



**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT**

*Please call (561)881-3319 for submittal fees*

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

**Project Name:** Oceana Coffee

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

**Property Owner:** CIDC LAKEPARK, LLC

**APPLICANT INFORMATION:**

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

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

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

**SITE INFORMATION:**

**General Location:** \_\_\_\_\_

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

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

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

**ADJACENT PROPERTY:**

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

## **JUSTIFICATION:**

Information concerning all requests (attach additional sheets if needed)

### **1. Please explain the nature of the request:**

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

The modification is limited to the following modification:

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

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

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

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

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

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

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## **LEGAL DESCRIPTION:**

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

### *Legal Description:*

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

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

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

  
—OWNER/APPLICANT Signature—

03/15/23

—Date—

**CONSENT FORM**  
**FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:**

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

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

Property Owner Name: CIDC LAKE PARK, LLC

  
Property Owner Signature

15375 Blue Fish Cir

Street Address

484-955-1761  
Telephone Number

CIDC-mail@Live.com  
E-Mail Address

Frances Brandt / Director of Operations  
By: Name/Title

Bradenton, FL 34202

City, State, Zip Code

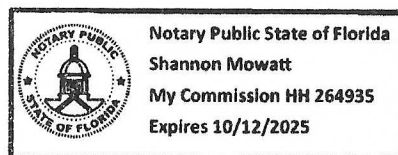
Fax Number

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

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

10-12-2025



**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**



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

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

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

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

  
\_\_\_\_\_  
Property Owner Signature

3/14/23  
\_\_\_\_\_  
Date



March 23<sup>rd</sup>, 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 10<sup>th</sup> 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

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Verdenia C. Baker

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December 9, 2021

John P. Kim, P.E., PTOE  
LANGAN  
15150 NW 79<sup>th</sup> 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:

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