



## *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”.

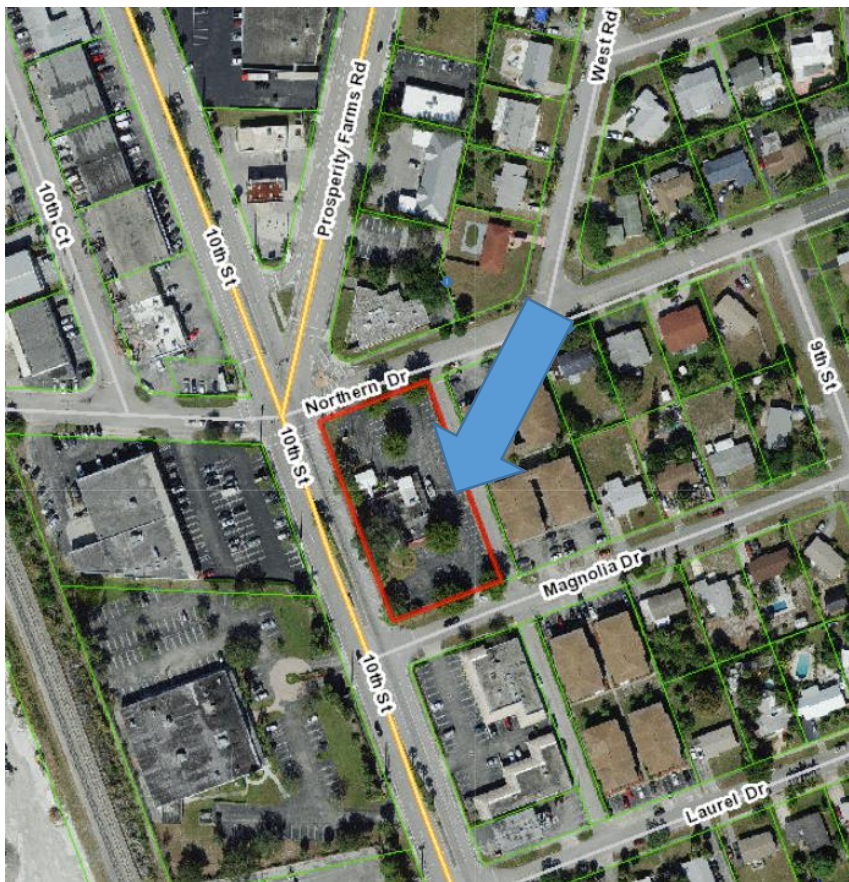
Applicant proposes to reduce the two story building’s overall square footage from 28,215 square feet to 17,218 square feet, modify the height and exterior facades accordingly; add an exterior ground floor patio, replace third floor rooftop deck with a second floor open event space; eliminate the office 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 10<sup>th</sup> 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.*