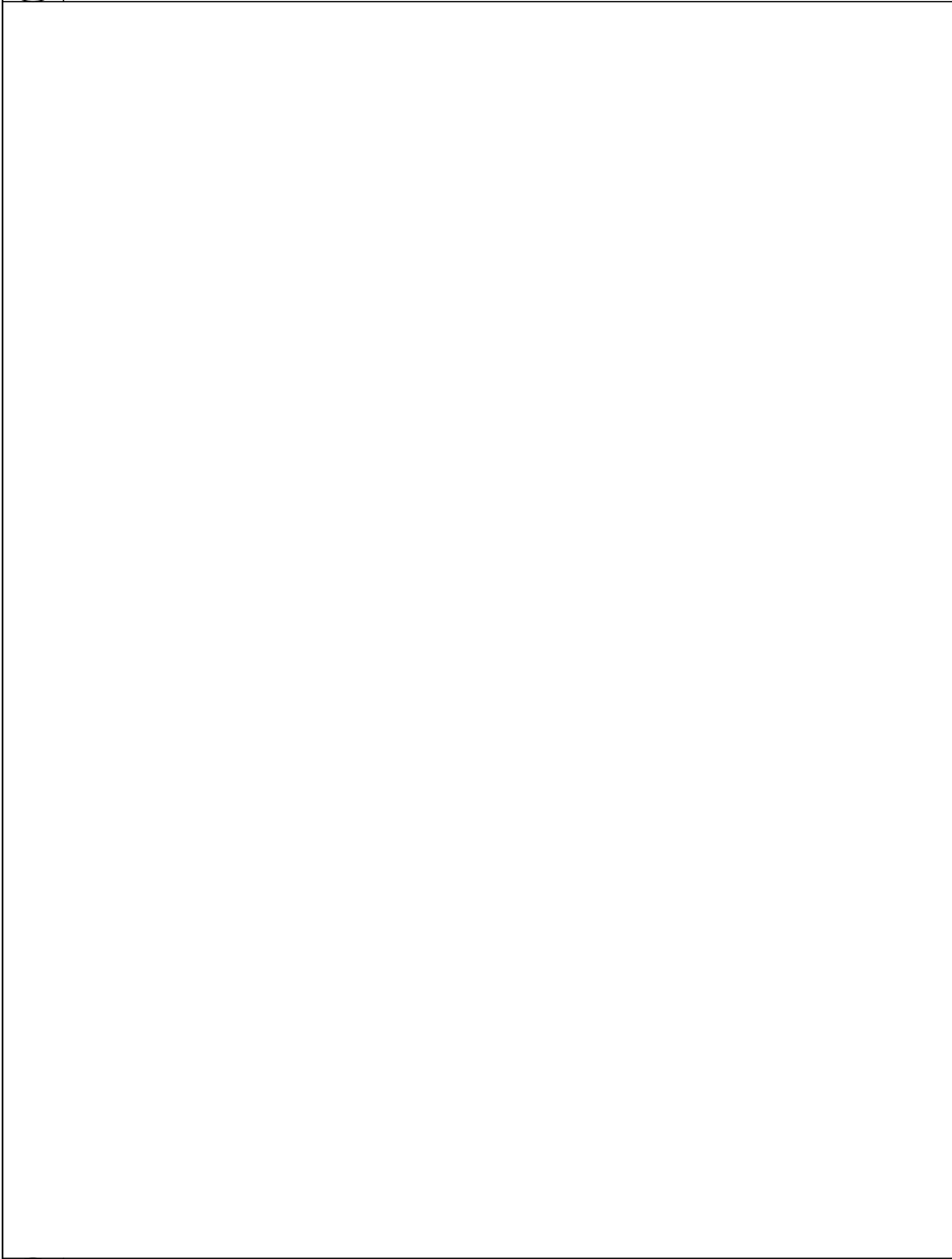
A-101.1



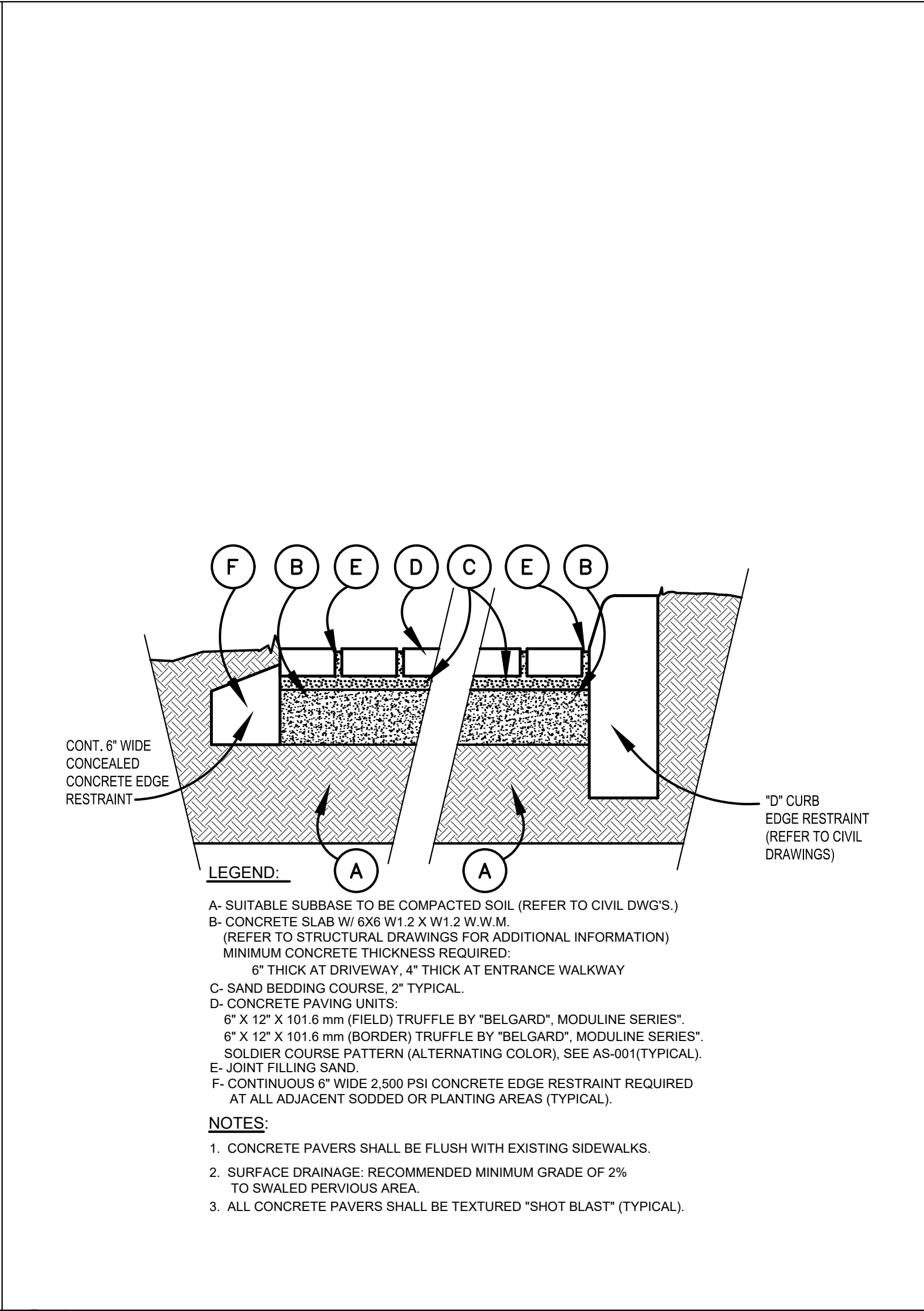
1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



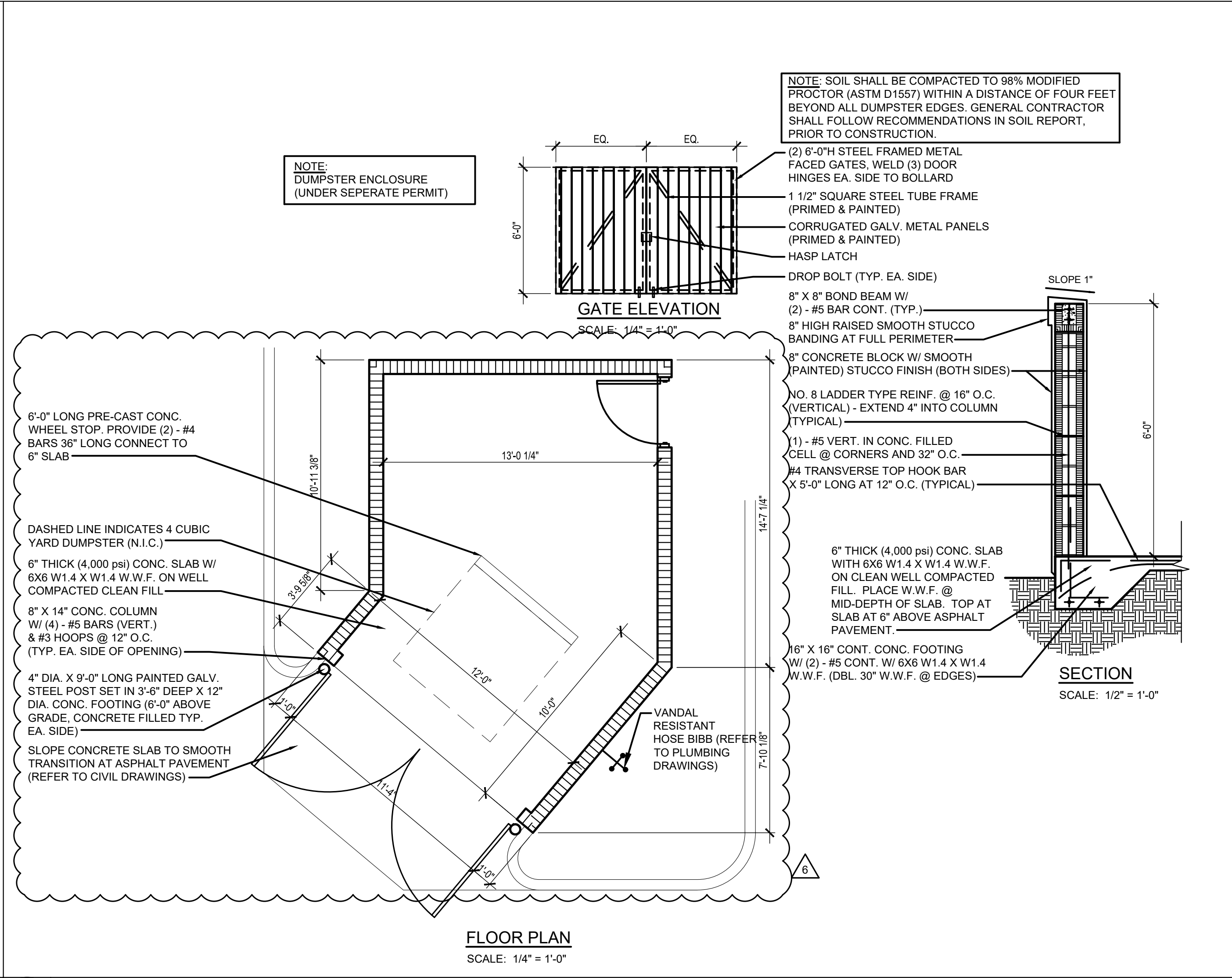
1 ROOF PLAN
SCALE: 3/32" = 1'-0"



2 NOT USED



3 PAVER DETAIL
N.T.S.



4 ENLARGED TRASH AREA
SCALE: 1/4" = 1'-0"

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

STATE OF FLORIDA
REINALDO A. GOMEZ
AR0013736
04/10/23
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
4	04/06/23 DUMPSTER COMMENT

DATE 11/02/2021

DRAWN : REVIEW

SCALE

DRAWING TITLE:
ROOF PLAN

SHEET No:

A-102

LEGEND:



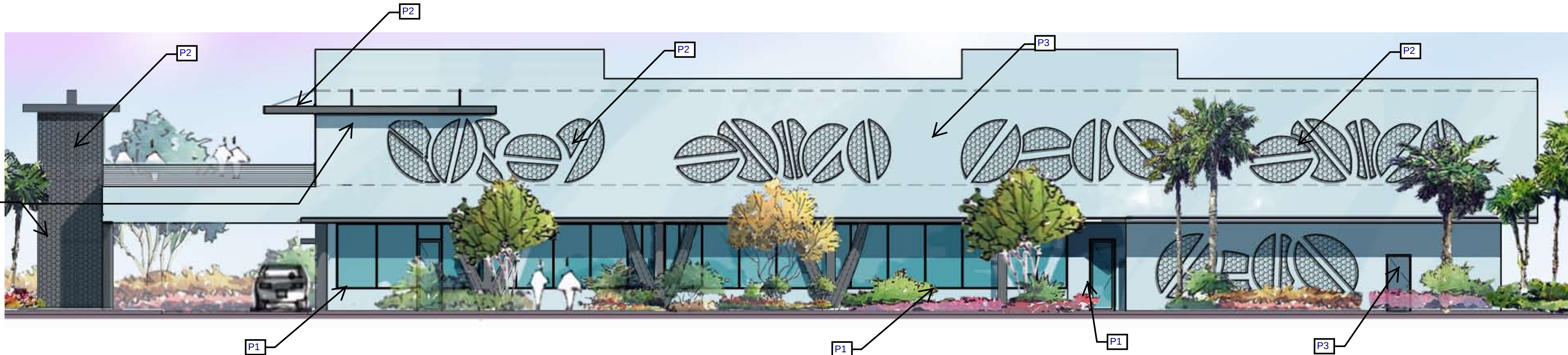
P1 - SHERWIN
WILLIAMS PAINT- HIGH
REFLECTIVE WHITE;
SW 7757



P2 - SHERWIN WILLIAMS
PAINT- ACIER; SW 9170



P3 - SHERWIN WILLIAMS
PAINT- AVIARY BLUE;
SW 6778

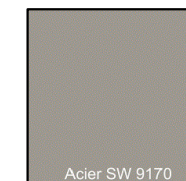


1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

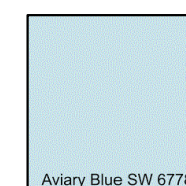
LEGEND:



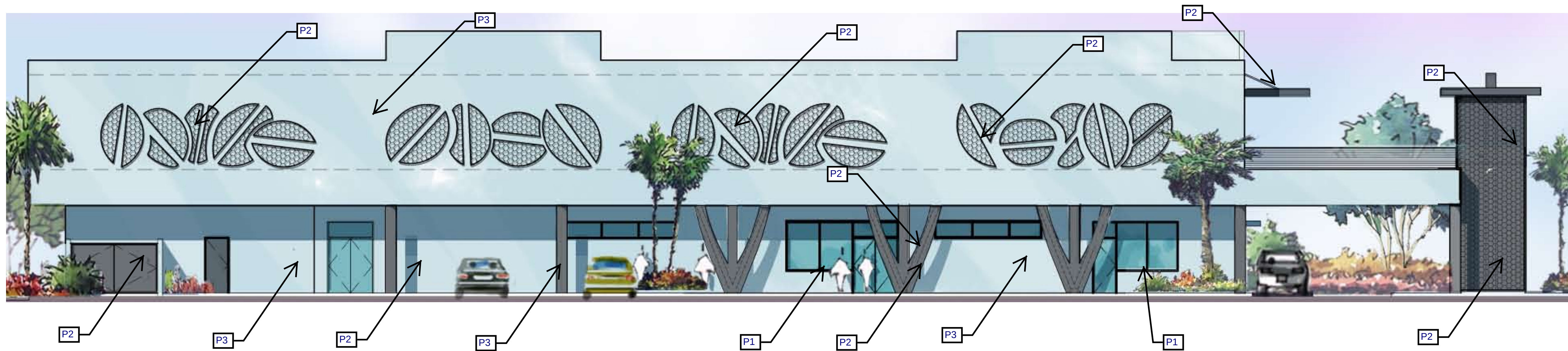
P1 - SHERWIN
WILLIAMS PAINT- HIGH
REFLECTIVE WHITE;
SW 7757



P2 - SHERWIN WILLIAMS
PAINT- ACIER; SW 9170



P3 - SHERWIN WILLIAMS
PAINT- AVIARY BLUE;
SW 6778



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

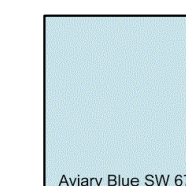
LEGEND:



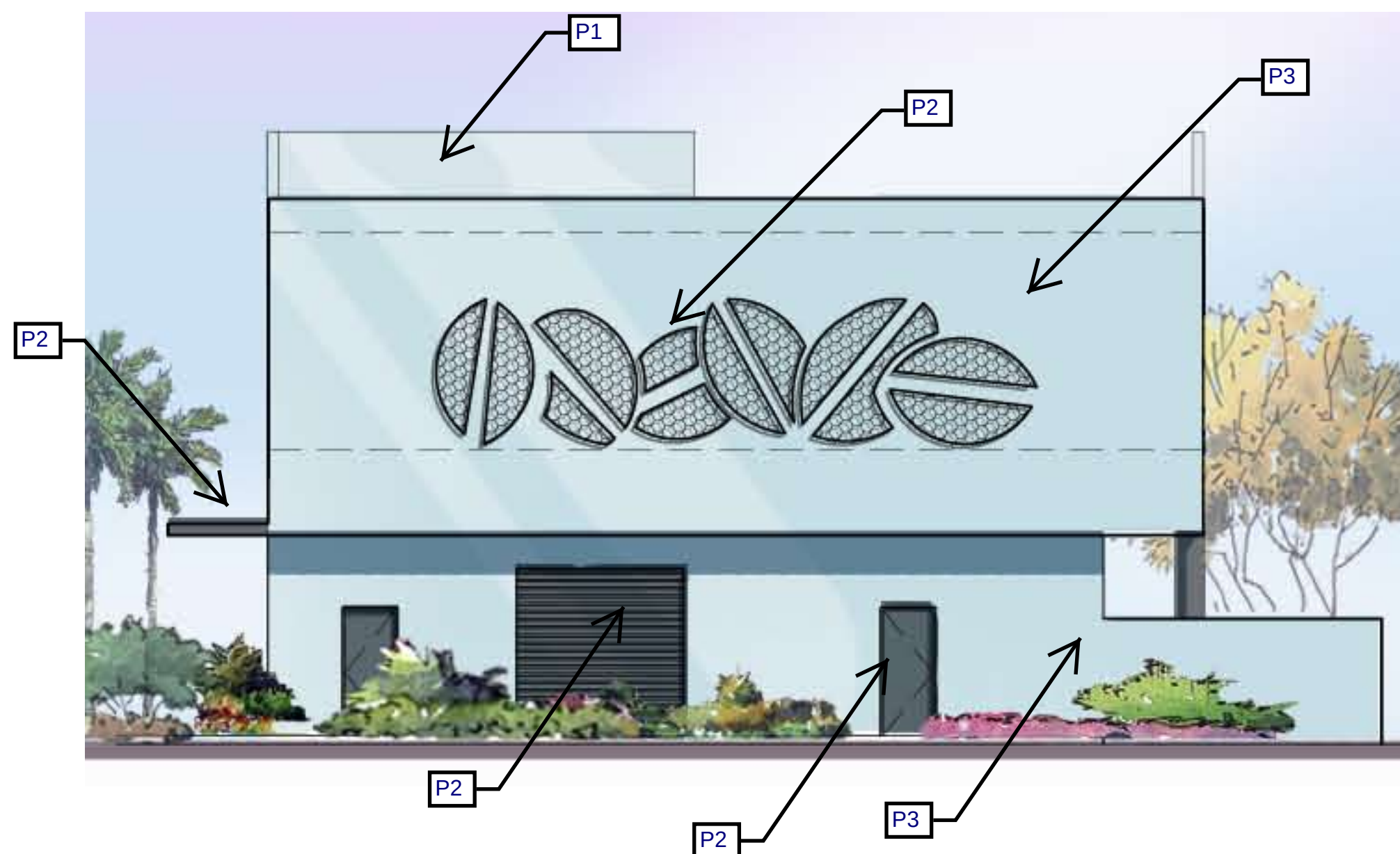
P1 - SHERWIN
WILLIAMS PAINT- HIGH
REFLECTIVE WHITE;
SW 7757



P2 - SHERWIN WILLIAMS
PAINT- ACIER; SW 9170



P3 - SHERWIN WILLIAMS
PAINT- AVIARY BLUE;
SW 6778



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

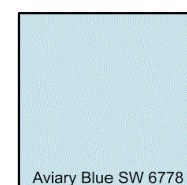
LEGEND:



P1 - SHERWIN
WILLIAMS PAINT- HIGH
REFLECTIVE WHITE;
SW 7757



P2 - SHERWIN WILLIAMS
PAINT- ACIER; SW 9170



P3 - SHERWIN WILLIAMS
PAINT- AVIARY BLUE;
SW 6778



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

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



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

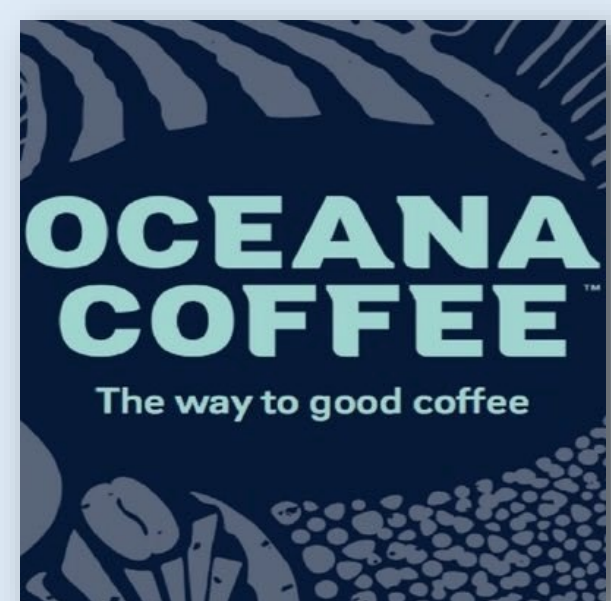


ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428

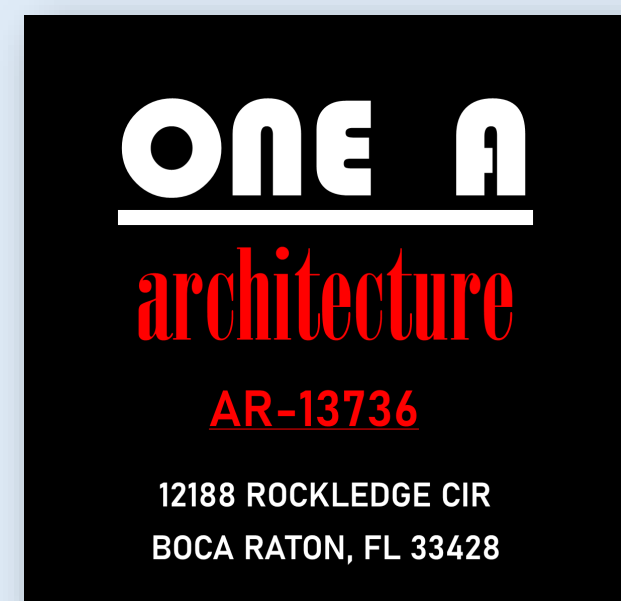


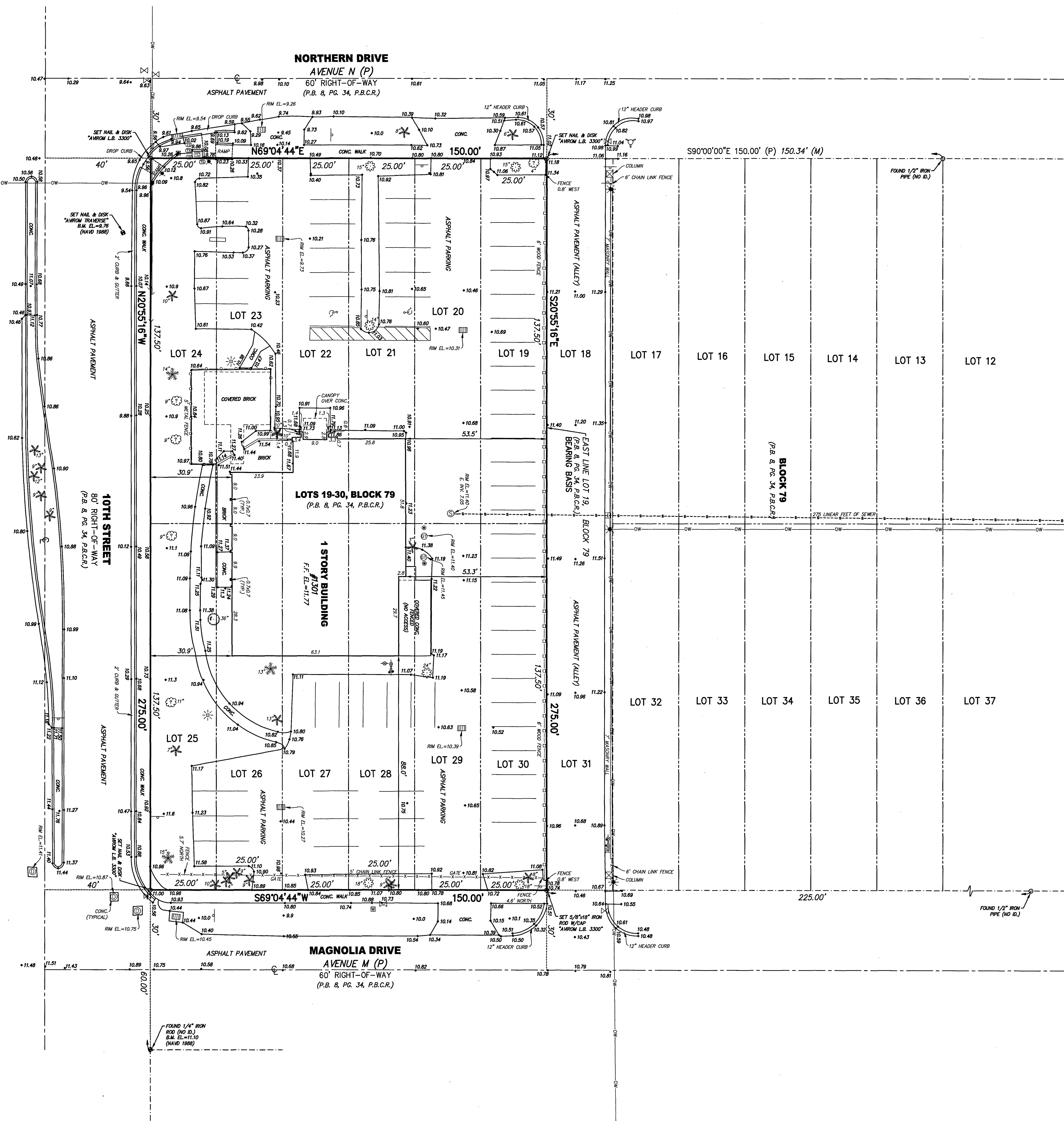
The image represented hereto is an artistic representation of the building design as depicted on the architectural & landscape plans.



**OCEANA
COFFEE**
the way to good coffee

1301 10th Street
Town of Lake Park

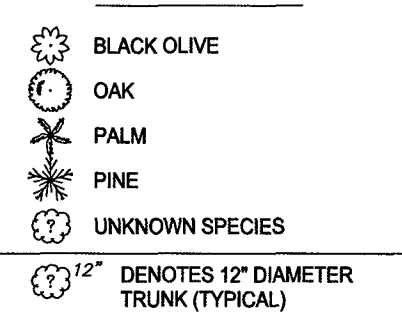
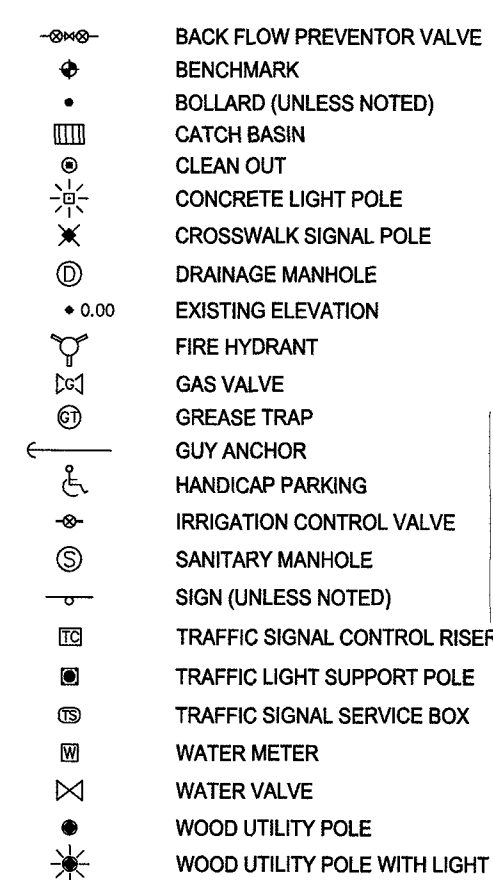


**NOTE**

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

NORTH

0 20 40
GRAPHIC SCALE IN FEET
1"=20'

TREE LEGEND**LEGEND****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.

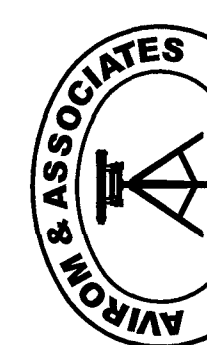
Date:

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

60 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2894 / WWW.AVIROMSURVEY.COM



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

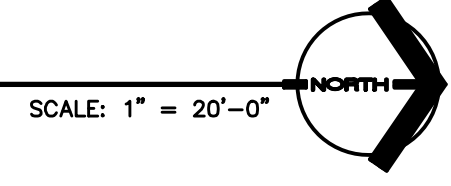
1301 10TH STREET
KELSEY CITY
(P.B. 8, PG. 34, P.B.C.R.)
LAKE PARK
PALM BEACH COUNTY, FLORIDA

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



	Model: _____ Part #: _____ Date: _____
Mirada Small Area (MRS) Outdoor LED Light Arrow	
     	
OVERVIEW	
Lumen Package (lm)	400 - 24,000
Voltage Range	94V – 140V
Efficacy Range (LPW)	112 – 156
Power Weight by Size	20 W (0.1)
QUICK LINKS	
Ordering Guide	Performance
Photometrics	Dimensions

FEATURES & SPECIFICATIONS

Construction

- Cast aluminum housing with polycarbonate fixtures prewired driver and optical glass lens. All wiring enters door located underneath.
- Fixtures are finished with "Lot's Barding" powder coated finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Over standard Lot's finish available. Control factory.
- Shipping weight: 27 lbs in carton.

Options

- State-of-the-art one piece silicone optic
- Available with optional leaded crystal cover with an integrated gasket to provide zero light leak.
- Proprietary silicone refractive protection provides over 99% light transmission.
- Distribution types: 2 S, 3 W, and T_T.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero urethane.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI CIE83-17.
- Minimum CRI of 90.
- Integral lower (CL) or integral full height (CH) options available for enhanced lighting control.

Controls

- DALI dimming compatible via wireless control system options allowing energy and maintenance costs while optimizing light quality 3A/7.

Electrical

- Voltage range: 94V-140V driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- >10V浪涌(surge >100%) standard
- Standard UL voltage (220-277 VAC)
- 50/60 HZ for optional High Input (340-480 VAC).
- 100% Calculated life: >60,000 hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >90
- In power stays constant over life.
- Full rated luminous flux performance class meets a minimum Category C Low energy class (ANSI 98.23 Class 2).
- High-efficiency LEDs mounted to ceramic circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with IEC standards. Driver and all electronic components can easily be accessed.
- Optional integral passive infrared Bluetooth™ motion and photo-sensor sensor. Fixtures operate independently and can be configured for on or off or Android configuration app.

Installation

- Designed to mount to square or round poles
- A single fixture secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment
- Included terminal block accepts up to 12 ga.
- Utilizes Lot's traditional BS drill pattern.

Warranty

- 5-year luminaire arrow & 5-year limited warranty. Refer to <https://www.luminaire.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1599 and UL #750.
- Meets Bay American Act requirements.
- IEA compliant with 3000K+ color temperature selection.
- Type II Compliance with final ordinance for qualification information.
- Suitable for wet locations.
- IEEE listed Luminaire per IEC 60598-1.
- 35 ANSI for ANSI CIESA 35 high vibration applications are qualified.
- ICCB rated luminaire per IEC 62662 mechanical impact code.
- DesignLight Consortium® (DLC) qualified product. Not all versions of this product are DLC® Qualified. Please check the D.C. Qualified Products List at enr.dmsolutions.org/dclq to confirm which versions are qualified.

PLAN NOTES

- 1 PROPOSED LOCATION OF FPL PAD-MOUNTED TRANSFORMER.
- 2 NEW U.G. SECONDARY SERVICE ENTRANCE CONDUCTORS IN CONDUIT BY CONTRACTOR, FROM TRANSFORMER THRU METER INTO SERVICE ENTRANCE PANEL - SEE ONE-LINE DIAGRAM.
- 3 CT CABINET WITH FPL METER, CONTRACTOR SHALL VERIFY EXACT LOCATION.
- 4 ELECTRICAL ROOM 213.
- 5 2#8, 1#8G - 1".
- 6 2#10, 1#10G - 3/4".
- 7 OPERATE DUSK TO MID-NIGHT.
- 8 OPERATE DUSK TO DAWN.
- 9 PROVIDE AND INSTALL NEW 22kW GENERATOR IN A WEATHERPROOF ENCLOSURE WITH LEVEL II SOUND ATTENUATION, DUAL FUEL NATURAL GAS/LP SUPPLY - 120/208V, 3PH, 4W RATED XXA.
- 10 RATED WEATHERPROOF J-BOX TO GENERATOR(S) AND BATTERY CHARGER. PROVIDE CONDUIT AND CONDUCTORS AS REQUIRED AND CONNECT TO LIFE SAFETY BRANCH PANEL CKTS. XXXXXX WITH 2#12, 1#12G - 3/4".
- 11 FUTURE AUTOMATIC TRANSFER SWITCH (ATS), TYPICAL FOR 3. FIELD COORDINATE EXACT LOCATION.



OCEANA COFFEE

COVER SHEET

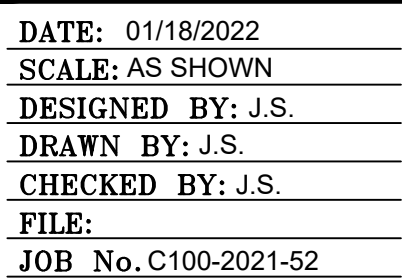
CLIENT:



PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

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

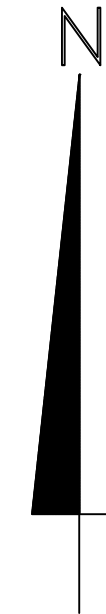
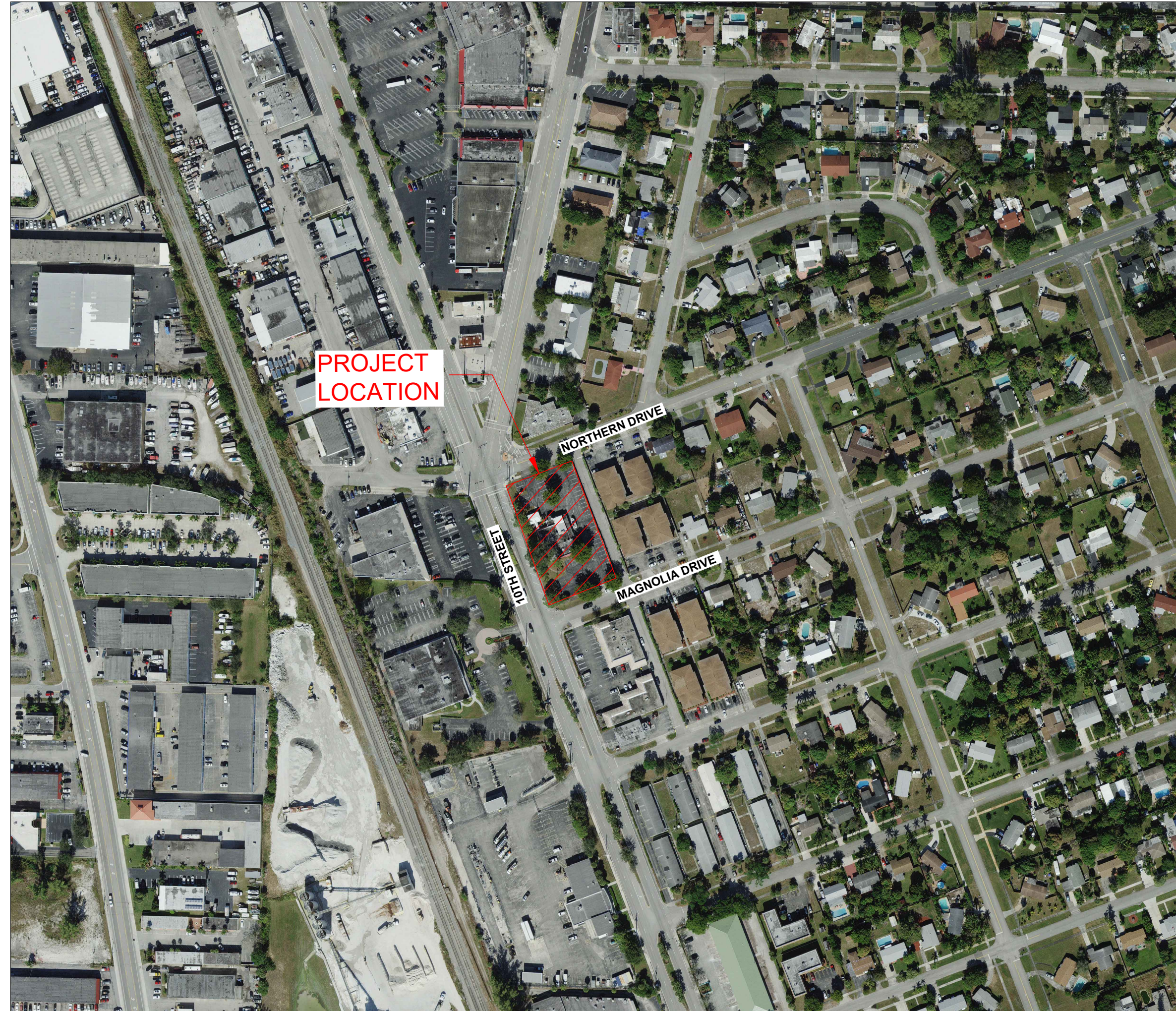
PROJECT NUMBER:
C100-2021-52

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SHEET NO.

PCS-1

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



INDEX OF SHEETS:

<u>SHEET No.</u>	<u>TITLE</u>
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

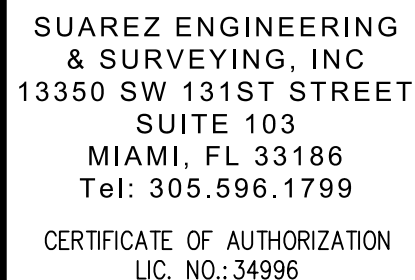
SCALE: 1" = 200'

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

PAVING, GRADING & DRAINAGE PLANS

Digitally signed by Jesus Suarez
Reason: I am the author of this document
Location: Miami, FL
Date: 2023.04.10 16:26:48 -04'00'





OCEANA COFFEE

PAVING, GRADING & DRAINAGE PLAN

CLIENT:

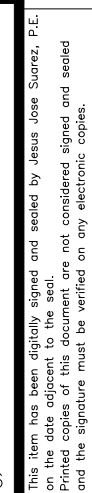


12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

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

PROJECT NUMBER:
C100-2021-52

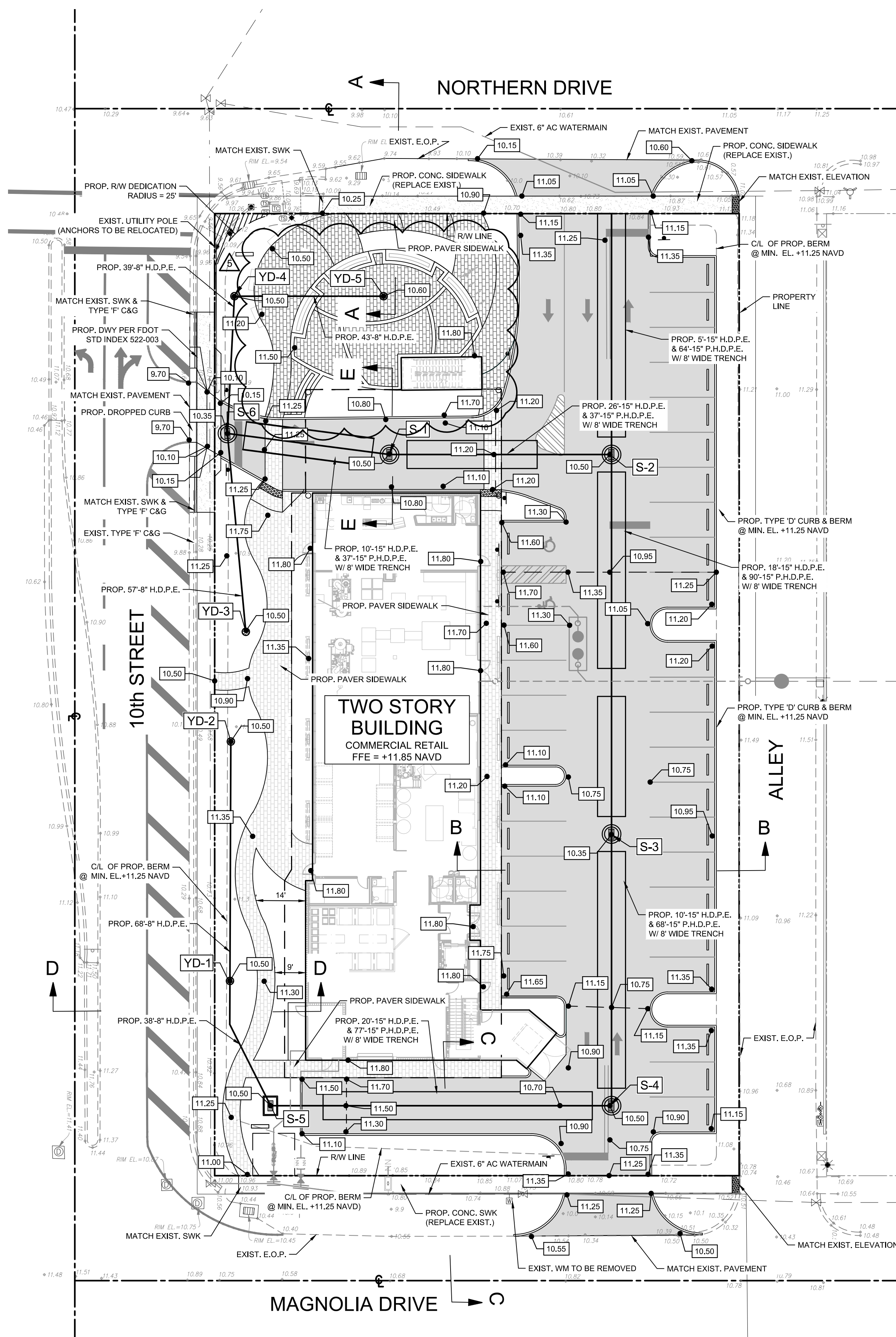
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DATE: _____
JESUS J. SUAREZ, P.E.
FLORIDA REGISTRATION NO. - 74556

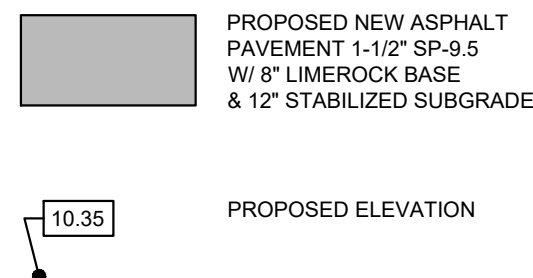
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CHECKED BY: J.S.
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JOB No. C100-2021-52

SHEET NO.

PD-1

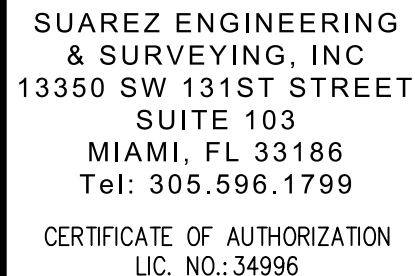


LEGEND:



DRAINAGE STRUCTURE
SCHEDULE:

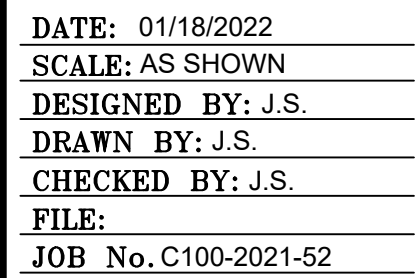
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|-------------|---|
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W/ U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 W (P.R.B.)
6.50 E (P.R.B.) |
| S-2 | TYPE "X" BOX (60" ROUND W/ TOP SLAB)
W/ U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 N (P.R.B.)
6.50 S (P.R.B.)
6.50 W (P.R.B.) |
| S-3 | TYPE "X" BOX (60" ROUND W/ TOP SLAB)
W/ 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 "X" BOX (60" ROUND W/ TOP SLAB)
W/ 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 452-052
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)
W/ 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 |



OCEANA COFFEE

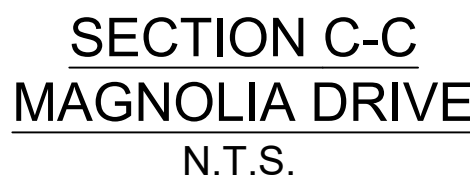
PAVING, GRADING & DRAINAGE DETAILS

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

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PD-2

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.

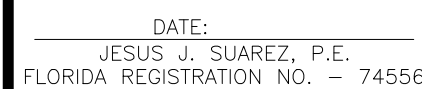




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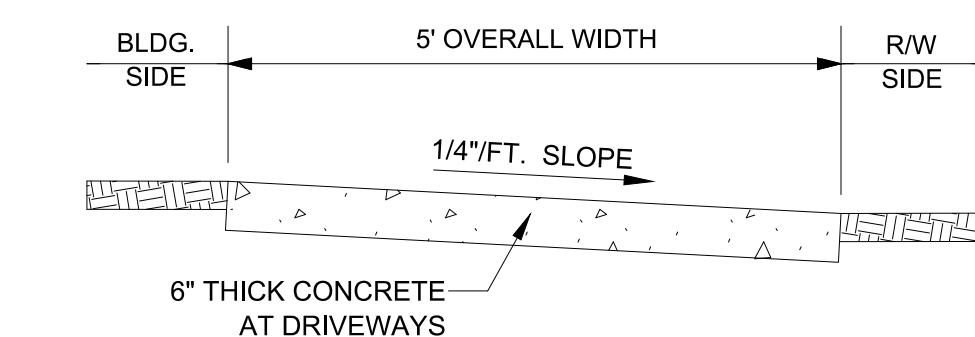


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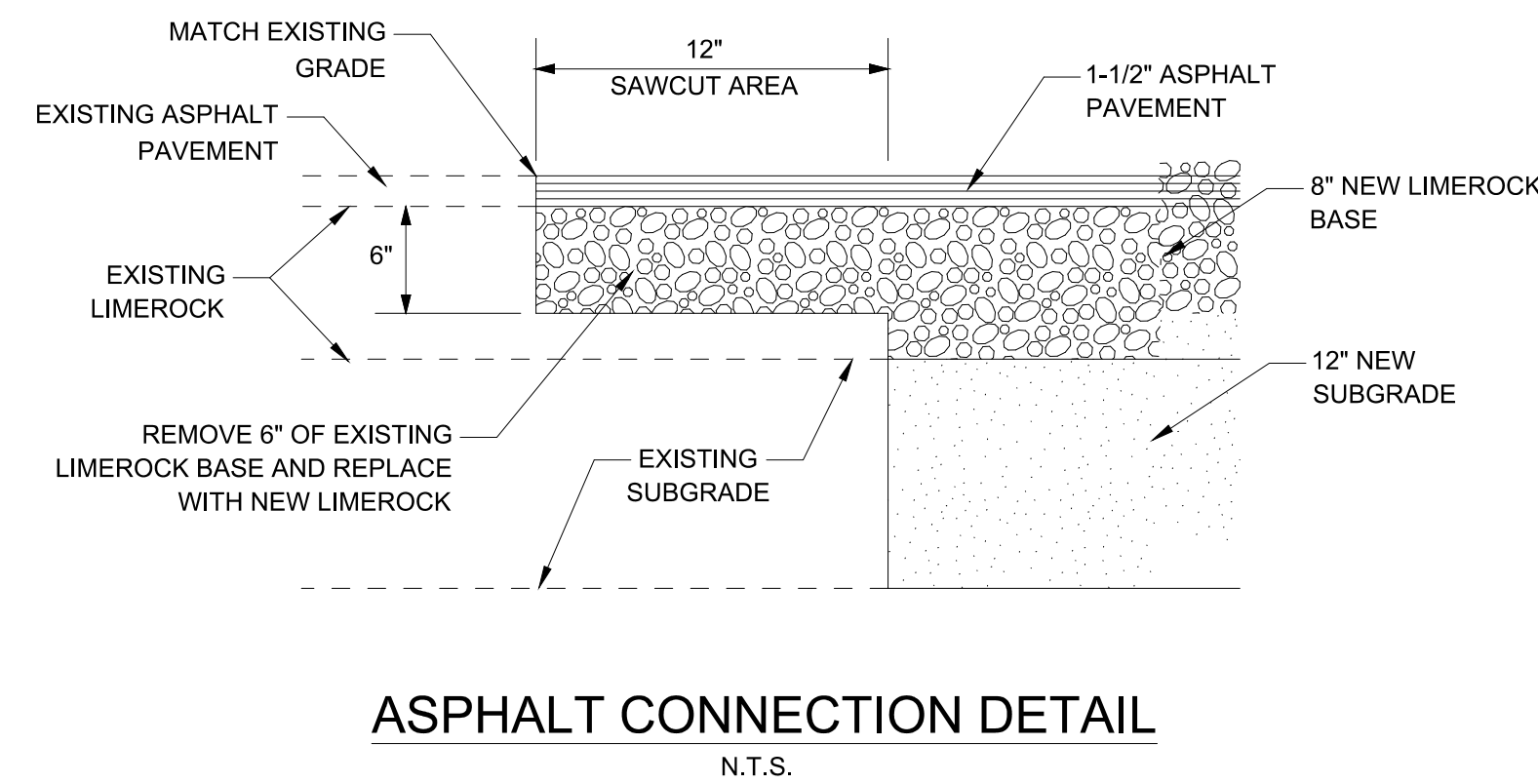
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DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

PD-3

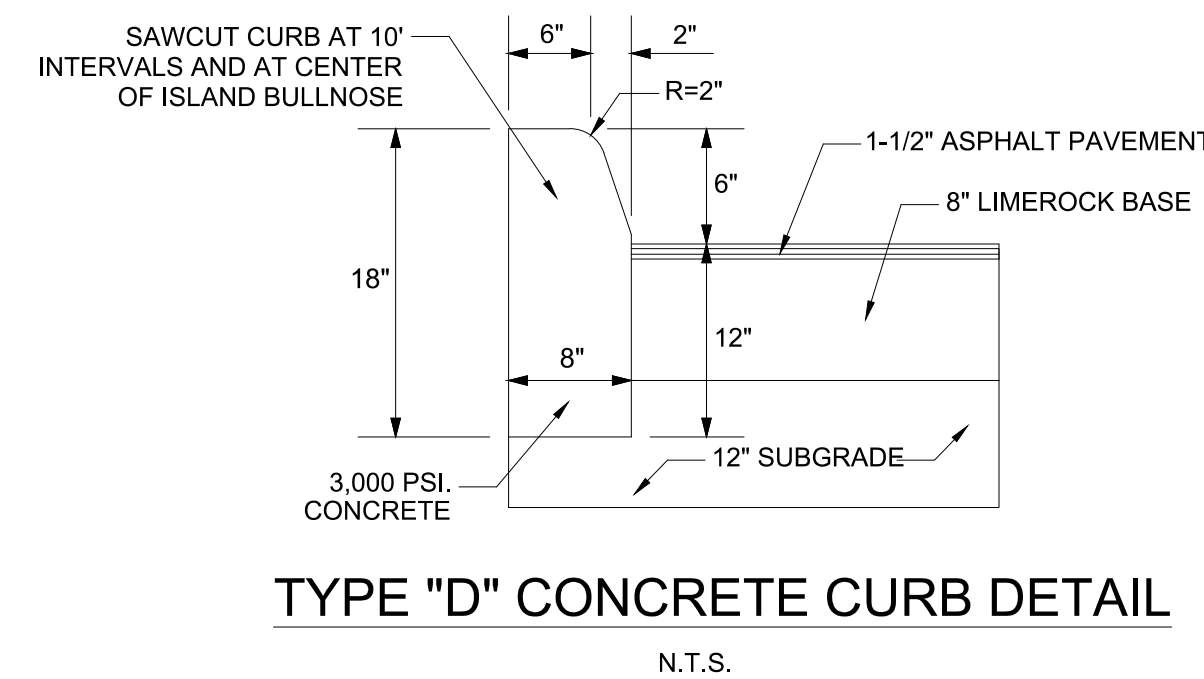


1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

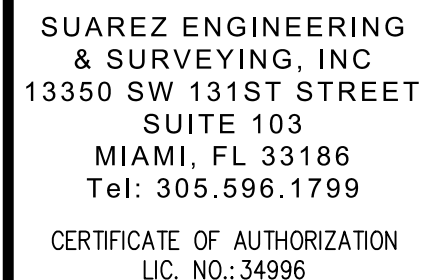
N.T.S.



N.T.S.



N.T.S.



OCEANA COFFEE

SIGNAGE AND PAVEMENT MARKING PLAN

CLIENT:

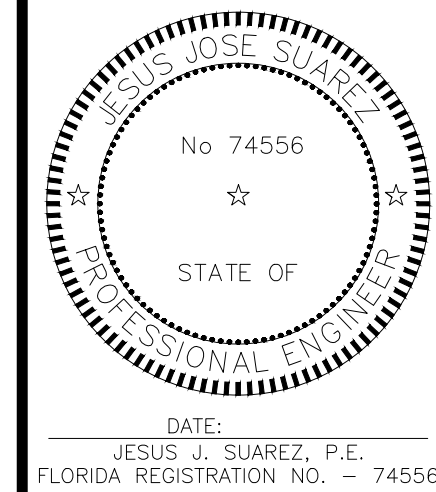
ONE A
architecture
AR-13736

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

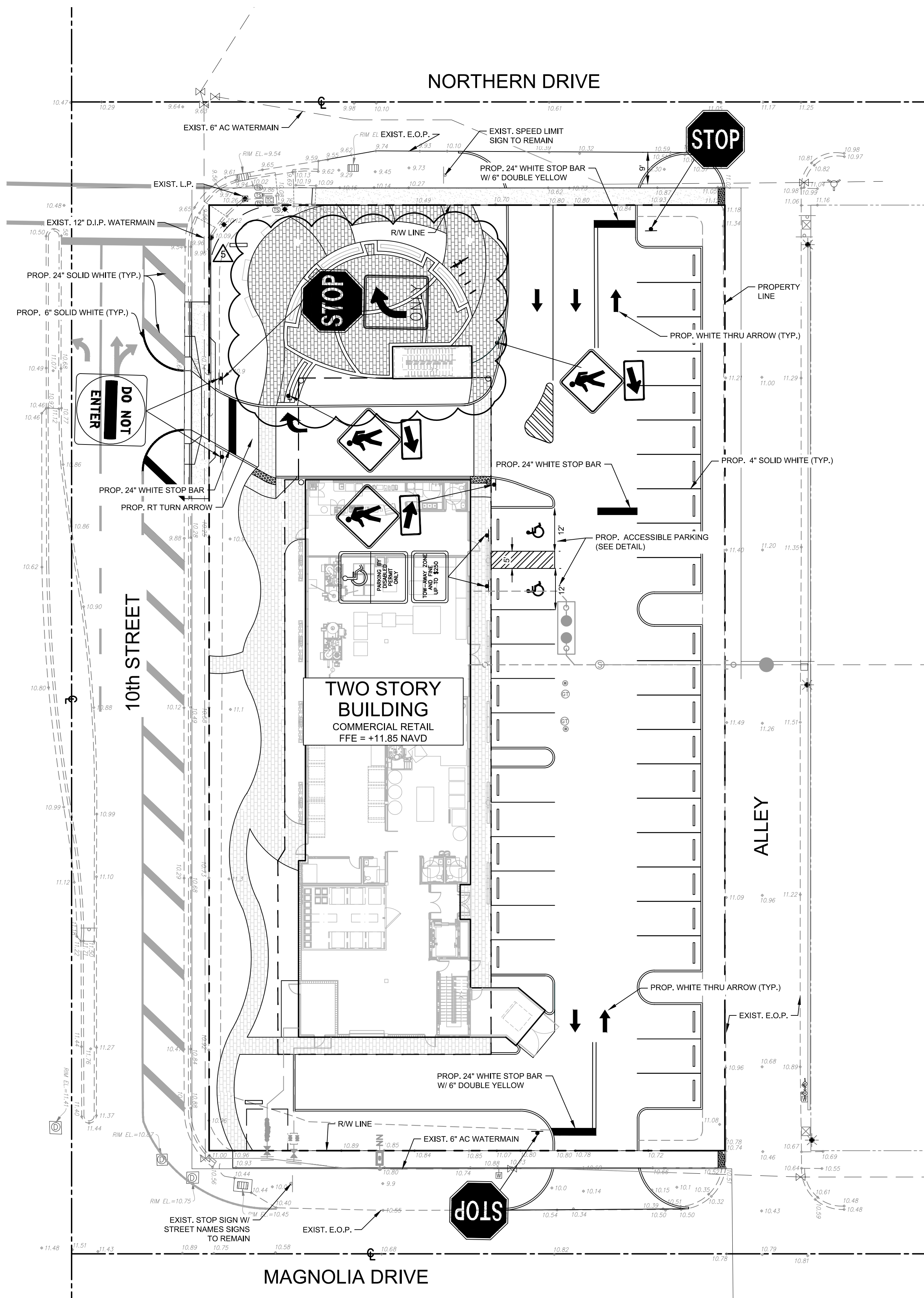
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CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

SM-1



ACCESSIBLE PARKING ONLY SIGN
(SEE DETAIL)



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



R5-1 "DO NOT ENTER" SIGN



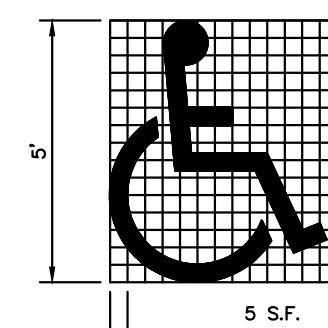
R3-5R "RIGHT TURN ONLY" SIGN



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



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

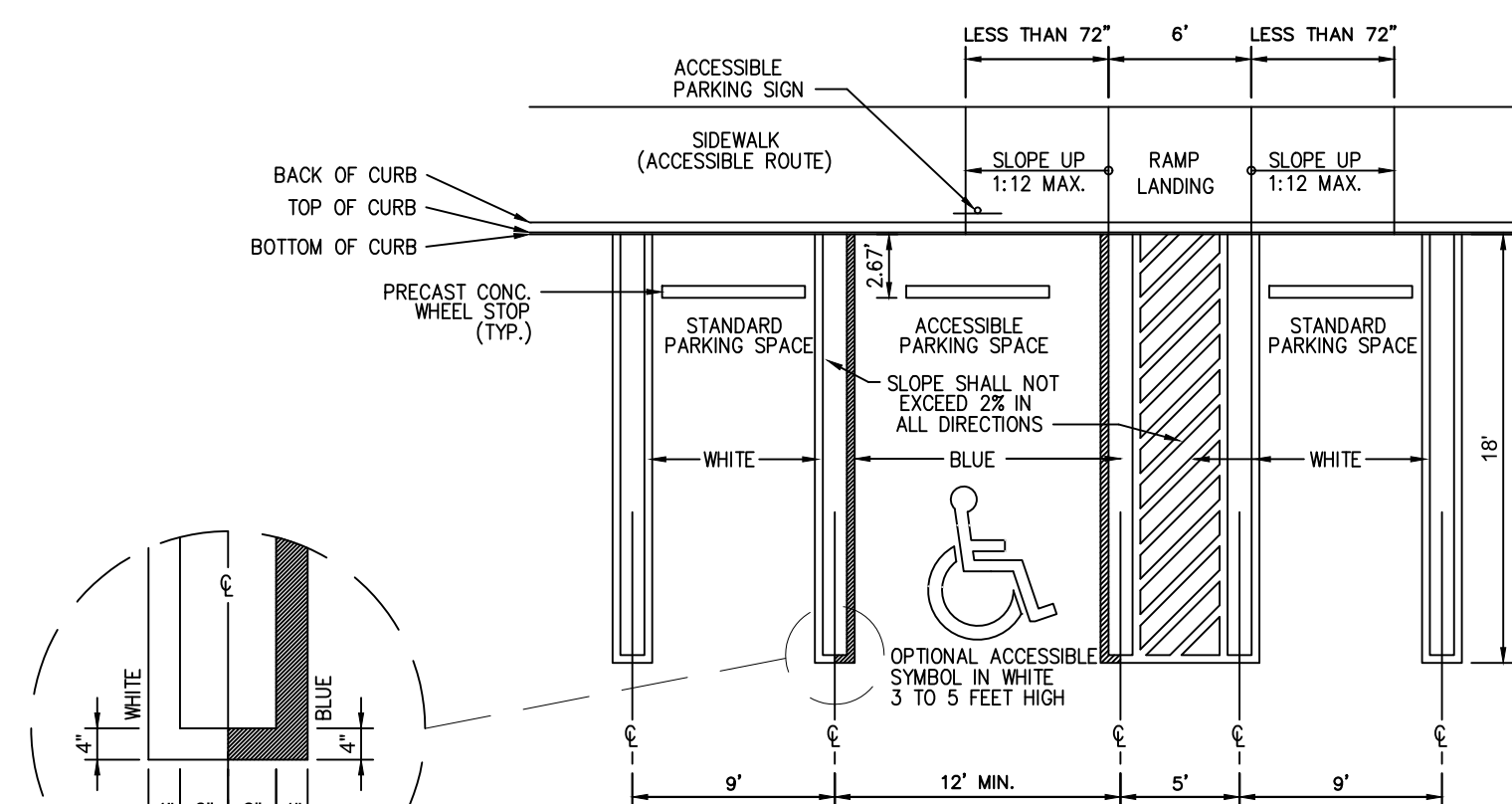


USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS REQUIRED, THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE IN COLOR. (PAINT 2 COATS)

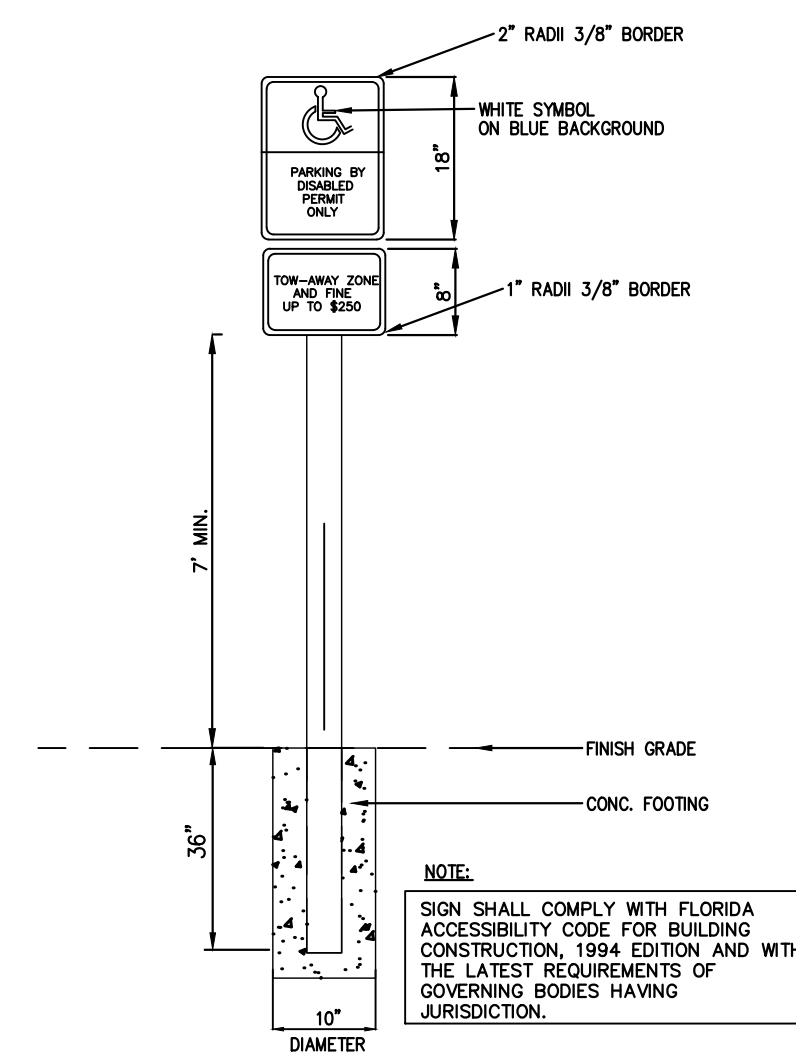
NOTE:

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

ACCESSIBLE PAVEMENT SYMBOL
N.I.S.

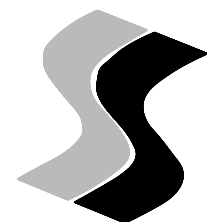


ACCESSIBLE PARKING STALL



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

ACCESSIBLE PARKING SIGN
N.T.S.



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
STORMWATER POLLUTION
PREVENTION PLAN

CLIENT:



AR-13736

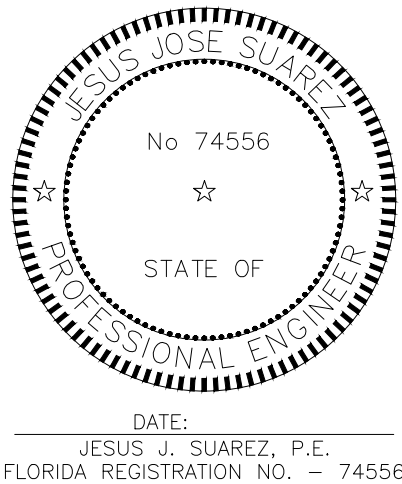
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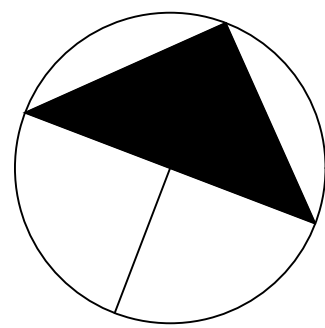
REVISIONS		
DATE	BY	DESCRIPTION
03/14/23	J.S.	5 SITE PLAN MODIFICATION



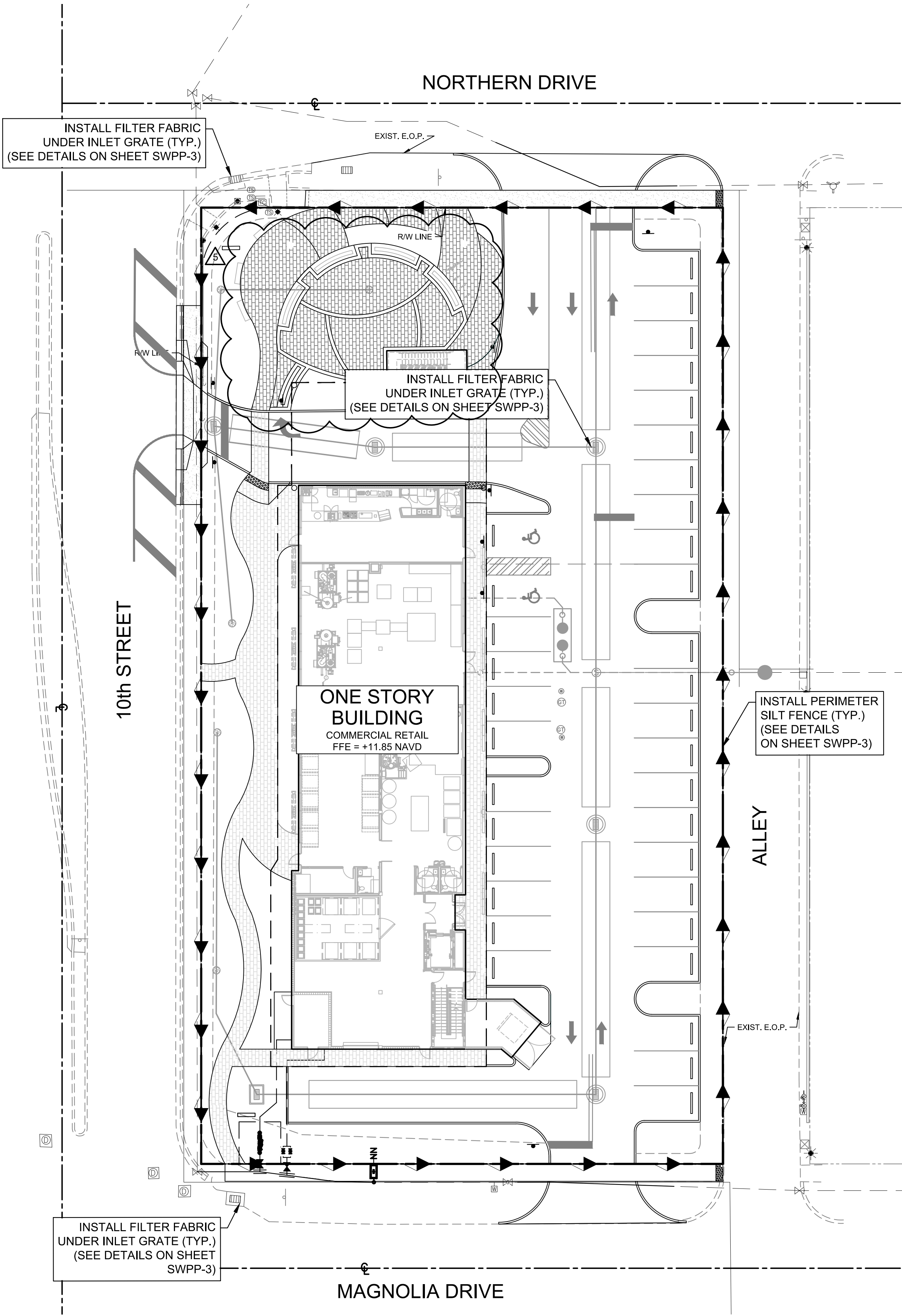
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SHEET NO.

SWPP-1



GRAPHIC SCALE IN FEET
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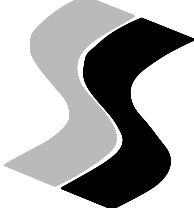


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PROJECT LOCATION:	LAKE PARK, PALM BEACH COUNTY, FLORIDA
TOTAL AREA OF THE SITE:	0.95 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED:	0.95 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION OF ONE-STORY COMMERCIAL BUILDING AND RESTAURANT, 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

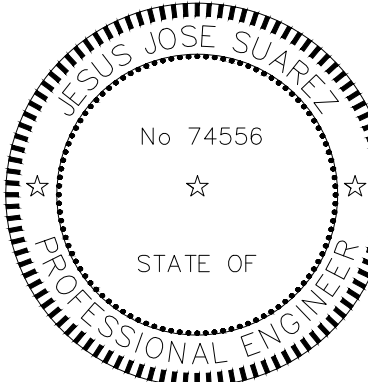
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

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

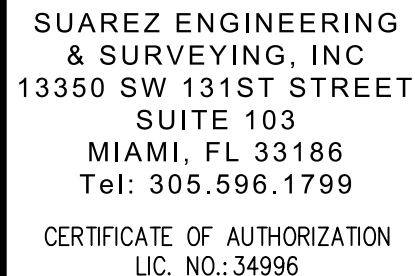
DATE:	01/18/2022
SCALE:	AS SHOWN
DESIGNED BY:	J.S.
DRAWN BY:	J.S.
CHECKED BY:	J.S.
FILE:	
JOB No.	C100-2021-52

SHEET NO.

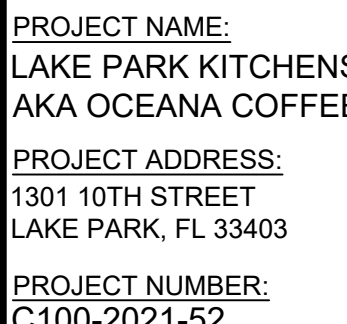
SWPP-2

Item 5.

73



CLIENT



JESUS JOSE SUAREZ

No 74556

☆

STATE OF

PROFESSIONAL ENGINEER

DATE: _____

JESUS J. SUAREZ, P.E.

FLORIDA REGISTRATION NO. - 74556

SHEET NO.

SWPP-3

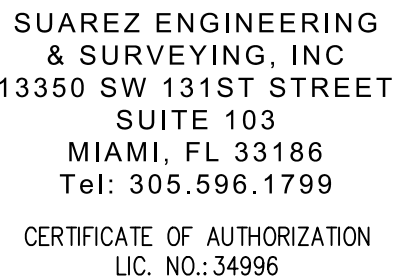


1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH 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, TIE 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 CONSTRUCTED 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 ENCLOSED 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

COVER SHEET

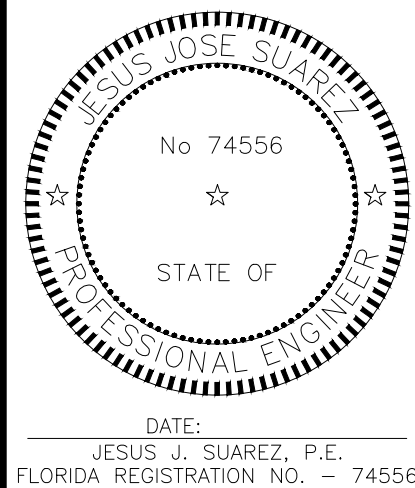
CLIENT:



PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

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

PROJECT NUMBER:
C100-2021-52

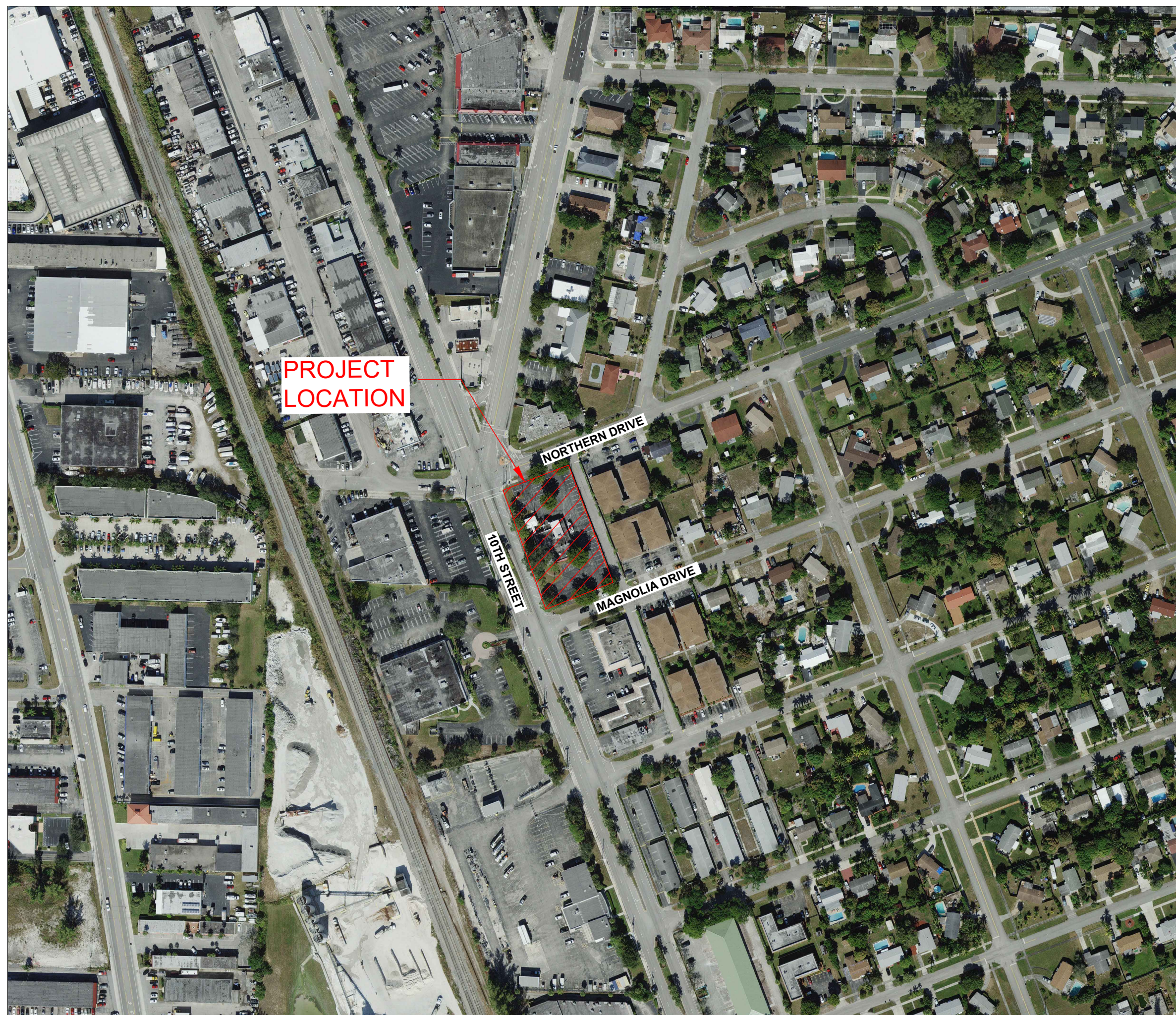
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DATE: 01/18/2022
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-52

SHEET NO.

WCS-1

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



INDEX OF SHEETS:

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

LOCATION MAP

SCALE: 1" = 200'

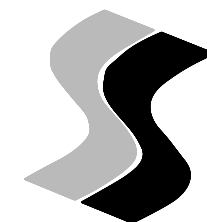
FOLIO: 36-43-42-20-01-079-0190

SECTION 20/ TOWNSHIP 42 S/ RANGE 43 E



WATER & SEWER PLANS

Digitally signed by Jesus Suarez
Reason: I am the author of this document
Location: Miami, FL
Date: 2023.04.10 16:25:16 -04'00'



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

OCEANA COFFEE WATER AND SEWER PLAN

CLIENT:

ONE A
architecture
AR-13736

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

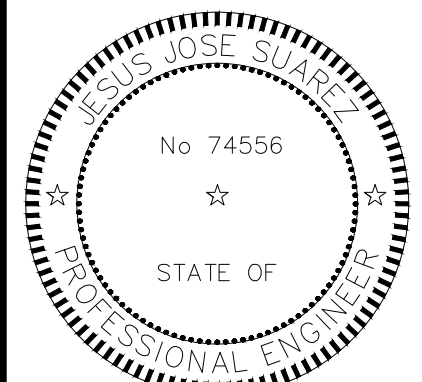
PROJECT NAME:
LAKE PARK KITCHENS
AKA OCEANA COFFEE

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

PROJECT NUMBER:
C100-2021-52

REVISIONS

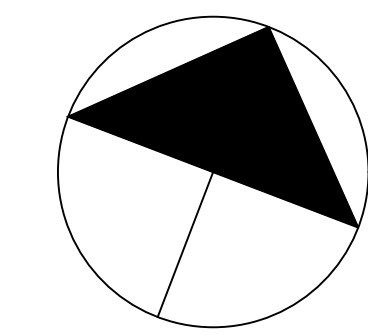
DATE	BY	DESCRIPTION
03/14/23	J.S.	SITE PLAN MODIFICATION



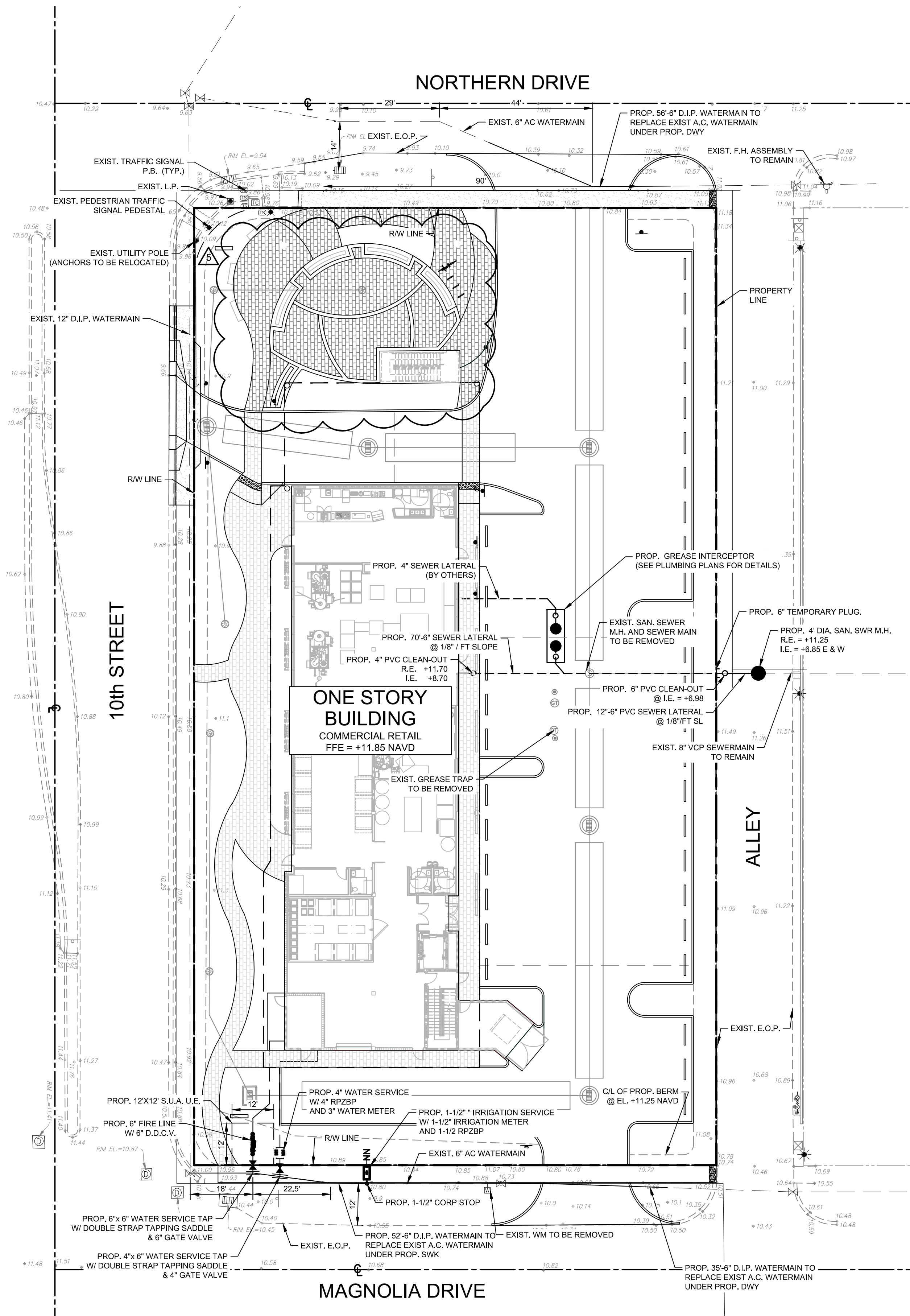
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FILE:
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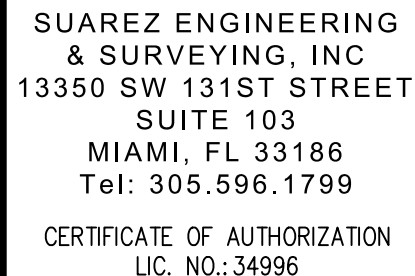
WS-1



GRAPHIC SCALE IN FEET
0 10 20 40



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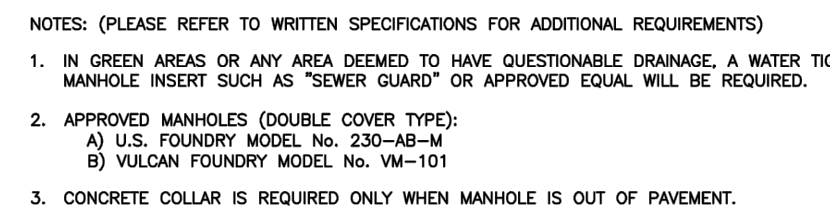
12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

PROJECT NUMBER:
C100-2021-52

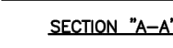
A circular professional engineer seal for Jesus Jose Suarez. The outer ring contains the text "JESUS JOSE SUAREZ" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the text "No. 74556" and "STATE OF FLORIDA", also separated by a star.

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

WS-3



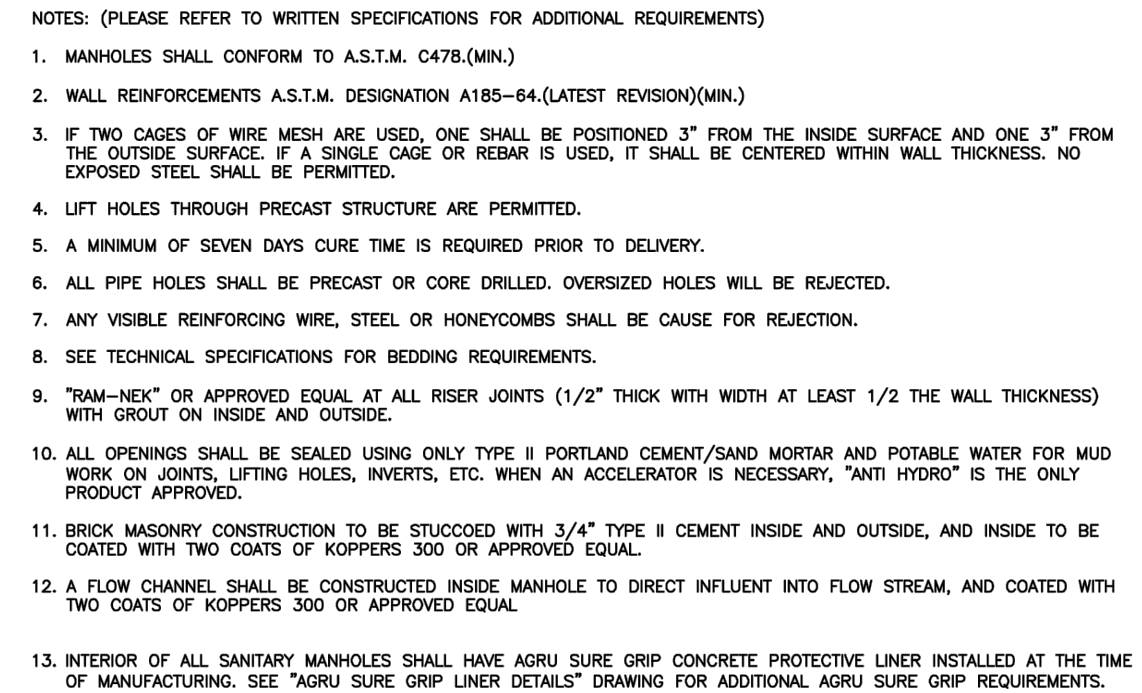
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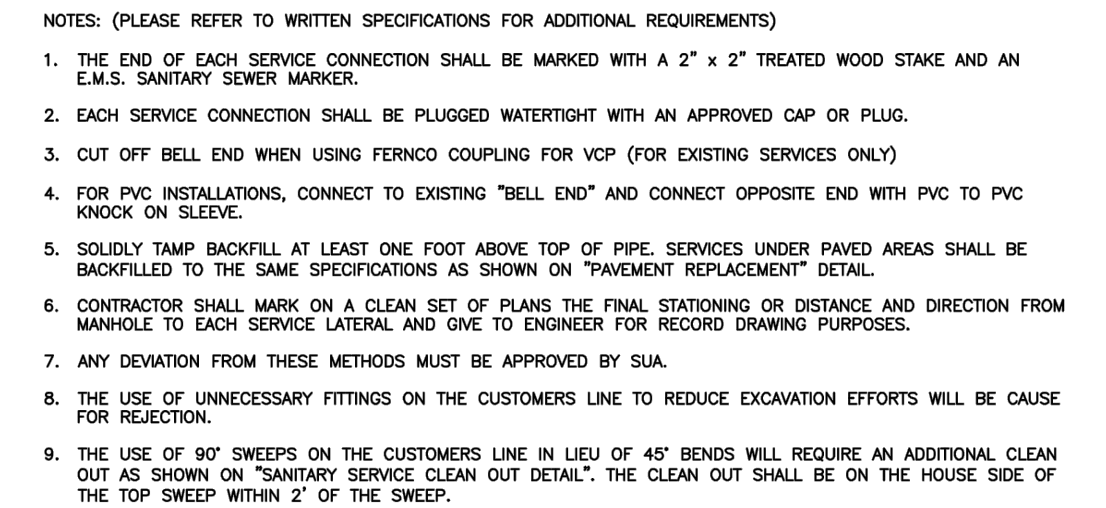
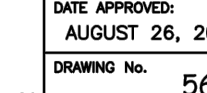
NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

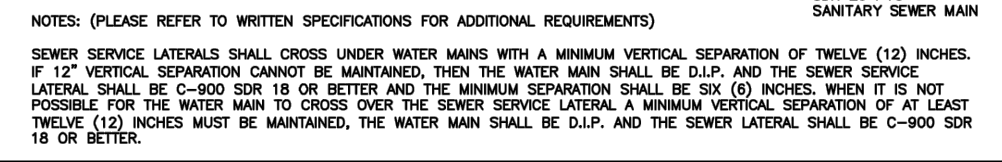
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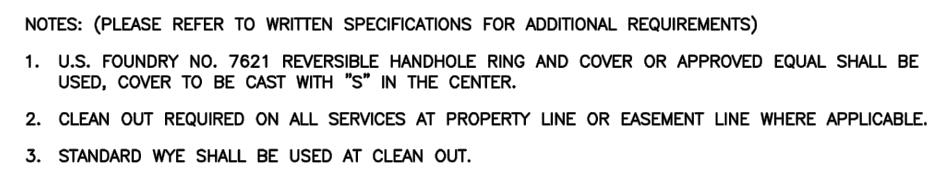
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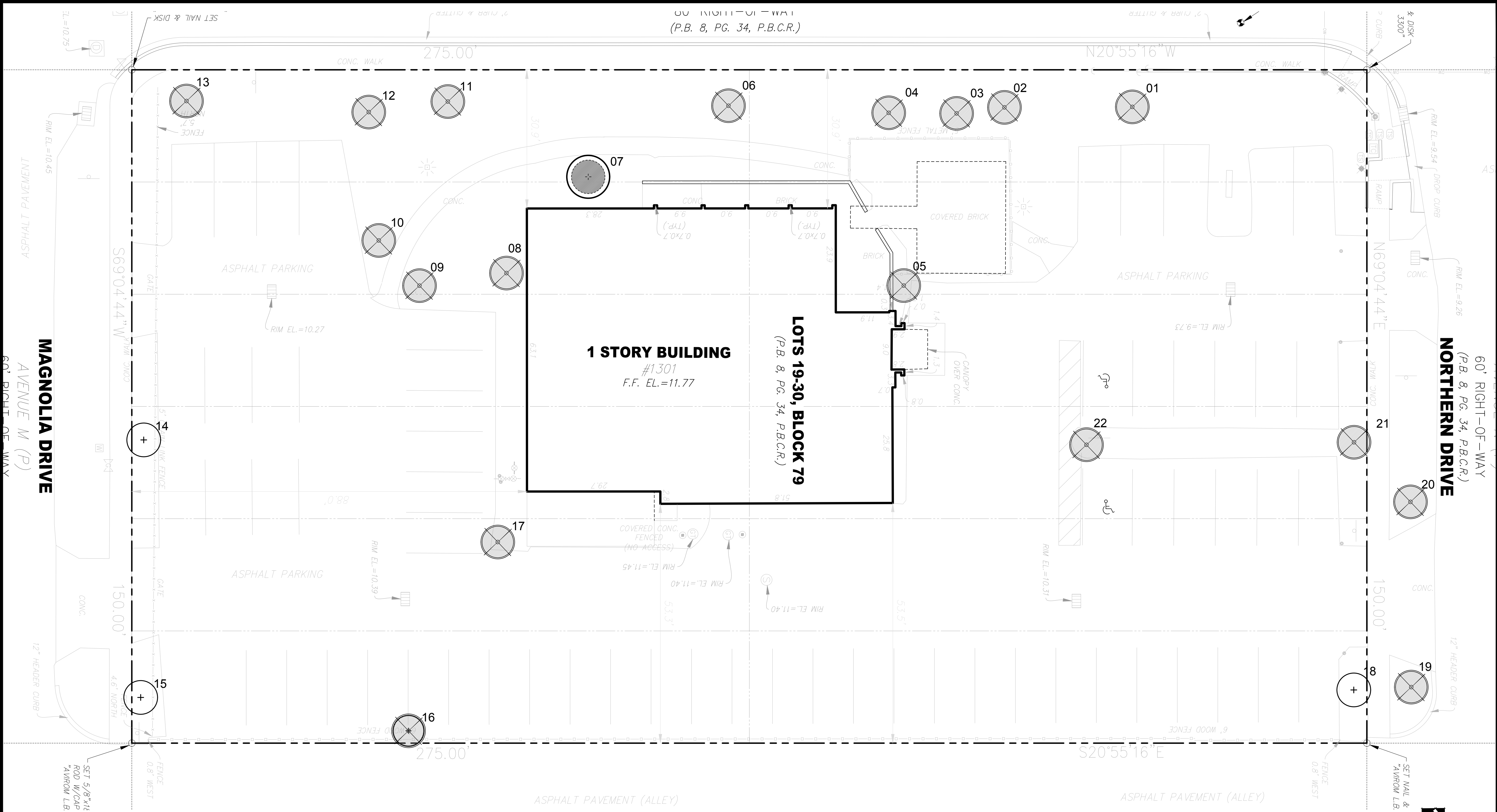
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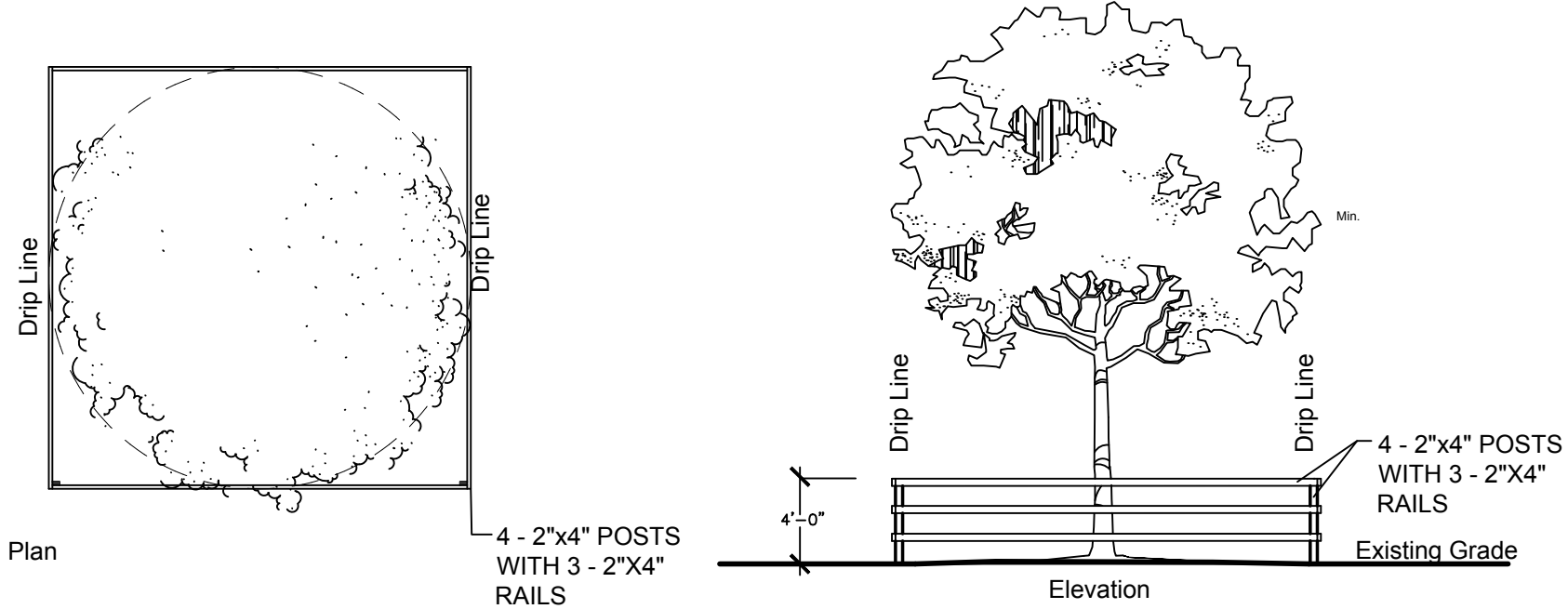


CY	DATE APPROVED: AUGUST 26, 2020
	DRAWING No. 59



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

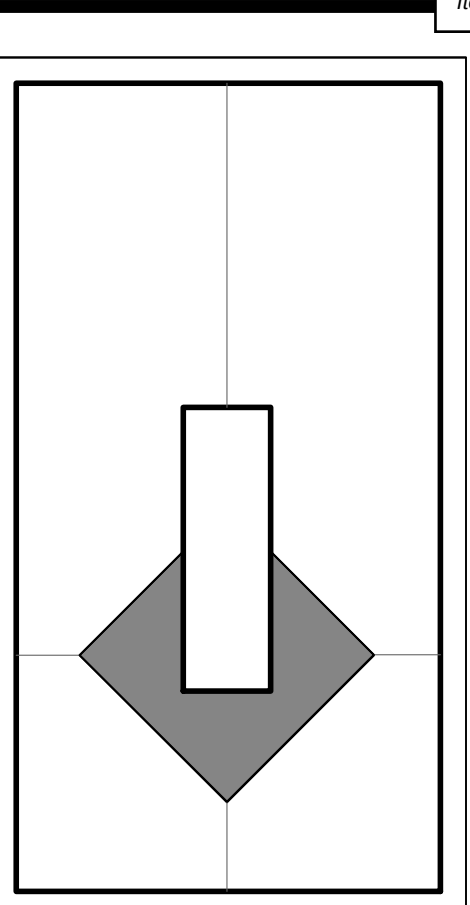
ROOT PRUNING FOR TREE RELOCATION

- 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.

LEGEND	
	EXISTING TREE /PALM TO REMAIN
	EXISTING TREE/ PALM TO BE REMOVED
	EXISTING TREE / PALM TO BE RELOCATED

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast, it's free, it's the law.
Call 811 two business days
before digging



Digitally signed by James B. Euell
Date: 2023.03.14 22:41:33 -04'00'

PROJECT NAME & LOCATION:

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

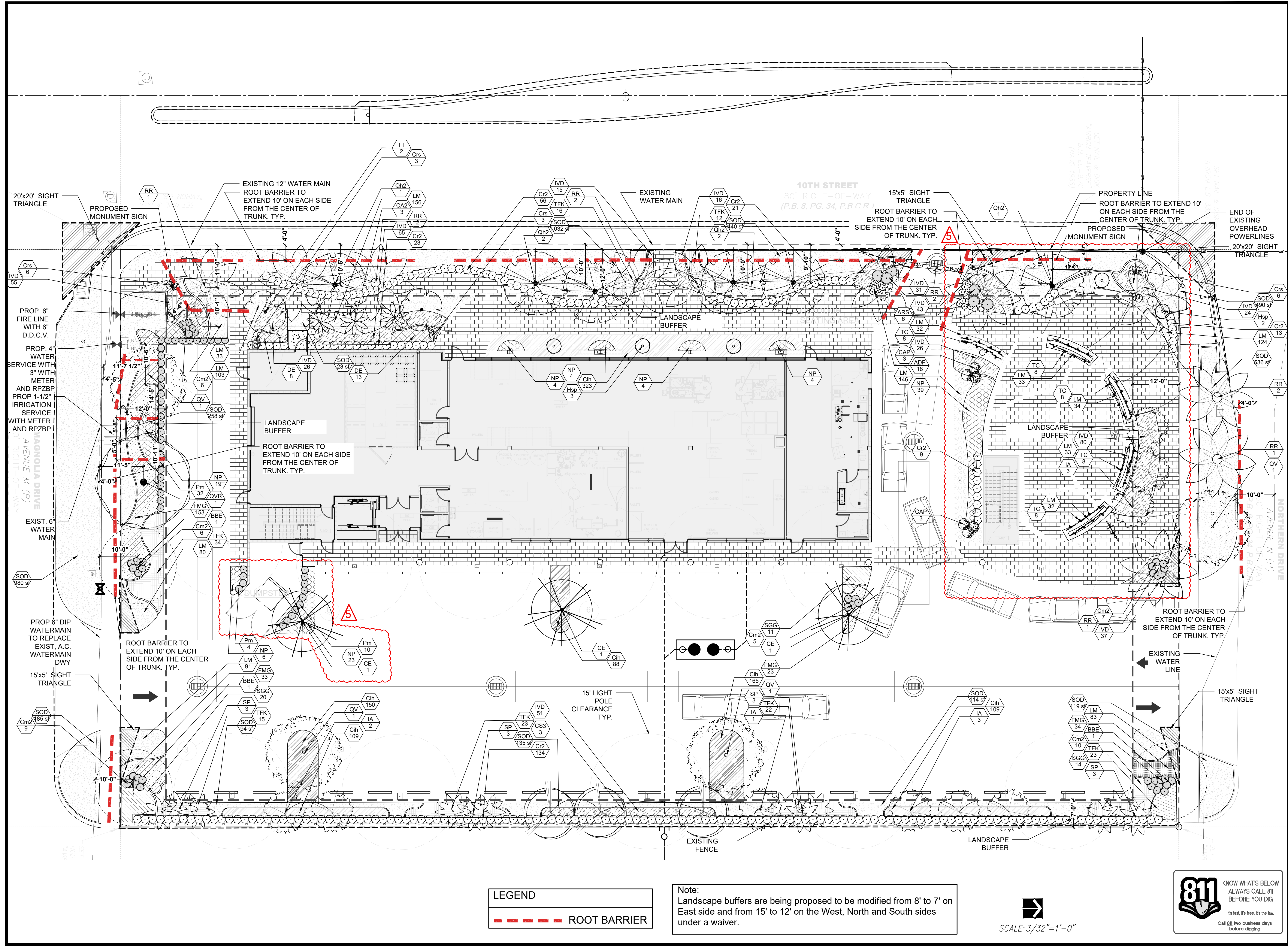
DISTRIBUTION:	DATE:
	03-15-23

DRAWING NAME:

TREE
DISPOSITION
PLAN AND TABLE

DRAWING NUMBER:

L-200

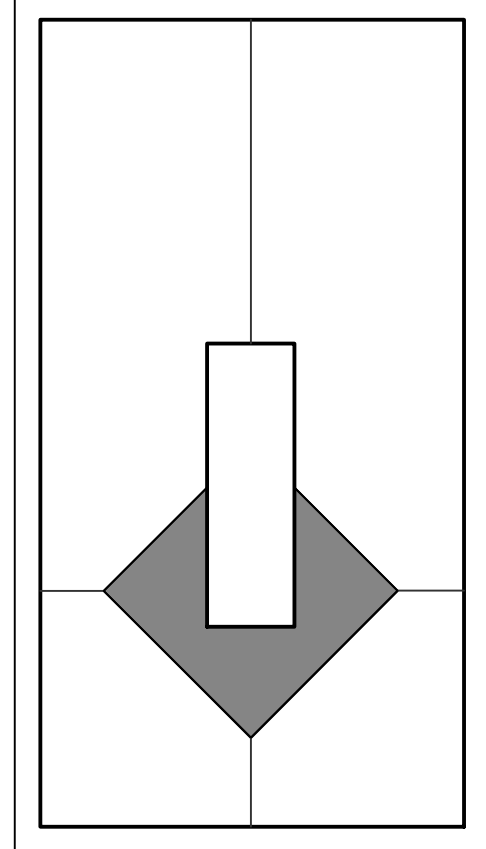


LEGEND	
	ROOT BARRIER

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"

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days
before digging.



Digitally
Signed by
James B. Euell
Date:
2023.04.11
07:36:59
ID: 00400

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

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
CE	3	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 'Mammey' / Mammey 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	46	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	103	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 SOD	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 7	7 Trees	7 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 duster for each 30 L.F or fraction thereof of façade width		
162 L.F. on 10th Street / 30=5.4	6 Trees	6 TREES
Total Trees	40 Trees	47 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		
47 Trees Provided x 75%=35	35 Trees (75%)	39 Trees (83%)
3,417 Shrubs/Ground covers x 75%=2,562	2,562 (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%)
47 Trees Provided x50%=24	24 Trees (50%)	39 Trees (80%)
1,348 Shrubs Provided x50%=674	674 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 character. 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.

The plan takes precedence over the plant list.

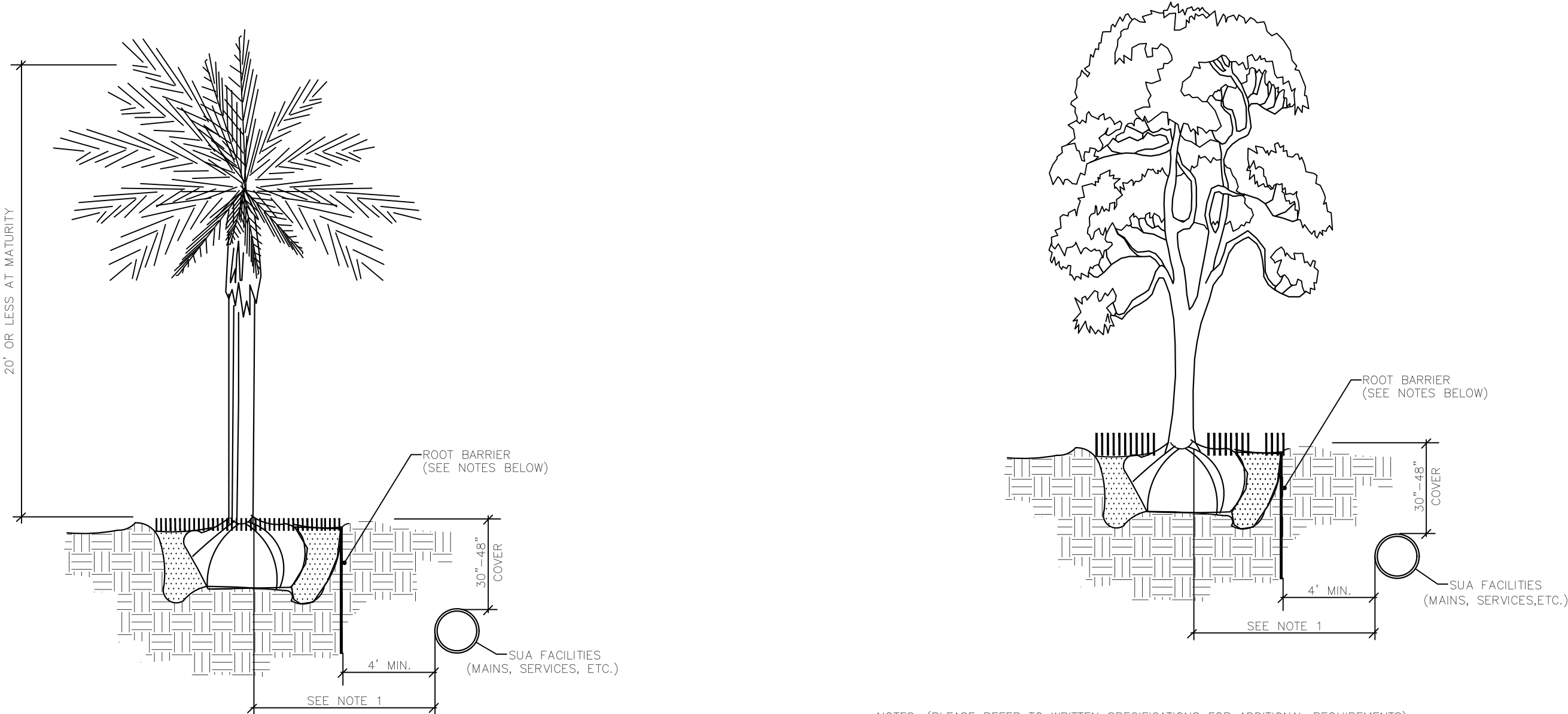
SPECIAL INSTRUCTIONS

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.

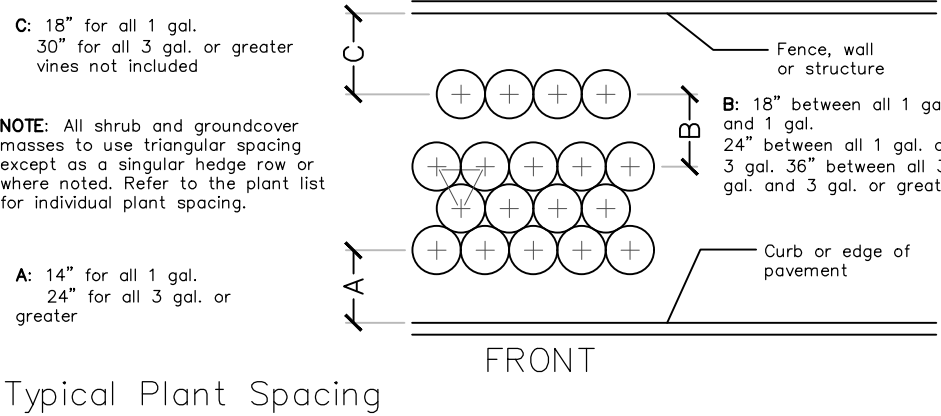


- NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
- THIS DISTANCE SHALL BE 7" MINIMUM WITH ROOT BARRIER AND 10" MINIMUM IF NO ROOT BARRIER IS USED.
 - ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOST FACILITIES.
 - THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED 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.

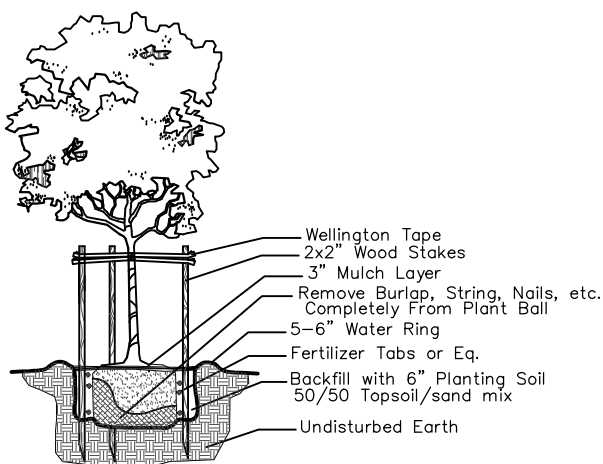
Typical Shrub, Small Tree or Palm Tree with Root Barrier Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)

AUGUST 26, 2020 (Rev C-16)

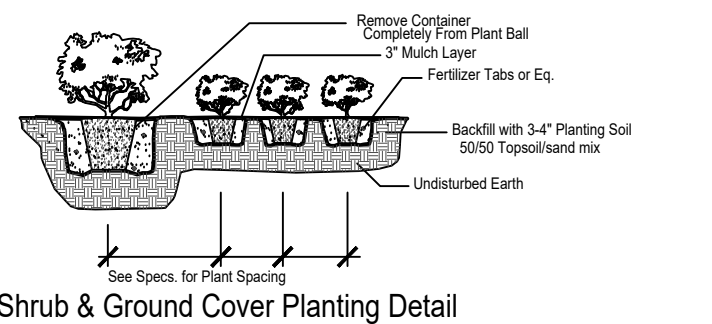


Typical Plant Spacing



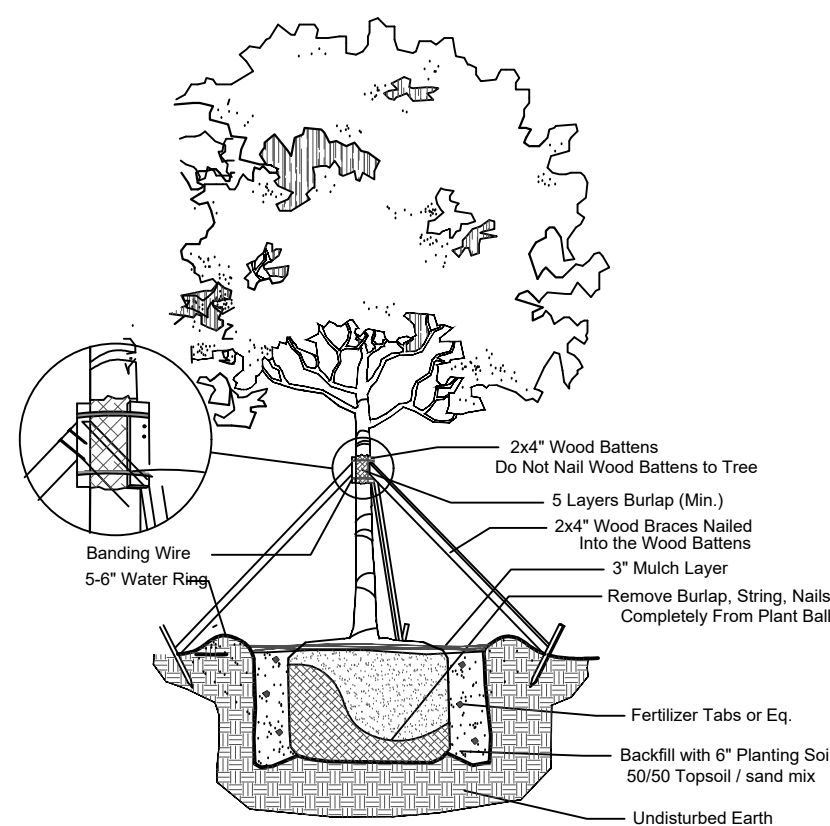
Small Tree Planting Detail

NTS



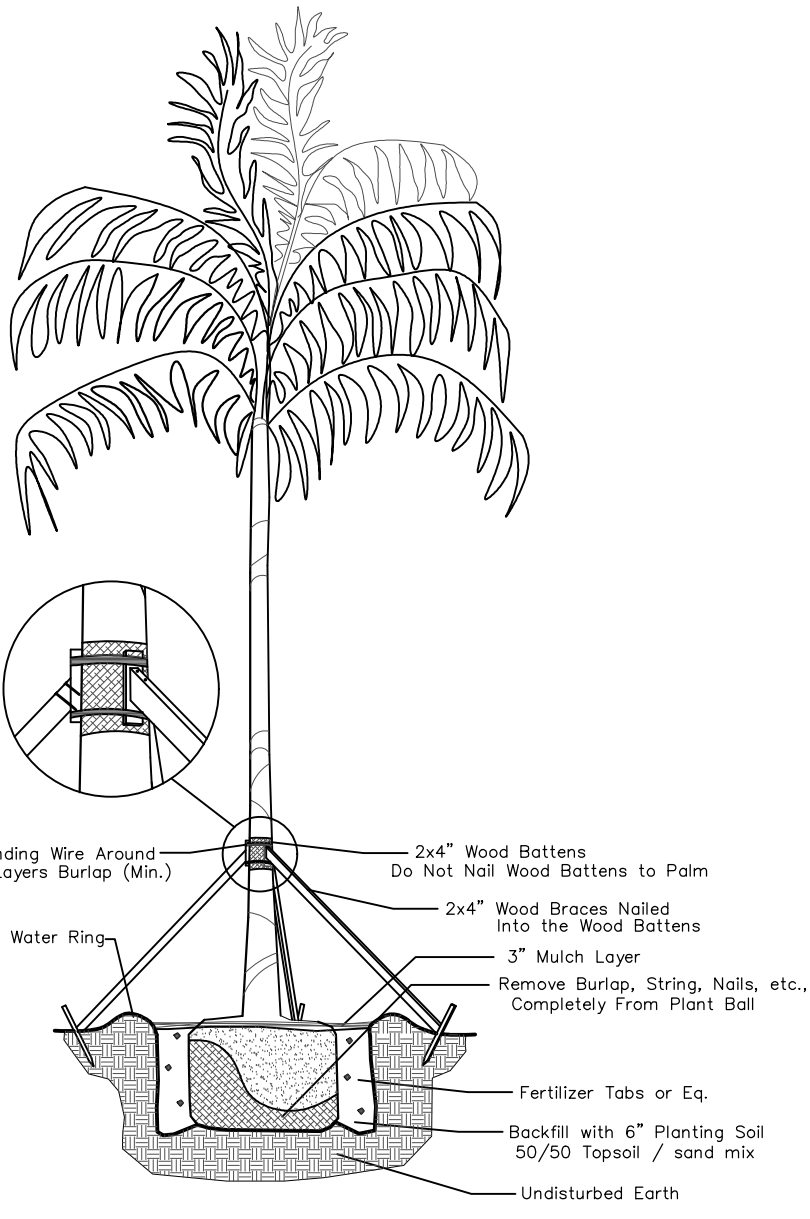
Shrub & Ground Cover Planting Detail

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

NTS

PROJECT NAME & LOCATION:

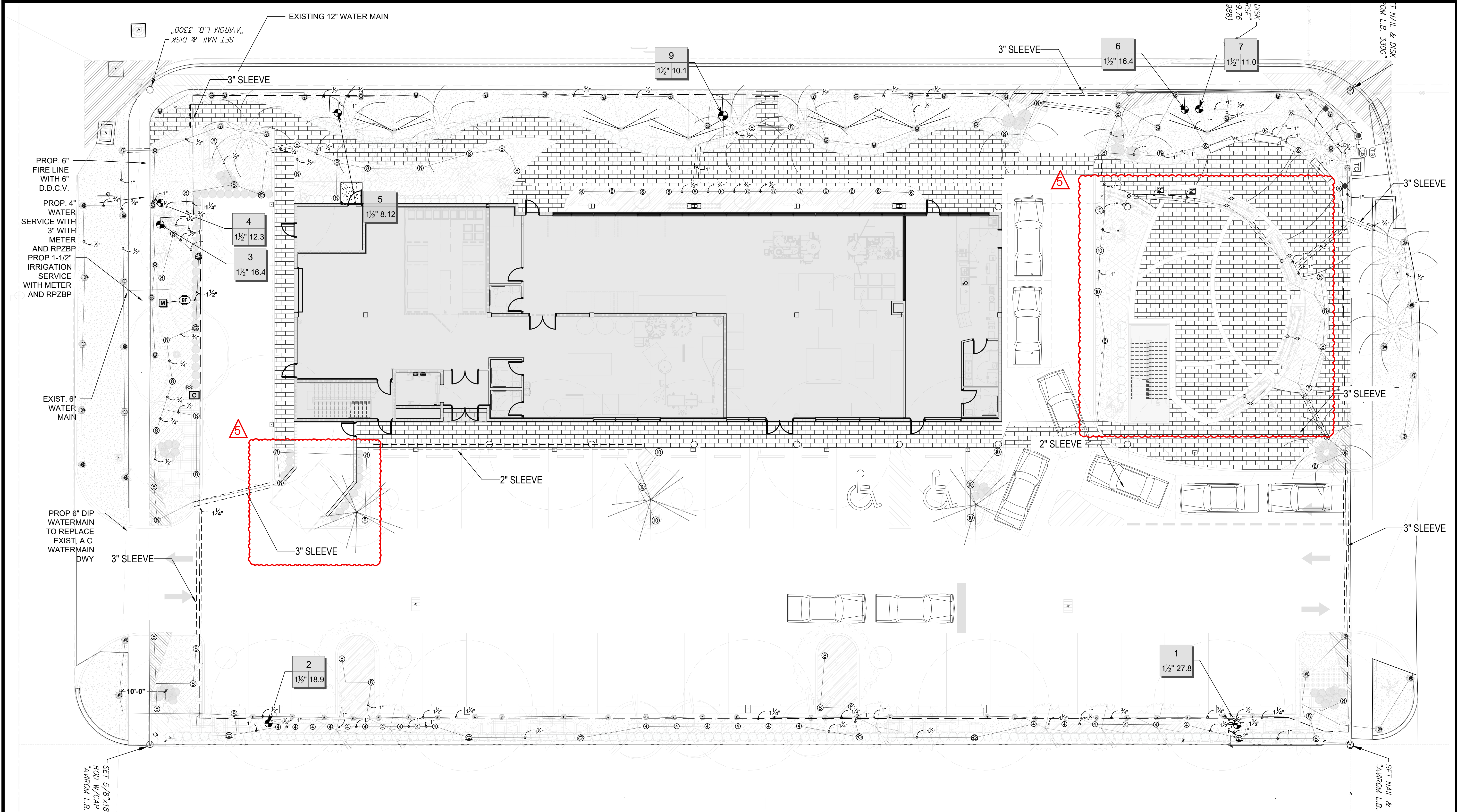
LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

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

DRAWING NAME:
LANDSCAPE
SCHEDULE AND
DETAILS

DRAWING NUMBER:

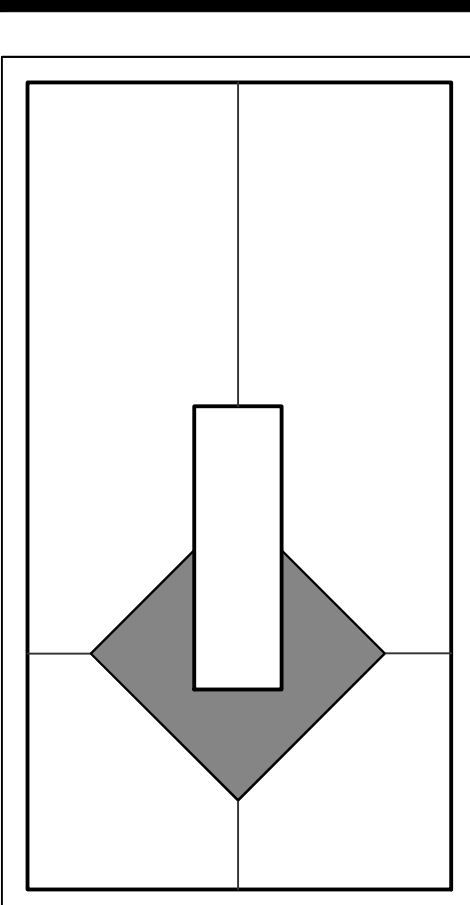
L-211



NOTE:
IRRIGATION PLAN HAS BEEN COMPLETED IN
CONFORMANCE WITH THE STANDARDS OF FLORIDA
IRRIGATION SOCIETY.

SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

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



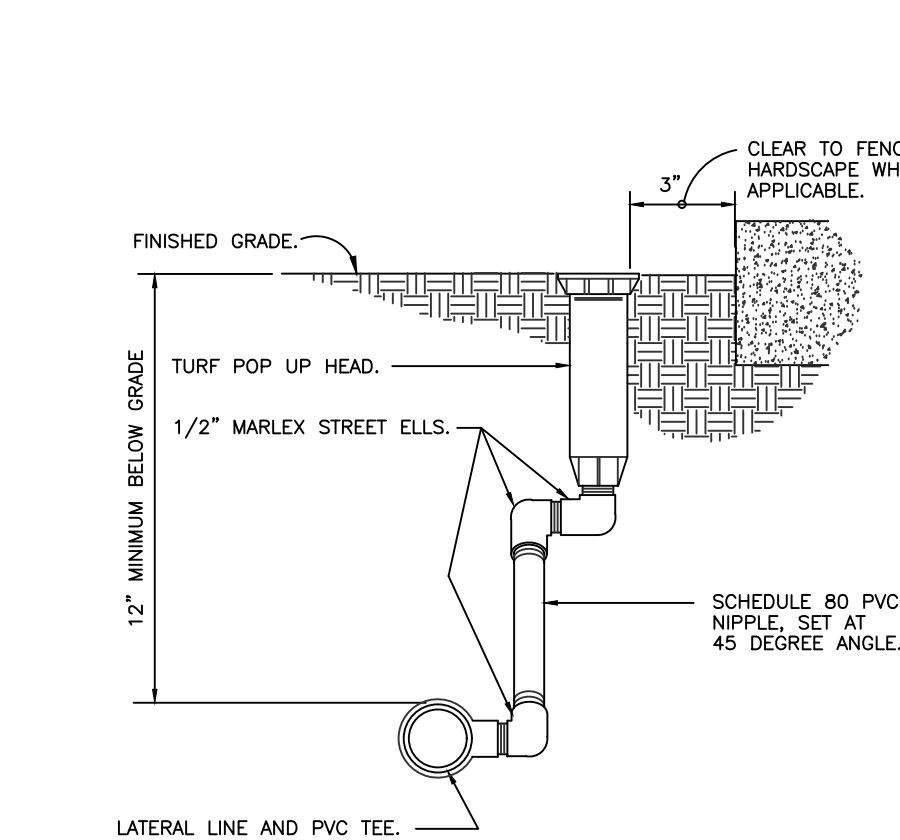
Digitally
signed by
James B. Euell
Date:
2023.04.11
07:38:36
-0400

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

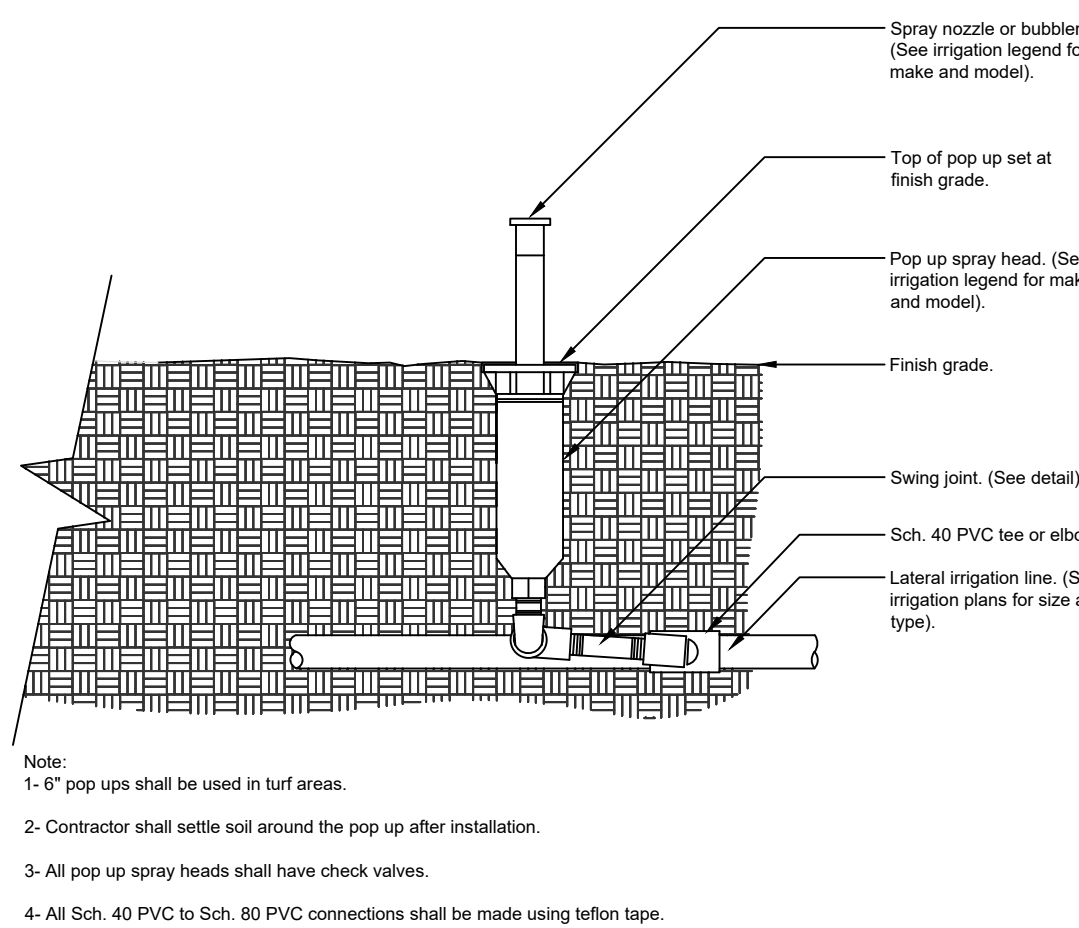
DISTRIBUTION:	DATE:
SITE PLAN MODIFICATION	03-15-23

DRAWING NAME:
**IRRIGATION
PLAN**

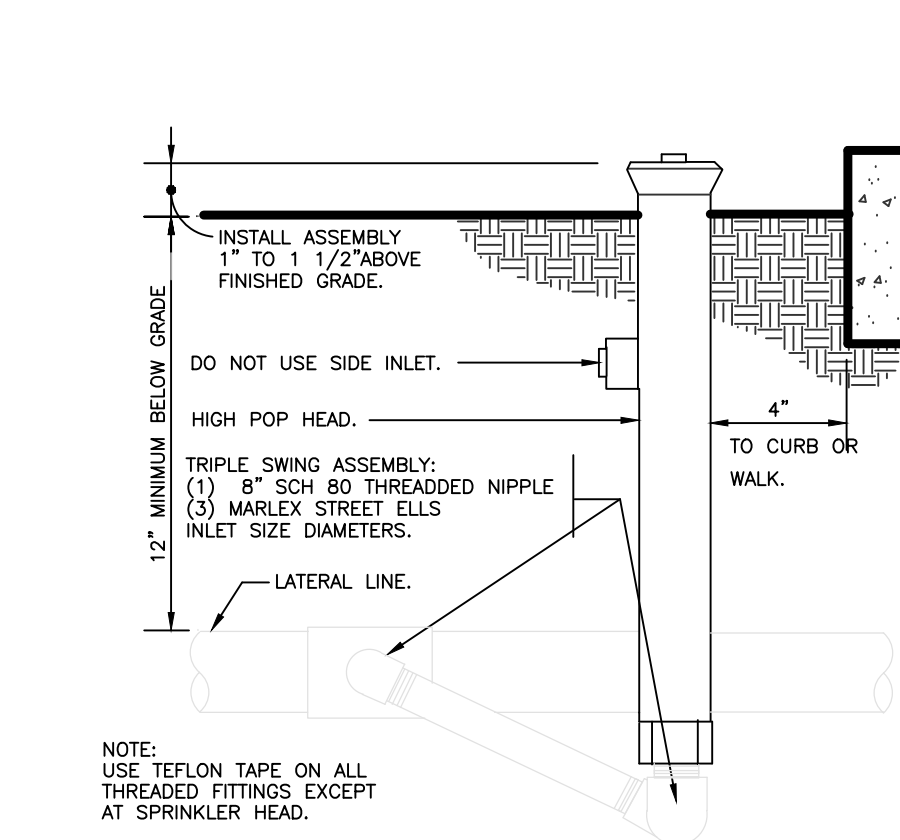
DRAWING NUMBER:
L-300



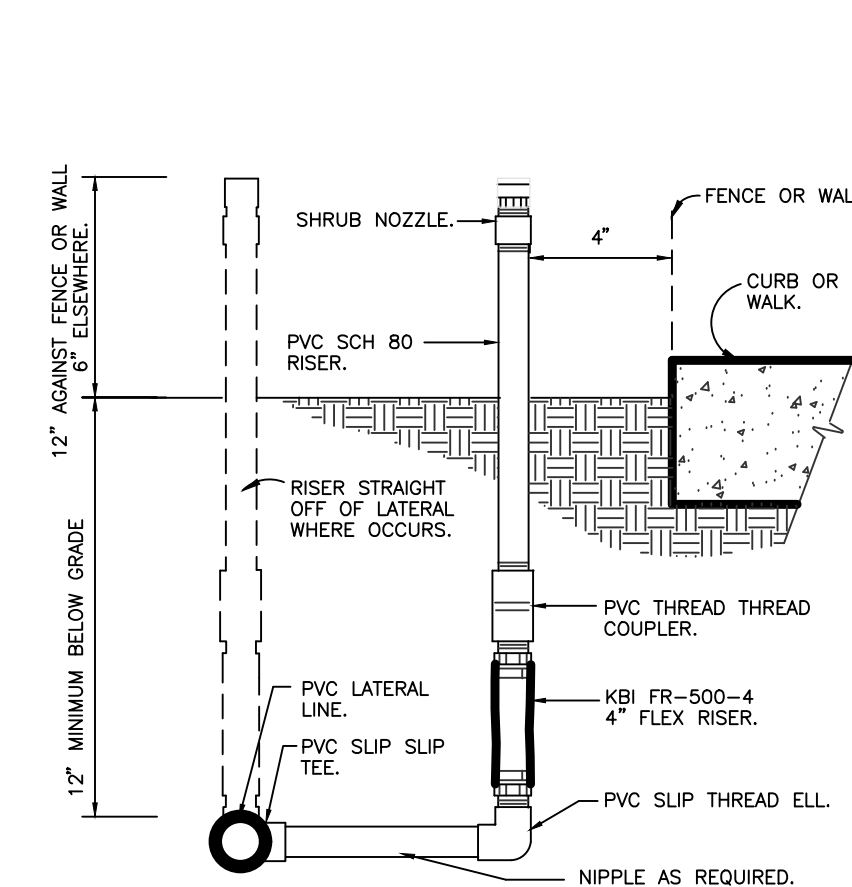
1 TURF SPRAY MARLEX ASSEMBLY
3" = 1'-0"



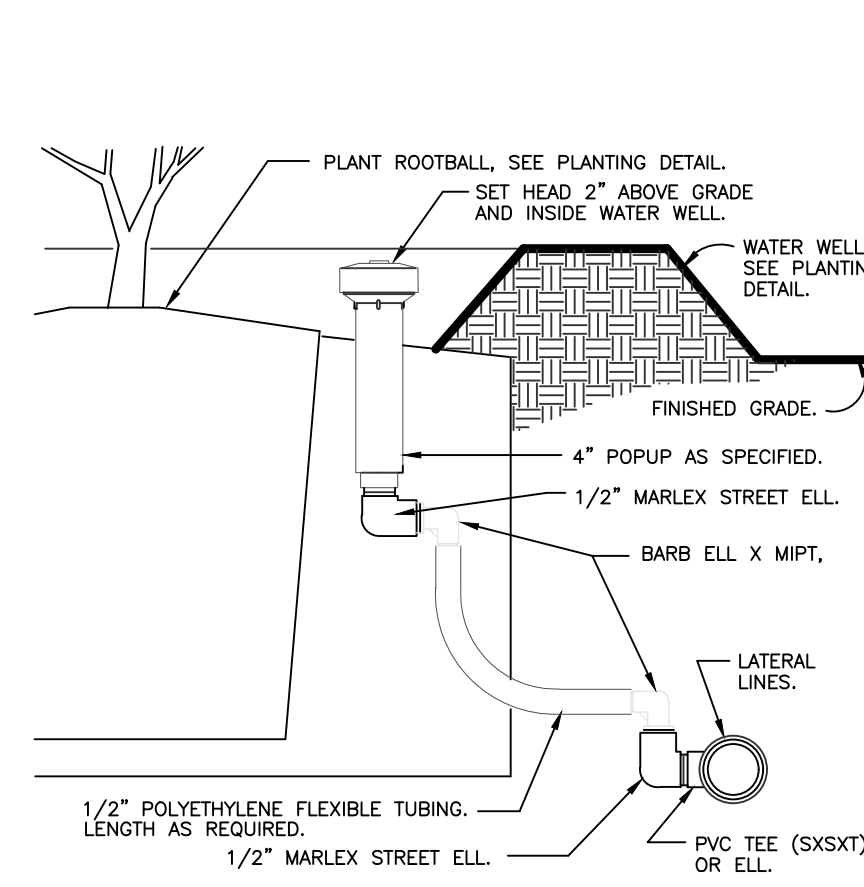
1 POP UP-SPRAY HEAD
1 1/2" = 1'-0"



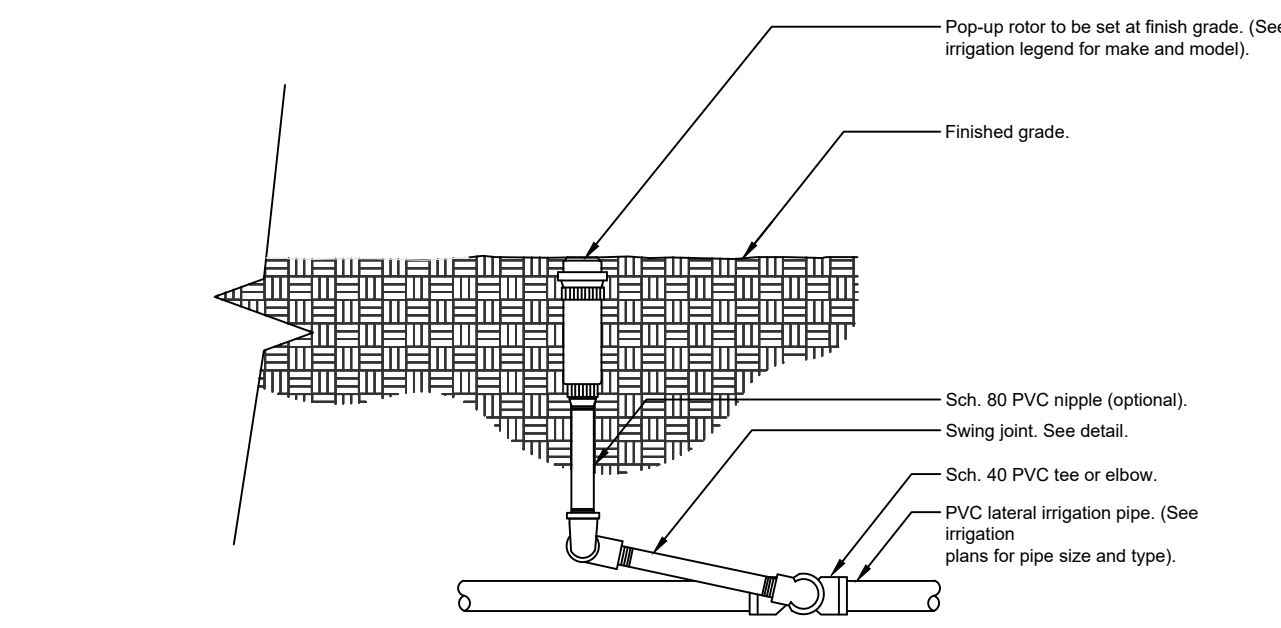
3 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY
3" = 1'-0"



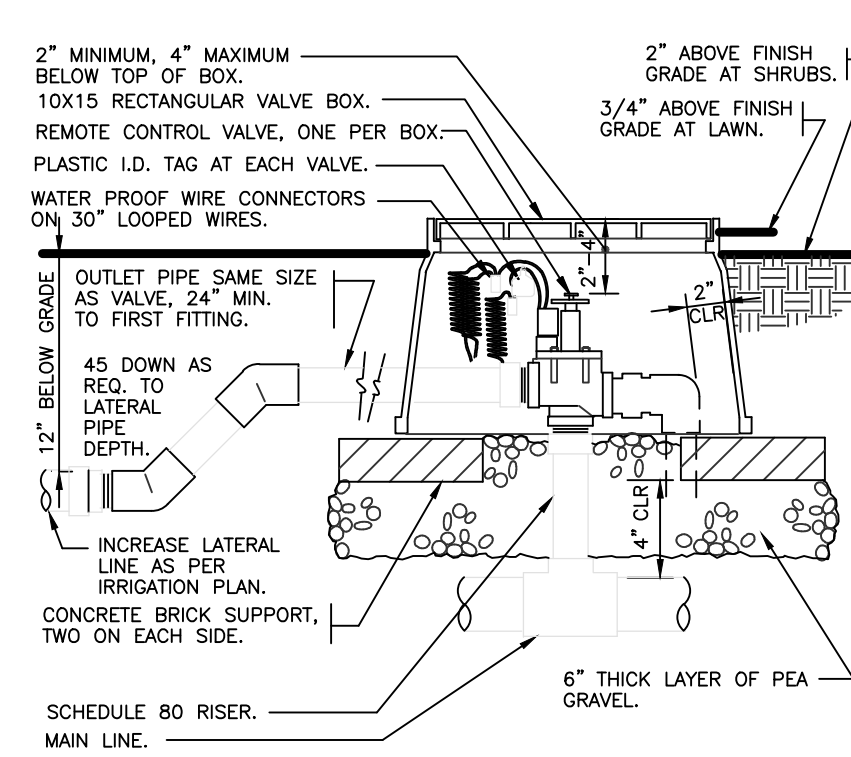
3 SHRUB SPRAY KBI FIXED RISER
3" = 1'-0"



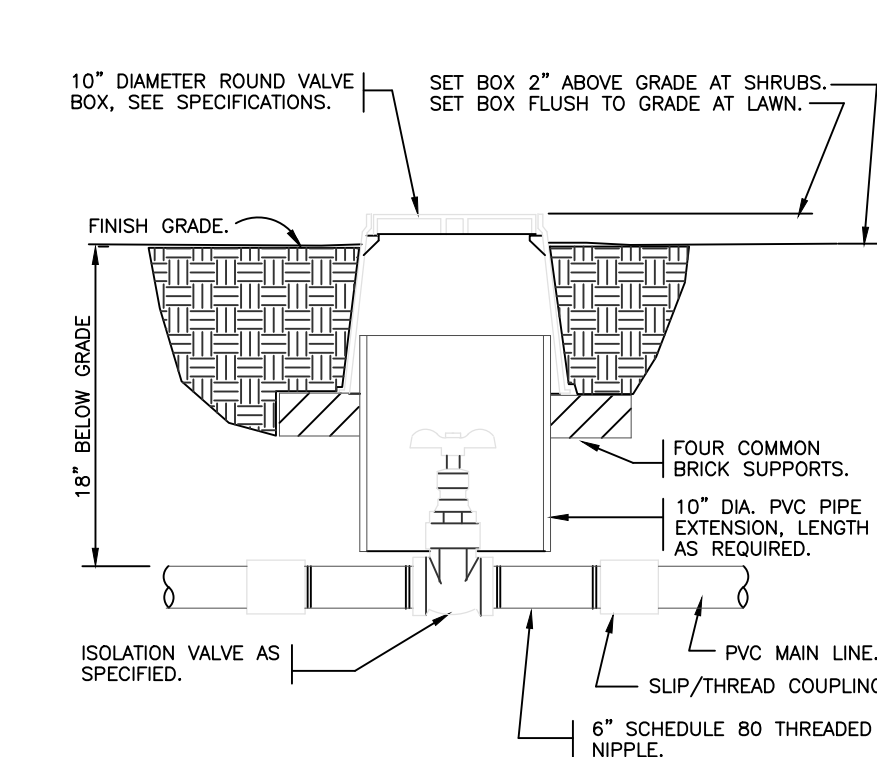
4 POPUP BUBBLER AT PLANT PIT
3" = 1'-0"



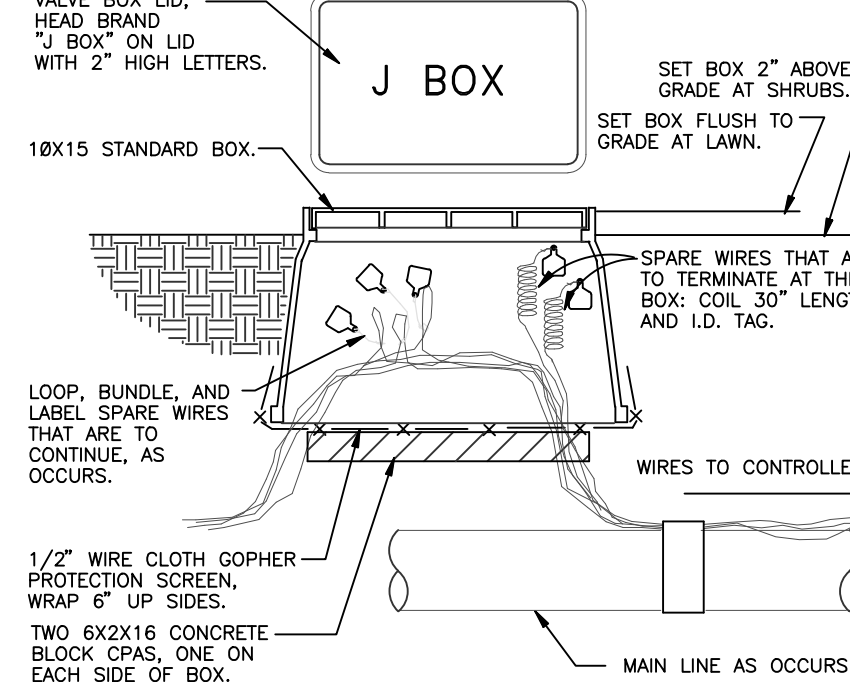
5 ROTOR SPRAYHEAD
1 1/2" = 1'-0"



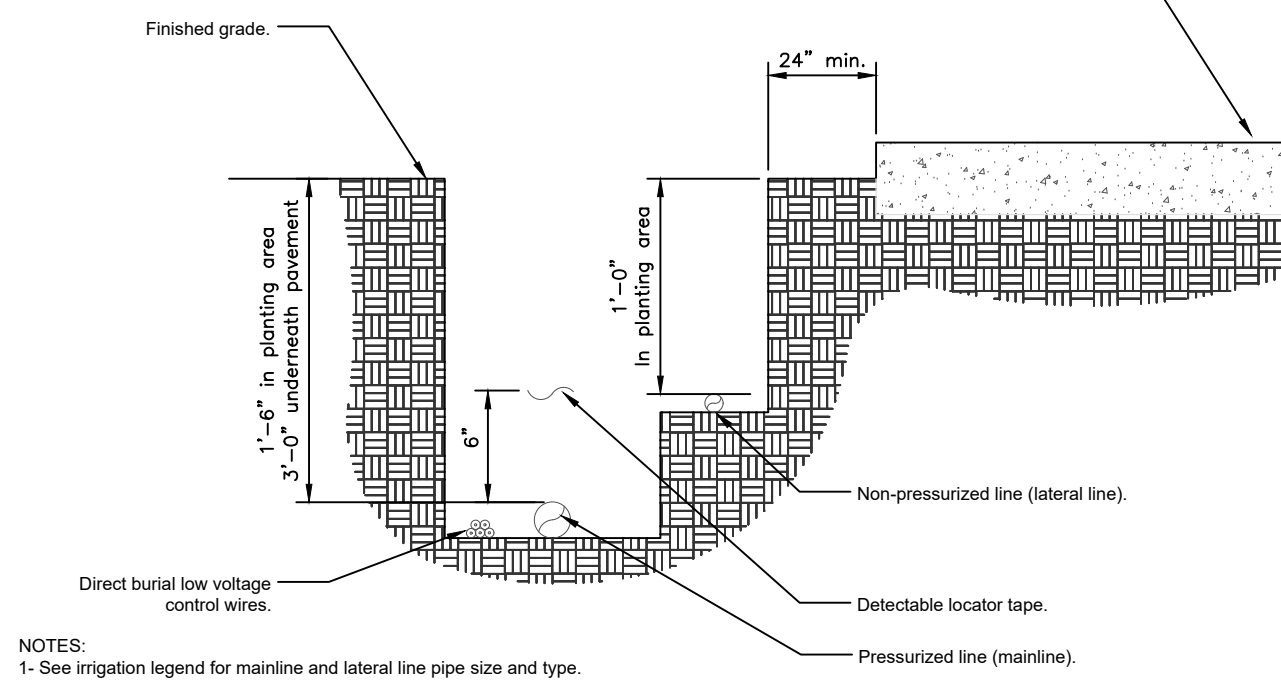
6 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



7 BRASS ISOLATION VALVE
1 1/2" = 1'-0"

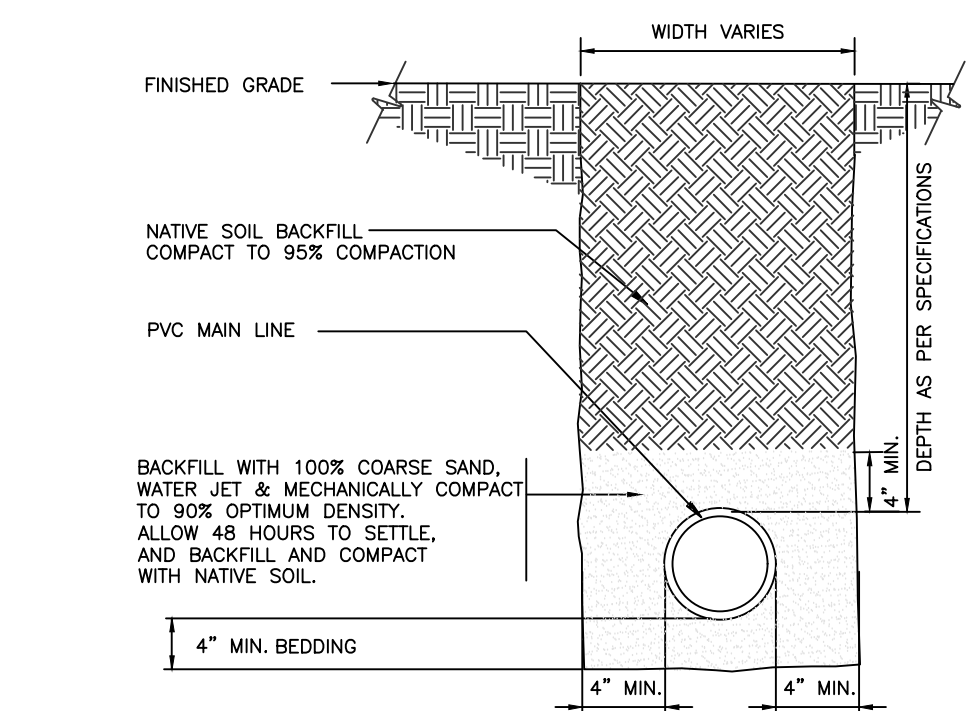


10 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"

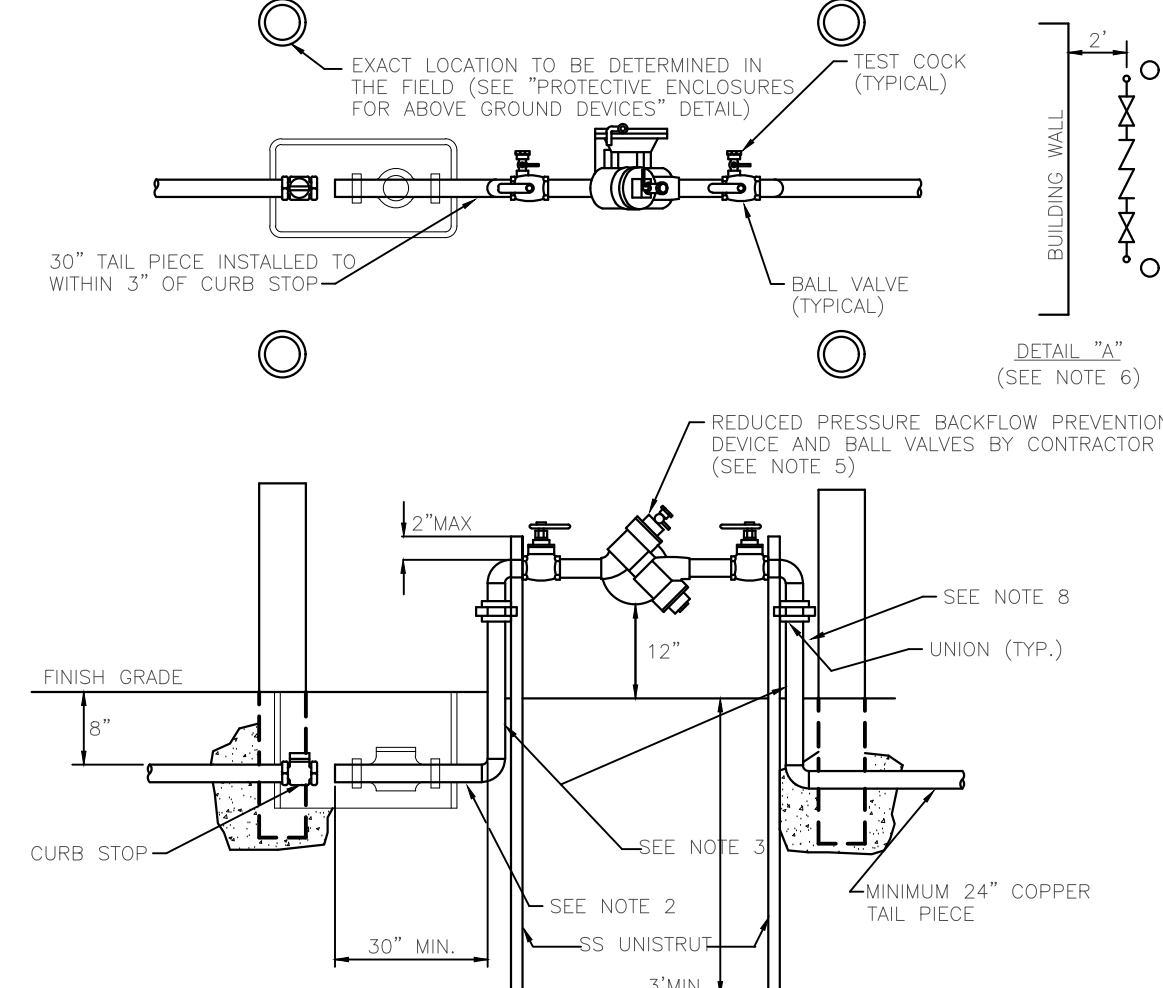


- NOTES:
- 1- See irrigation legend for mainline and lateral line pipe size and type.
 - 2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
 - 3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
 - 4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

11 IRRIGATION TRENCHING
1 1/2" = 1'-0"



12 MAINLINE WITH SAND BEDDING
1 1/2" = 1'-0"

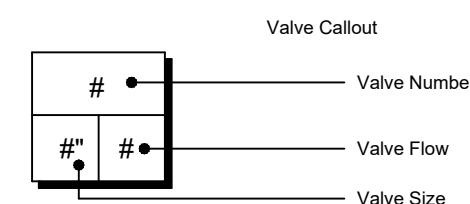


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. TYPE "K" COPPER TUBING (SOFT DRAWN) OR POLYETHYLENE TUBING SDR 9 COPPER TUBE SIZE.
2. IF THIS DISTANCE IS LESS THAN 6 FEET ONLY COPPER TUBING SHALL BE PERMITTED.
3. BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS SOLDER FITTINGS AND ADAPTERS. ONLY LEAD FREE PIPE, FITTINGS, VALVES, SOLDER AND FLUX SHALL BE PERMITTED.
4. 1 1/2" AND 2" METER STOPS SHALL BE EQUIPPED WITH LOCKING CAPS AND METER FLANGES.
5. APPROVED BACKFLOW PREVENTION DEVICES WITH SILICONE RUBBER SEAL RINGS OR DISCS:
 - A.) WATTS MODEL LF919 3/4" TO 2"
 - B.) AMES MODEL LF400B 3/4" TO 2"
 - C.) WILKINS 975 XL2 3/4" TO 2"
 - D.) APOLLO MODEL RPLF 4A 3/4" TO 2"
6. WHEN THE DEVICE IS INSTALLED PARALLEL TO A BUILDING WALL THERE SHALL BE A MINIMUM OF 2" BETWEEN THE EDGE OF THE DEVICE AND THE BUILDING WALL.
7. BACKFLOW PREVENTION DEVICE SHALL BE EQUIPPED WITH BALL VALVES.
8. BACKFLOW PREVENTION DEVICE SHALL BE SUPPORTED AT BOTH RISERS WITH A MINIMUM OF 2 - 1 5/8" STAINLESS STEEL UNISTRUTS. RISERS TO BE SECURED TO UNISTRUT WITH 304 STAINLESS STEEL MOUNTING HARDWARE AND 1/4" NEOPRENE INSULATORS BETWEEN ALL DISSIMILAR METALS.
9. BACKFLOW DEVICES SHALL BE A MINIMUM OF 3' FROM BACK OF CURB.

Water Meter and Backflow Device - 3/4" to 2"
AUGUST 26, 2020 (Rev C-16)

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	
	Rain Bird 1806-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	30	30	
	Rain Bird 1806-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	57	30	
	Rain Bird 1800-PA-8S-PRS 15 Strip Series Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	9	30	
	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	44	30	
	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	58	30	
	Rain Bird 1800-5 Series Stream Stream Bubbler on fixed riser.	10	15	
SYMBOL	MANUFACTURER/MODEL			
	Rain Bird PEB-PRS-D Irrigation Lateral Line: PVC Schedule 40			
	Irrigation Mainline: PVC Schedule 40			
	Pipe Sleeve: PVC Class 200 SDR 21			



CRITICAL ANALYSIS

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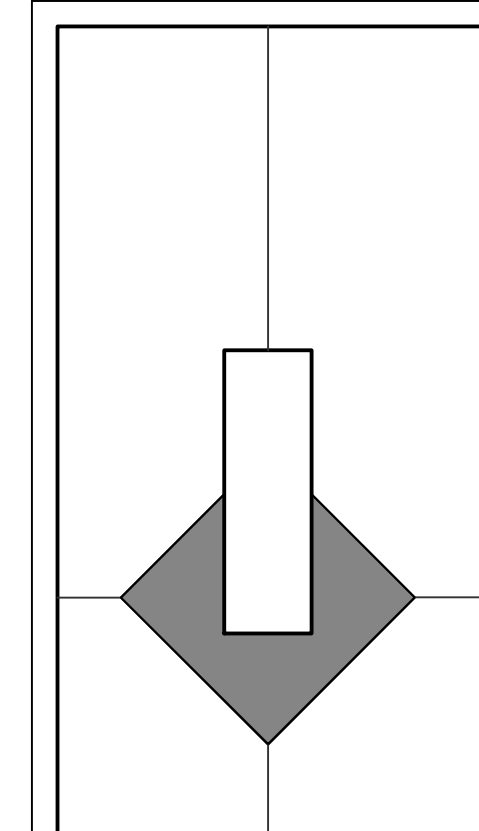
P.O.C. NUMBER: 01
Water Source Information:

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: 35.8 PSI
Loss for Fittings: 0.57 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



Digitally signed by James B. Euell
Date: 2023.04.11 07:39:11 -0400

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
DETAILS**

DRAWING NUMBER:

L-301

13 PIPE BENEATH PAVEMENT
1 1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-IR-FX-AUXEQ-03

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
FX-IR-FX-AUXEQ-03

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:

- 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.
- 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.
- 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:

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

- All above inspections are completed, documented, approved by owner.
- Completion and acceptance of 'as-built' drawings.
- Acceptance of required controller charts and placement inside controllers.
- 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.

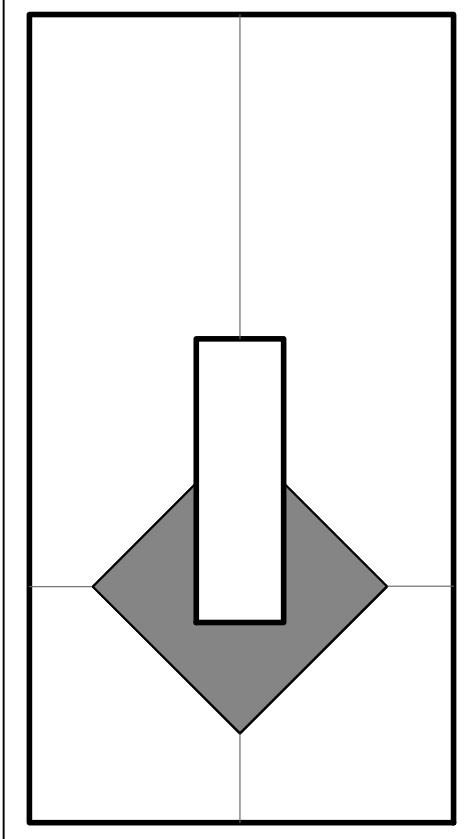
MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

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:

- Turn on each zone from the controller to verify automatic operation.
- 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.
- Check remote control valve to ensure proper setting, if present.
- Check setting on pressure regulator it verify proper setting, if present.
- Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
- Check for leaks - mainline, lateral lines, valves, heads, etc.
- Check all heads as follows:
 - Proper set height (top of sprinkler is 1" below mow height)
 - Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 - Check wiper seal for leaks - if leaking , clean head and re-inpect.
 - If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 - All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 - Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 - Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 - Verify pop-ups retract after operation. If not, repair/replace as needed.
- Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.
- check rain shut-off device monthly and clean/repair/replace as needed.
- Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.
- Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
- Inspect all filters monthly and clean/repair/replace as needed.
- Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.
- Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
- 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.
- Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

- Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
- Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
- 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.



Digitally signed by James B. Buell
Date: 2023.03.14 21:44:24 -0400

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

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days
before digging



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 3, 2023

Agenda Item No. _____

Agenda Title:

ORDINANCE 05-2023

**AN ORDINANCE OF THE TOWN OF LAKE PARK , FLORIDA
REPEALING ORDINANCE # 20, 1995 WHICH APPROVED A
PLANNED UNIT DEVELOPMENT FOR THE PROPERTY
KNOWN AS THE TWIN CITIES MALL, GENERALLY LOCATED
AT THE SOUTHWEST CORNER OF NORTHLAKE
BOULEVARD AND US HIGHWAY # 1.**

- [] SPECIAL PRESENTATION/REPORTS [] CONSENT AGENDA
[] BOARD APPOINTMENT [] OLD BUSINESS
[X] PUBLIC HEARING - ORDINANCE ON 2nd READING
[] NEW BUSINESS
[] OTHER: _____

Approved by Town Manager _____ Date: _____

Nadia Di Tommaso/Community Development Director

Name/Title

Originating Department: Community Development	Costs: Legal Notice / Attorney Review Funding Source: Acct. # 001-52-524-500-34910 / Legal # 108 ☐ Finance Jeffrey P. Duvall	Attachments: • Ordinance • Courtesy Notice • Legal Ad <i>(will be available after 1st reading, not available at this time since publication for this agenda occurred earlier than normal)</i>
Advertised: Date: 04/23/2023 Paper: Palm Beach Post ☐ Not applicable in this case	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone or X Not applicable in this case KJG Please initial one.

Summary

The Ordinance was approved by the Town Commission on first reading on April 19, 2023.

RECOMMENDED MOTION
I MOVE TO APPROVE THE ORDINANCE ON SECOND READING.

Summary of Request:

In 1995 the Town of Lake Park and the Village of North Palm Beach jointly adopted a PUD within their respective jurisdiction's to govern development/redevelopment of Twin Cities Mall site.

With the Town's adoption of the **Twin Cities Mixed Use zoning district (TCMU) in 2021** there is no longer a need for the original PUD adopted in 1995 by Ordinance 20-1995.

The TCMU zoning district includes a regulating plan, which would be similar to a PUD master plan and establishes the development regulations which would govern within Lake Park's jurisdiction. North Palm Beach is still in the process of developing complementary regulations for their jurisdiction.

The repeal of the PUD has been previously discussed with North Palm Beach and they had no objection. Legal notice is not required, however prior to first reading of the ordinance staff provided a courtesy notice to the six property owners within the Town's TCMU Zoning District.

The Town attorney has reviewed and approved the ordinance. The ordinance being repealed is attached to it as exhibit A.

Thus, primarily as a housekeeping matter and to avoid any confusion, staff recommends that that Ordinance 20-1995 be repealed

ORDINANCE 05-2023

AN ORDINANCE OF THE TOWN OF LAKE PARK , FLORIDA REPEALING ORDINANCE # 20, 1995 WHICH APPROVED A PLANNED UNIT DEVELOPMENT FOR THE PROPERTY KNOWN AS THE TWIN CITIES MALL, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTHLAKE BOULEVARD AND US HIGHWAY # 1.

WHEREAS, the site located at the southwest corner of Northlake Boulevard and US Highway # 1 which has historically been known as the “Twin Cities Mall” (the SITE) is located within the municipal jurisdictions of both the Town of Lake Park (Town) and the Village of North Palm Beach (Village); and

WHEREAS, in May 1993 The Town and Village entered into an Interlocal Agreement, the purpose of which was to jointly plan the SITE to coordinate its development; and

WHEREAS, as part of the Interlocal Agreement, the Town and the Village agreed to create a PUD for the SITE; and

WHEREAS, on November 15, 1995 the Town Commission of the Town adopted Ordinance 20, 1995 which approved a PUD for those certain parcels of the SITE which are located within its municipal jurisdiction; and

WHEREAS, Town Ordinance 20, 1995 established specific regulations for the development of the parcels of land within the Town’s municipal limits which were, in addition to the regulations in the Town’s underlying C-3 Zoning District; and

WHEREAS, the Village adopted Ordinance 33-95, which created a PUD for certain parcels of the SITE which are located within its municipal jurisdiction; and

WHEREAS, Village Ordinance 33-95 established specific regulations for the development of the parcels of land within the Village’s municipal limits, which were, in addition to the Village’s underlying C-3 Zoning District; and

WHEREAS, to encourage the redevelopment of the parcels with the SITE, both municipalities now desire to implement new regulations; and

WHEREAS, the Town and Village have exchanged their proposed regulations, including a new C-3 Zoning District which express their respective visions for the redevelopment of the SITE; and

WHEREAS, the Town Commission has repealed the “C-3 Regional Business District” and adopted a new zoning district for the titled “C-3 Twin Cities Mixed Use District” that includes regulations that will govern development of the parcels that are within the Town’s jurisdiction of the SITE; and

WHEREAS, the Town understands that the Village intends to adopt the “C-3 Twin Cities Mixed Use District” with regulations for the development of the SITE that is within its jurisdiction.

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

Section 1. The whereas clauses are incorporated herein as the legislative findings of the Town Commission,

Section 2. Ordinance 20, 1995, which adopted the PUD attached as Exhibit A, is hereby repealed.

Section 3. The area included in the PUD within the jurisdiction of the Town of Lake Park is attached as Exhibit B.

Section 4. This Ordinance shall take effect upon execution.

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Bill 18

ORDINANCE NO. 20, 1995

AN ORDINANCE OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTHLAKE BOULEVARD AND U.S. #1 (KNOWN AS THE TWIN CITY MALL), LOCATED IN THE C-3 BUSINESS DISTRICT; ESTABLISHING PROJECT SPECIFIC DEVELOPMENT STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Lake Park, Florida (Town), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 of Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

WHEREAS, Ordinance No. 7-1995 as adopted by the Town Commission and subsequently codified as Section 32-52.1 of the Lake Park Code, established and rezoned the property described below and in Exhibit A attached hereto and made a part hereof ("Property"), to the C-3 zoning category allowing for the approval of a Planned Unit Development ("PUD") thereon to encourage economical, efficient and imaginative design; and

WHEREAS, application has been made for approval of a PUD on the Property; and

WHEREAS, notice and hearing requirements provided for in the Town Code have been satisfied; and

WHEREAS, joint hearings have been held with the Village Council of the Village of North Palm Beach as required by Sec. 32-52.1; and

WHEREAS, plans and other related development specifications for the PUD project on the Property have been presented to the Town Council and testimony has been presented by the Property owner and other interested parties; and

WHEREAS, the Town Commission has determined that the proposed PUD is consistent with the Town's Comprehensive Plan and conforms to the requirements of Sec. 32-52.1.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AS FOLLOWS:

SECTION I

That the application of Twin Cities Investors, Inc. and Developers of North Lake, Inc. for approval of a Planned Unit Development on a parcel of land more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT A

is hereby approved, subject to compliance with the maps, plans, drawings and other documents ("Documents") submitted therewith and reviewed by the Town's Building Department, the Planning and Zoning Board, and the Town Commission (the "Town") and any recommendations and modifications approved thereto by the Town and subject to the provisions of 32-52.1 and other applicable sections of the Town Code and law, with the additional land uses permitted herein, and the special conditions, and modified development standards as provided herein and in Section 32-52.1(10).

SECTION II

The uses permitted on the Property shall be those described in Sec. 32-52.1(1) of the Town Code, with the acknowledgment that supermarkets and convenience stores are recognized as permitted retail uses and fast food restaurants are not differentiated from other types of restaurants.

SECTION III

The off-street parking, loading and circulation requirements specified in Sec. 32-52.1(2), OFF-STREET PARKING, and Sec. 32-52.1(3), OFF-STREET LOADING AND INTERNAL CIRCULATION, shall govern development on the Property, except for the following:

Off-street parking spaces shall be a minimum size of 9 feet wide by eighteen (18) feet deep. Parking spaces that abut landscaped perimeter buffers or median strips

may overhang said landscaped areas by up to two (2) feet, reducing the required paved depth of the parking stall to sixteen (16) feet, as per Exhibit B, prepared by Ocampo and Associates and consisting of one (1) sheet undated and entitled "parking over-hang at interior landscape islands", attached hereto and made a part hereof.

SECTION IV

The landscaping requirements specified in Sec. 32-52.1(4), LANDSCAPING, shall apply to this PUD, with the following modifications:

a. Required landscaping adjacent to public rights-of-way: The required landscaped strip between a public right-of-way and an off-street parking area shall be at least fifteen (15) feet wide and shall contain at least five (5) trees and forty (40) shrubs for each one hundred (100) lineal feet.

b. Parking area interior landscaping for unroofed parking areas: At least ten percent (10%) of the total paved surface area shall be devoted to landscaped areas. Each area counting toward the required ten percent (10%) total shall have an average minimum dimension of six (6) feet, as per Exhibit B, attached hereto and made a part hereof. At least one (1) tree shall be planted for every two hundred fifty (250) square feet of required internal planting area. No parking space shall be more than one hundred (100) feet from a tree planted in a permeable island, peninsula, or median having a six (6) foot minimum width.

SECTION V

The building setback requirements specified in Sec. 32-52.1(5), SETBACKS AND HEIGHT, shall apply to this PUD, with the following modifications:

a. Perimeter setbacks: All buildings and structures shall be set back a minimum of thirty (30) feet from the outer boundary of the C-3 zoning district, except on an interior common municipal boundary, and/or where the adjacent property is zoned for retail

commercial development, provided that greater setbacks shall be required where shown on the approved concept site plan, Exhibit CL-1, consisting of one (1) sheet with a revised date of October 20, 1995, attached hereto and made a part hereof. This PUD may develop buildings with no setback from such interior common municipal boundary and/or adjacent property zoned for retail land use, in accordance with the approved development plan. Existing buildings may be renovated and occupied without regard to setback requirements. For buildings in excess of two (2) stories or thirty (30) feet in height, one (1) foot shall be added to the required perimeter setback for each foot of height in excess of thirty (30) feet.

SECTION VI

The sign requirements specified in Sec.32-52.1(7), SIGNS, shall apply to this PUD, with the following modifications:

a. Center Identification ground signs shall be mounted on a monolithic base and shall be independent of any building for support. Ground signs shall be permitted only when the sign and base are monolithic. Ground signs that meet the following requirements are permitted in the PUD along both Northlake Boulevard and U.S. Highway #1:

1. Maximum number of center identification ground signs: A maximum of one (1) center identification ground sign shall be permitted along Northlake Boulevard and a maximum of one (1) center identification ground sign shall be permitted along U.S. Highway #1, and one additional center identification ground sign shall be permitted at the intersection of Northlake Boulevard and U.S. Highway One, as shown on Exhibit SSL, consisting of one (1) sheet with revision date of October 26, 1995, attached hereto and made a part hereof, regardless of jurisdiction, Lake Park or North Palm Beach.

2. Specifications for Center Identification Ground Signs: A center identification ground sign shall not exceed fifteen (15) feet in height, including the base, measured from the

finished grade nearest to the base (excluding berms) to the tallest point of the sign structure, and shall be designed to conform to Exhibit C, prepared by Ocampo and Associates, consisting of one (1) page (undated), entitled "center identification ground sign" and "out-parcel identification ground sign", attached hereto and made a part hereof. Minimum setback for center identification ground signs shall be ten (10) feet from a public right-of-way.

3. Maximum size of center identification ground signs: A center identification ground sign shall not exceed eight (8) feet x fifteen (15) feet with a maximum of four (4) tenant identification signs plus one logo for the Center Identification Ground Signs, with the logo being included within the one hundred (100) square feet copy area on each side; and to require three (3) feet landscaping around the base; applicant to return for final sign approval regarding content.

b. Outparcel Identification ground signs shall be mounted on a monolithic base and shall be independent of any building for support. Outparcel identification ground signs shall be permitted only when the sign and base are monolithic. Signs that meet the following requirements are permitted in the PUD along the rear of all outparcels along the interior loop road:

1. Maximum number of outparcel identification ground signs: A maximum of one (1) outparcel identification ground sign shall be permitted along the interior loop road for each outparcel building.

2. Maximum height of outparcel identification ground signs: An outparcel identification ground sign shall not exceed five (5) feet in height by four (4) feet in width, including the base, measured from the finished grade nearest to the base (excluding berms) to the tallest point of the sign structure, and shall be designed to conform to Exhibit C, attached hereto and made a part hereof.

SECTION VII

Notwithstanding the fire sprinkler requirements specified in Sec. 32-52.1(10), AUTOMATIC FIRE SPRINKLER SYSTEMS, the fire

sprinkler requirements mandated by Chapter 9, FIRE PREVENTION AND PROTECTION, of the Lake Park Code shall apply to this PUD.

SECTION VIII

The application procedures and requirements specified in Sec. 32-52.1(10), APPLICATION PROCEDURES, shall apply to this PUD, except that the following requirements shall apply to this PUD in lieu of subsection (d) (2) thereof:

a. The PUD application shall include a conceptual site plan showing the entrance locations, traffic flow, parking layout, and general building placement and general landscape and drainage retention areas. Detailed building elevations and site dimensional plans must be in conformance with the approved conceptual plan and must be submitted to the joint planning and zoning commissions when plan review is applied for, subsequent to this PUD approval. The standards and conditions approved by this PUD ordinance shall control with regard to future phases of this development unless the applicant requests addition modifications to the requirements of Sec. 32-52.1 or this Ordinance.

SECTION IX

The approved conceptual site plan for this PUD is attached hereto as Exhibit CL-1, consisting of one (1) sheet with revision date of October 20, 1995, which said Exhibit is made a part hereof, with the following conditions:

a. Developer must maintain distance between the building immediately west of Outparcel 8 and the existing Builders Square, and show open connections between the building immediately west of Parcel 8 (shown immediately north of former Builder's Square entrance) so that a single large alley will not be created at this location.

b. Entry drives shall have accent pavement.

c. Developer shall accentuate pedestrian access from Palmetto Drive.

d. Developer shall come up with a conceptual centerpiece for the PUD, i.e. water feature, landscape focal point, etc.

- e. Developer shall provide exterior seating.
- f. Developer shall present a demolition schedule upon his submission of specific plans for Phase I(b).
- g. Phase II buildings shall be connected with covered porticos to enable shoppers to walk from one shop to another without getting wet during a rain storm.
- h. The conceptual site plan, Exhibit CL-1, does not include the landscaping but only the concept of the out-parcel layout and the building layout.

The approved detailed site plans for Phase 1 of this PUD are attached hereto as Exhibits A-1, consisting of one (1) sheet with revision date of October 23, 1995; Exhibit A-2, consisting of one (1) sheet, with revision date of October 23, 1995; Exhibit A-3, consisting of one (1) sheet and dated July 27, 1995; Exhibit A-4, consisting of one (1) sheet and dated January 27, 1995; Exhibit L-1, consisting of one (1) sheet, and carrying a revision date of September 29, 1995; Exhibit L-2, consisting of one (1) sheet, and carrying a revision date of October 20, 1995; Exhibit L-3, consisting of one (1) sheet, with revision date of October 20, 1995, all of which exhibits are made a part hereof, with the following conditions:

- a. Eliminate the 1-hour photo sign.
- b. The drive-thru pharmacy sign will be shown on the elevation drawing, not as shown the rendering; allowed only on the facade and delete the drive-thru pharmacy sign from the canopy of the drive thru.
- c. Change aluminum overhang canopy on the south side to a canvas canopy, color to match the accent color of the tile.
- d. Provide pedestrian sidewalk connection from Northlake Boulevard and one from Federal Highway.
- e. Landscaping shall be as shown on Exhibits L-1, L-2, and L-3 attached hereto and made a part hereof, which said Exhibits provide for a three (3) foot wide strip of landscaping along the south side and a four to five (4-5) foot strip of landscaping on

the east side of the building. Said Exhibits also show a fifteen (15) foot landscape buffer along Federal Highway.

f. Trees shall have a minimum height of fifteen (15) feet at planting.

g. Words "Drive-thru Pharmacy" may be used on the out-parcel sign.

h. Colors shall conform to the plans as submitted for review.

i. Color of Drive-thru pharmacy sign shall match the Eckerd sign as shown on the rendering provided by the developer (off-white).

PLACED ON FIRST READING THIS 15th DAY OF November, 1995.
PUBLISHED IN THE PALM BEACH POST THIS 5th DAY OF
November, 1995.

PLACED ON SECOND, FINAL READING AND ADOPTED THIS 15th DAY OF
November, 1995.

(TOWN SEAL)

William H. Hogen
MAYOR

ATTEST:

Barbara A. Scheiding
Town Clerk

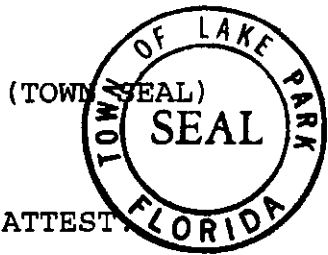
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Town Attorney

K:\WORK\TLP\ORDINANC\TCMALL.ORD

PLACED ON SECOND, FINAL READING AND ADOPTED THIS 15th DAY OF

November, 1995.



William Hibgen
MAYOR

Barbara A. Scheiding
Town Clerk ~~(Deputy)~~

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Town Attorney

K:\WORK\ -TLP\ORDINANC\TCMALL.ORD

Exhibit B**Legal Description**

Portions of Section 21, Township 42 South, Range 43 East, lying within the Town of Lake Park, Palm Beach County, Florida, more particularly described as:

- Those portions of Parcels 1, 2, 3, 4, R-1, R-2, R-3, and 7 lying within the Town of Lake Park as shown on the Northlake Promenade Shoppes PUD plat as recorded at Plat Book 102, Pages 130 and 131; and
- A parcel of land bounded on the east by the Town of Lake Park municipal boundary, on the north by Parcel 7, and on the west and south by Parcel 8, and
- Those portions of Parcels 8, 9, and 10 lying within the Town of Lake Park as shown on the Northlake Promenade Shoppes PUD Replat No. 1 as recorded at Plat Book 124, Pages 51 to 53;

April 11, 2023



Community
Development
Department

COURTESY NOTICE OF PUBLIC HEARING

You are receiving this courtesy letter as you are an owner of real property within the Twin Cities Mall PUD which was approved in 1995. This is to notify you that the Lake Park Town Commission will be considering an ordinance repealing that PUD as a housekeeping matter.

With the Town's adoption of the Twin Cities Mixed Use (TCMU) zoning district in 2021 there is no longer a need for the original PUD. The TCMU district incorporated the roadway system of the PUD, included a regulating plan similar to a PUD master plan, and established the development regulations which govern the properties within Lake Park's jurisdiction.

The first reading of the ordinance is scheduled for Public Hearing on April 19, 2023 at 6:30 pm or soon thereafter as can be heard, in the Town Commission Chambers, 535 Park Avenue, Lake Park. Second reading is tentatively scheduled for May 3, 2023.



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

For additional information or questions please contact the Community Development Department planner Karen Golonka at 561-881-3320, ext. 325 or email kgolonka@lakeparkflorida.gov

535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3318
Fax: (561) 881-3323

www.lakeparkflorida.gov



Town of Lake Park Town Commission

Item 7.

Agenda Request Form

Meeting Date: May 3, 2023
Originating Department: Special Events
Agenda Title: Larry Bonanno Facility Rental Refund Request

Approved by Town Manager: John D'Agostino
Digitally signed by John D'Agostino
DN: cn=John D'Agostino, o=Town of Lake Park,
ou=Town Manager,
email=jdagostino@lakeparkflorida.gov, c=US
Date: 2023.04.18 16:33:25 -04'00'
Date:

Cost of Item: \$150.00
Account Number: 600-14000
Funding Source: Special Events Department Overtime Salaries
Finance Signature: Jeffrey P. Duvall
Digitally signed by Jeffrey P. Duvall
DN: cn=Jeffrey P. Duvall, o, ou, email=jduvall@lakeparkflorida.gov, c=US
Date: 2023.04.18 12:17:43 -04'00'

Advertised:
Date: **Newspaper:**

Attachments: Larry Bonanno Facility Rental Application
Larry Bonanno Facility Rental Invoice/Receipt

Please initial one:
☒ Yes I have notified everyone
☐ Not applicable in this case

Summary Explanation/Background:

On April 5, 2023 the Special Events Department received a Facility Rental Application from Mr. Larry Bonanno to rent the Mirror Ballroom for a celebration of life for Mr. Bonanno's mother (Lake Park resident, Teresa Bonanno) on Saturday, April 15 from 12:00 pm – 5:00 pm. Mr. Bonanno received an invoice totaling \$1,099.40 which was paid on April 5, 2023.

At this time, Mr. Bonanno requests that the Town of Lake Park refund his total payment of \$1,099.40 based on the fact that the Bonanno family has lived in Lake Park for a number of years. Mr. Bonanno's mother (Teresa Bonanno) and his brother (Rich Bonanno) both live at 818 Bayberry Drive and Larry Bonanno lives at 413 Date Palm Drive. The facility rental was held on April 15 and Mr. Bonanno is scheduled to receive the \$500.00 refundable security deposit, but will also like to receive the remaining payment of \$599.40 back as well. Mr. Bonanno is here tonight and would like to address the Commission and answer any questions that they may have.

REQUESTED CATEGORY	VALUE (MONETARY OR OTHER)	TOTAL
Mirror Ballroom Rental Rate	\$100.00 Per Hour (Resident Rate)	\$300.00 (Indirect Cost)

Mirror Ballroom Set Up Fee	\$60.00 Per Hour	\$120.00 (Indirect Cost)	Item 7.
Mirror Ballroom Sales Tax	7% of Rental Rate	\$29.40 (Indirect Cost)	
Mirror Ballroom Staff Fee	\$30.00 Per Hour	\$150.00 (Direct Cost)	

Recommended Motion:

At the Town Commission's discretion based on the information given above.



Town of Lake Park Facility Rental Application

Date of Event: 04.15.23

Time of Event: 1:00 pm to 4:00 pm

Set-up Time: 12:00 pm to 1:00 pm

Breakdown Time: 4:00 pm to 5:00 pm

Rental Facility

Town Hall: ☒ Mirror Ballroom

W. Ilex Park: ☐ Picnic Pavilion

Kelsey Park: ☐ Entire Park (Requires Special Events Permit) ☐ Gazebo

Lake Shore Park: ☐ Entire Park (Requires Special Events Permit) ☐ Indoor Pavilion

Lake Shore Park: ☐ Picnic Pavilions (North, South, Playground)

Purpose of Rental:

Celebration of Life

Requests: ☐ Alcoholic Beverages ☐ Bounce House
☐ Special Events Permit Required

Contact Information:

Name: Larry Bonanno / Penny broda

Organization:

Address: 431 Date Palm Drive, Lake Park 33403

Home: () - 561 827 4688
 Cell: (561) 307 1019
 penny.mb@gmail.com

Work: () - E-mail: installit@bellsouth.net

I, THE UNDERSIGNED, HAVE READ AND UNDERSTAND EVERYTHING IN THE FACILITY RENTAL POLICY AGREEMENT.

Renter: X Penny Broda **Date** 04.04.23

Lake Park Staff: X Sara Notgarnie **Date**

Digitally signed by Sara Notgarnie
 DN: cn=Sara Notgarnie, o=Town of Lake Park, ou=Special Events
 Department, email=snotgarnie@lakparkflorida.gov, c=US
 Date: 2023.04.04 11:47:30 -04'00'



Facility Usage Agreement

This agreement, made the 4th day of april, 20 23, by and between THE TOWN OF LAKE PARK, a Florida municipal corporation (Town) and Penny Broda / Larry Bonanno (Renter).

Premises: Town leases to Renter and Renter leases from Town the Mirror Ballroom (Facility Name)

Term: The hours of rental are from 12:00 pm o'clock ____m. until 5 pm o'clock ____m. on 04.15.23 Saturday (Day/Date).

Security Deposit: Event organizer shall deposit with Town the sum of \$ 500.00 as security for the full and faithful performance by event organizer of all of event organizers obligations hereunder. The deposit shall be made at the time the reservation for the premise is made with Town. No interest shall be paid upon the security deposit nor shall Town be required to maintain said deposit in a segregated account. The security deposit shall not be considered prepaid rent. In the event that the event organizer shall default in the full and faithful performance of any of the terms hereof, then Town may, without notice, either retain the security deposit as liquidated damages, or Town may retain the same and apply it toward actual damages sustained by Town by reason of the default of the event organizer. If the event organizer fully and faithfully complies with all of the terms hereof, the security deposit or any balance thereof shall be returned to the event organizer within one month of the event.

Rental Rate: Event Organizer shall pay Town the rental sum of \$ 599.40, fourteen (14) business days prior to the event. Any payment made to the Town after the 14 days must be paid in cash only.

Leases and Assignments: Event Organizer shall not have the right to assign this agreement to any other person or entity.

Rules and Regulations: The rules and regulations included hereto shall be incorporated into and made a part of this agreement.

Indemnification: Renter shall, during the term of this agreement, fully protect, indemnify and hold Town harmless from any and all claims, demands, actions, suits, judgments, liabilities, losses, costs and expenses (including reasonable attorney's fees and expenses) of every kind and character arising, or alleged to arise, out of or in connection with any injury to, or the death of, any person or any damage to or loss of any property in any manner growing out of or connected with, or alleged to grow out of or to be connected with, any act, omission, event, condition or casualty in connection with the business or profession conducted on the premises or the use or occupancy of the premises by Renter, his employees, agents, licensees or invitees, or causes by or resulting from, or alleged to be caused by or to result from, the negligence of other conduct of Renter, his employees, agents, licensees or invitees.

General Provisions:

Captions: The captions or titles to the various sections of this agreement are for convenience and ease of reference only and do not define, limit, augment or describe the scope, content or intent of this agreement or of any parts thereof.

Joint and Several Obligations: If event organizer consists of more than one person or entity, the obligation of all such persons is joint and several.

Situs: The agreement shall be constructed and interpreted according to the laws of the State of Florida.

In witness whereof, the parties have executed this Agreement, as evidence of their agreement to the information set out therein.

I, THE UNDERSIGNED, HAVE READ AND UNDERSTAND EVERYTHING IN THIS RENTAL AGREEMENT POLICY.

EVENT ORGANIZER: Penny Broda / Larry Bonanno_____

(PRINT)



(SIGNATURE)

DATE: 04.04.23 / _____ / _____



TOWN OF LAKE PARK

535 Park Avenue
Lake Park, FL 33403
561-840-0160

FACILITY RENTAL INVOICE

Invoice No. SP-04152302

Town of Lake Park
04/05/2023 10:33

A170207	AMOUNT
FMSD RFRNT	300.00
FMSD RFRNT	120.00
FMSD RFTAX	29.40
FMSD RSCUR	150.00
FMSD DEPMB	500.00
CHECK: 224	1,099.40
TOTAL	1,099.40

Item 7.

NAME: Larry Bonanno / Penny Broda

ADDRESS: 431 Date Palm Drive

Lake Park, FL 33403

PHONE: 561-307-1019 / 561-827-4688

EVENT DATE: Saturday, April 15, 2023

EVENT TIME: 1:00 pm to 4:00 pm

SET-UP TIME: 12:00 pm to 1:00 pm

BREAK DOWN TIME: 4:00 pm to 5:00 pm

EVENT TYPE: Memorial Service

LOCATION: Mirror Ballroom

NO. OF PEOPLE 50

RENTAL (Plus 7% Tax)

RFRNT Resident Fee \$ 100.00 /HR* X 3 HRS \$ 300.00

RFRNT Non-Resident Fee \$ /HR* X HRS \$

* Plus \$30/hr Personnel Fee (see below)

RFRNT Flat Rate Rental Fee \$ \$

RFRNT Set-up/Breakdown \$60.00/HR X 2 HRS \$ 120.00

RENTAL FEE \$ 420.00

RFTAX TAX 7% (On Rental Fee only) \$ 29.40

TOTAL RENTAL FEE (From above taxed box) \$ 449.40

DEPMB/DEPPV DEPOSIT \$ 500.00

RSCUR *PERSONNEL \$30.00/HR X 5 HRS = \$ 150.00

TOTAL: \$ 1099.40

PAID TODAY: \$ 1099.40

BALANCE DUE: \$ 0.00

NOTES: _____



Town of Lake Park Town Commission

Item 8.

Agenda Request Form

Meeting Date: May 3, 2023
Originating Department: Special Events
Agenda Title: Bridges at Lake Park Haitian Flag Day Requests

Approved by Town Manager: John D'Agostino
Digitally signed by John D'Agostino
DN: cn=John D'Agostino, o=Town of Lake
Park, ou=Town Manager,
email=jdagostino@lakeparkflorida.gov, c=US
Date: 2023.04.18 15:41:14 -0400
Date:

Cost of Item: **Funding Source:**
Account Number: **Finance Signature:**

Advertised:
Date: **Newspaper:**

Attachments: Bridges at Lake Park Facility Rental Application
Bridges at Lake Park Special Event Permit Application

Please initial one:
☒ Yes I have notified everyone
☐ Not applicable in this case

Summary Explanation/Background:

On March 31, 2023 the Special Events Department received a Facility Rental Application and Special Events Permit Application from BRIDGE at Lake Park. Bridges is proposing their annual Haitian Flag Day event on Thursday, May 18 from 5:30 pm – 7:30 pm in Kelsey Park. The celebration will include food from a local Haitian restaurant, games and crafts. BRDIGES at Lake Park would like the Town to sponsor the event as well as approve the following special waiver requests which cannot be granted administratively.

REQUESTED CATEGORY	VALUE (MONETARY OR OTHER)	TOTAL
Special Event Permit Application Fee	\$50.00 (Flat Rate)	\$50.00 (Indirect Cost)
Kelsey Park Refundable Security Deposit	\$1,000.00 (Flat Rate)	\$1,000.00 (Indirect Cost)

Recommended Motion: At the Town Commission's discretion based on the information provided.



Town of Lake Park Facility Rental Application

Date of Event: May 18th 2023

Time of Event: 5:30pm to 7:30pm

Set-up Time: 2:30pm to 5:00pm

Breakdown Time: 7:15pm to 8:15pm

Rental Facility

Town Hall: ☐ Mirror Ballroom
W. Ilex Park: ☐ Picnic Pavilion
Kelsey Park: ☒ Entire Park (Requires Special Events Permit) ☐ Gazebo
Lake Shore Park: ☐ Entire Park (Requires Special Events Permit) ☐ Indoor Pavilion
Lake Shore Park: ☐ Picnic Pavilions (North, South, Playground)

Purpose of Rental:

A celebration of HAITI of Haitian
FLAG DAY

Requests:

☐ Alcoholic Beverages ☐ Bounce House
☒ Special Events Permit Required

Contact Information:

Name: Anishka Hepburn

Organization: Bridges of Lake Park

Address: 1411 10th street

Lake Park FL 33403

Home: () - Cell: (594) 800 - 6643

Work: (561) 881 - 5060 **E-mail:** Anishkahepburn@CHSF.org

**I, THE UNDERSIGNED, HAVE READ AND UNDERSTAND EVERYTHING IN THE
FACILITY RENTAL POLICY AGREEMENT.**

Renter: X Anishka Hepburn **Date** 04/10/2023

Lake Park Staff: X Sara Notgarnie **Date** _____

Digitally signed by Sara Notgarnie
DN: cn=Sara Notgarnie, o=Town of Lake Park, ou=Special Events
Department, email=snotgarnie@lakparkflorida.gov, c=US
Date: 2023.04.13 16:56:44 -0400



Facility Usage Agreement

This agreement, made the 10th day of April, ~~201~~²⁰²³, by and between
THE TOWN OF LAKE PARK, a Florida municipal corporation (Town)
 and Anishka Hepburn of BRIDGES of Lake Park (Renter).

Premises: Town leases to Renter and Renter leases from Town
 the Kelsey Park (Facility Name)

Term: The hours of rental are from 2:30 o'clock P.m. until 8:15 o'clock P.m. on
Thursday, May 18, 2023 (Day/Date).

Security Deposit: Event organizer shall deposit with Town the sum of \$ TBD as security for the full and faithful performance by event organizer of all of event organizers obligations hereunder. The deposit shall be made at the time the reservation for the premise is made with Town. No interest shall be paid upon the security deposit nor shall Town be required to maintain said deposit in a segregated account. The security deposit shall not be considered prepaid rent. In the event that the event organizer shall default in the full and faithful performance of any of the terms hereof, then Town may, without notice, either retain the security deposit as liquidated damages, or Town may retain the same and apply it toward actual damages sustained by Town by reason of the default of the event organizer. If the event organizer fully and faithfully complies with all of the terms hereof, the security deposit or any balance thereof shall be returned to the event organizer within one month of the event.

Rental Rate: Event Organizer shall pay Town the rental sum of \$ 0.00, fourteen (14) business days prior to the event. Any payment made to the Town after the 14 days must be paid in cash only.

Leases and Assignments: Event Organizer shall not have the right to assign this agreement to any other person or entity.

Rules and Regulations: The rules and regulations included hereto shall be incorporated into and made a part of this agreement.

Event host has requested that deposit be waived. Request will go before the Commission at an upcoming Regular Commission Meeting. *SN*

Indemnification: Renter shall, during the term of this agreement, fully protect, indemnify and hold Town harmless from any and all claims, demands, actions, suits, judgments, liabilities, losses, costs and expenses (including reasonable attorney's fees and expenses) of every kind and character arising, or alleged to arise, out of or in connection with any injury to, or the death of, any person or any damage to or loss of any property in any manner growing out of or connected with, or alleged to grow out of or to be connected with, any act, omission, event, condition or casualty in connection with the business or profession conducted on the premises or the use or occupancy of the premises by Renter, his employees, agents, licensees or invitees, or causes by or resulting from, or alleged to be caused by or to result from, the negligence of other conduct of Renter, his employees, agents, licensees or invitees.

General Provisions:

Captions: The captions or titles to the various sections of this agreement are for convenience and ease of reference only and do not define, limit, augment or describe the scope, content or intent of this agreement or of any parts thereof.

Joint and Several Obligations: If event organizer consists of more than one person or entity, the obligation of all such persons is joint and several.

Situs: The agreement shall be constructed and interpreted according to the laws of the State of Florida.

In witness whereof, the parties have executed this Agreement, as evidence of their agreement to the information set out therein.

I, THE UNDERSIGNED, HAVE READ AND UNDERSTAND EVERYTHING IN THIS RENTAL AGREEMENT POLICY.

EVENT ORGANIZER: Anishka N. Hepburn
(PRINT)

Anishka Hepburn
(SIGNATURE)

DATE: 4 / 10 / 2023



DATE/TIME RECEIVED:

March 31, 2023

SN

**TOWN OF LAKE PARK
SPECIAL EVENTS DEPARTMENT
SPECIAL EVENT PERMIT APPLICATION**

For Events being held on Town Property, Town services may be requested for an additional fee(s). Please schedule a pre-submittal meeting with the Special Events Director at least 60 days in advance of your event by calling 561-840-0160.

This Application must be completed and submitted by the Event Organizer ("Applicant")

If this Event requires a Town facility rental, please contact our Special Events Department at 561-840-0160 regarding the completion of the Facility Usage Application PRIOR to submitting this application.

Instructions:

This **completed** Special Event Permit Application and **all** relevant attachments must be submitted to the Special Events Department not less than thirty **(30) calendar days** prior to the date of the proposed Event. For events being proposed wholly or partially on Town Property, the deadline to submit is sixty **(60) calendar days** prior to the date of the proposed Event.

Application Fee Due and Payable Upon Submittal: \$100.00 (\$50.00 for individuals or Non-profit organizations). *Note: Application Fees are Non-Refundable.*

Non-Profit IRS Tax Identification Number (required if Applicant is a non-profit):

59-0192430

(If applicable)

Name of Applicant (i.e. Event Organizer):

Children's Home Society of Florida - Bridges @ Lake Park

Name of Event:

Haitian FLAG DAY

Address/Location of Event:

Kelsey Park - 1601 Federal Hwy Lake Park FL 33403

Are you interested in sponsorship from the Town of Lake Park? Yes ☒ No ☐

Dates/Times of the event (as applicable):

	Date	Day	Begin Time	End Time
Event Day 1	5.18.23	Thursday	5:30 () AM (x) PM	7:30 () AM (x) PM
Event Day 2	_____	_____	() AM () PM	() AM () PM
Event Day 3	_____	_____	() AM () PM	() AM () PM
Event Day 4	_____	_____	() AM () PM	() AM () PM
Event Day 5	_____	_____	() AM () PM	() AM () PM
Event Day 6	_____	_____	() AM () PM	() AM () PM

Additional Applicant Information:Name: Aniska HepburnAddress: 1411 10th streetState/Zip FL 33403CONTACT PHONE: 561-881-5060Alternate Phone # 561-814-3020 / 561-779-0404

Fax: _____

E-mail: Anishka.Hepburn@chsFL.org**Description and Purpose of the Event**

A celebration of Haiti we will have 4 community partners to engage with members with resources along with fun activities, crafts, food & music. Members of badges and community are welcome to celebrate.

Estimated number of participants? 80Has this event ever occurred in the Town of Lake Park? Yes No Has this site had a Special Event Permit this calendar year? Yes No Will there be an admission fee for the Event? If yes, how much? Yes (\$) No

****THE FOLLOWING SECTIONS MAY NOT APPLY TO
NON-COMMERCIAL EVENTS****

Will your event require road closure?

Yes ____ No ☒

If YES, describe the requested street segment closure and time and provide a Traffic Circulation Plan prepared by a Traffic Engineer, including a detour signage plan. You are responsible for notifying affected businesses/entities, including Palm Tran, regarding affected routes:

(Initial to acknowledge statement)

EVENT COMPONENTS (Check the items that will be associated with your event.)

- ☐ Road closure
- ☒ Electric service hook-up required
- ☐ Water service hook-up required
- ☐ Sidewalks blocked
- ☐ Municipal park(s) prepared
- ☐ Booths or other temporary structures
- ☐ Parking lots to be partially or completely closed
- ☐ Food Vendors (Liquid Propane Gas Log)
- ☐ Town litter pick-up or street sweeping
- ☒ Tents (if yes, describe type and size 10-10x10 & 2-20x10)
- ☐ Barricades ordered
- ☐ Alcohol served
- ☐ Security/Law Enforcement
- ☒ Music, bands, DJ
- ☐ Rides or other amusements
- ☐ Animals
- ☐ Fireworks
- ☐ Bleachers
- ☐ Designated parking area
- ☒ Town Restroom (if yes, please describe Kelsey Park Restroom)
- ☐ Portable Restrooms (if yes, please describe _____)
- ☒ Dumpsters/Trash Receptacles
- ☐ Portable stage
- ☐ Other (e.g., bounce house, etc.)

EVENT VENDOR(S) LIST ALL NAMES *(identify which ones are food trucks)*

Healthy Mothers Healthy Babies

Early Learning Coalition

Will the event require the use of electricity? Yes ☒ No ☐

Will the event require water hook-up? Yes ☐ No ☒

*Will food and/or beverages be served? Yes ☒ No ☐

*Will the event have vendors or concession sales, including food? Yes ☐ No ☒

****If the answer to the above question is YES, the Applicant/Event Organizer is responsible for securing all respective Palm Beach County and State of Florida Health Certificates for food vendors, as well as copies of all other commercial vendor licenses.***

WILL THE EVENT INCLUDE FOOD TRUCKS? Yes ☐ No ☒

****If the answer to the above question is YES, all food trucks must have the proper State license, PBC Business Tax Receipt, and a current PBC Fire Rescue Safety Inspection Report. Copies of these documents must be provided to the Town no later than fourteen (14) calendar days prior to the event.***

For events on Town property, the Liquid Propane Gas tanks will be inspected the day of the event for leaks prior to operating any gas appliances. Applicants must provide staff with their LPG Log at each event to ensure proper safety measures have been followed.

For events on Town property, Applicants must also provide to the Town a Certificate of Insurance issued no more than thirty (30) days prior to the date of the event and naming the Town of Lake Park (and the CRA, if the event is taking place within the CRA area) as certificate holder and an additional insured with respect to commercial general liability. The required limits are \$1 million per occurrence and \$2 million aggregate. \$100,000 damage to rented premises must also be provided.

Applicants who are found to have attempted to circumvent this requirement by using another person/entity for the purposes of obtaining the required insurance coverage shall be barred from obtaining another special event permit within the Town for three years.

AH
(Applicant initial to acknowledge statement)

The Applicant holds full responsibility and liability for its vendors. *AH*

(Initial to acknowledge statement)

**Will alcoholic beverages be served? Yes ☐ No ☒

*****If the answer to the above question is YES, additional liquor legal liability insurance usual to the insured's operations with a \$1million limit must be included on the Certificate of Insurance.***

***Are you proposing signage? Yes ☐ No ☒

******If the answer to the above question is YES, please fill out the Signage Permit Application available in the Community Development Department. An additional \$100.00 application fee is required for this signage application. This application will be deemed incomplete if signage is proposed and a signage application is not submitted.***

535 PARK AVENUE, LAKE PARK, FLORIDA • Phone 561-881-3318 • Fax 561-881-3323
Special Event Permit Application
Revised: January 2023
Previous Editions Obsolete

Will the event have an official “Flyer” and/or promotional materials? Yes ☒ No ☐
If yes, please provide a copy of the “Flyer”.

Please provide a sketch of the Special Event site including: Proposed location of parking, tent(s), concession stand(s), booth(s), stage(s), etc. OR provide an attachment:

NOTE: Public parking spaces are on a first-come, first-serve basis, and may be metered depending on where your event is being held.

IF TENTS ARE BEING UTILIZED:

MAXIMUM ALLOWABLE TENT SIZE IS 35' X 45'

For ALL tents larger than 10 ft. x 10 ft. (pop-up style), a *Certificate of Flame Resistance* is required and must accompany this Special Event Permit Application.

Join BRIDGES at Lake Park as we
celebrate the rich heritage of
Haiti!
Enjoy food, fun, music, games
and so much more.



May
18th
2023
5:30pm-7:30pm

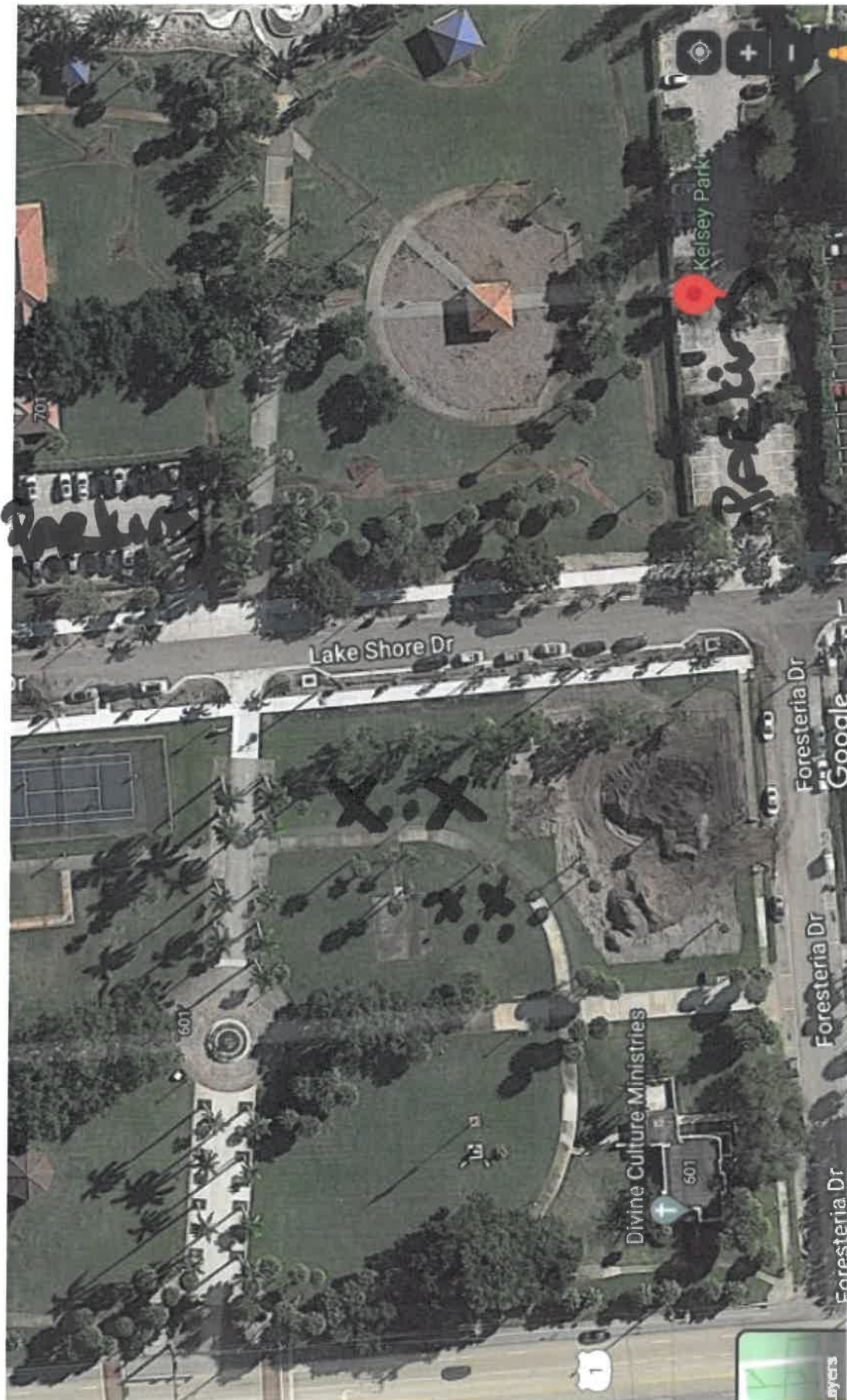
Kelsey Park

601 FEDERAL HWY LAKE PARK

FL 33403



FOR MORE INFORMATION, CALL 561-881-5060



$$X = 20 \times 2$$

$$X = 10 \times 10$$

- Space For vendor set up.

(All requirements imposed by any of the reviewing entities below, will be communicated to the Applicant early-on and must be secured no later than 14 calendar days in advance of the event, with verification provided to the Town prior to the issuance of the Special Events permit)

(FOR OFFICE USE ONLY)
SIGNATURES/APPROVALS:

Please Sign and Date

SPECIAL EVENTS DIRECTOR:

 DATE: _____

PUBLIC WORKS DIRECTOR:

 DATE: _____

MARINA DIRECTOR:

 DATE: _____

PALM BEACH COUNTY SHERIFF:

 DATE: _____

PALM BEACH COUNTY FIRE-RESCUE:

 DATE: _____

RISK MANAGEMENT:

 DATE: _____

ADA Requirements

Insurance
Requirements

COMMUNITY DEVELOPMENT DIRECTOR:

 DATE: _____

A copy will be provided to the Staff Member and/or Code Officer if on duty.

Additional Comments (reviewers may include attachments):

APPLICANT SIGNATURE: Anishka Hepburn

APPLICANT PRINTED NAME: Anishka Hepburn DATE: 3/31/2023

PROPERTY OWNER: *(If Property Owner is not the Applicant)*

DATE:

PROPERTY OWNER PRINTED NAME:

DATE:

