

**TOWN LAKE OF PARK
TOWN COMMISSION
MEETING DATE: APRIL 19, 2023
OCEANA SITE PLAN AMENDMENT**

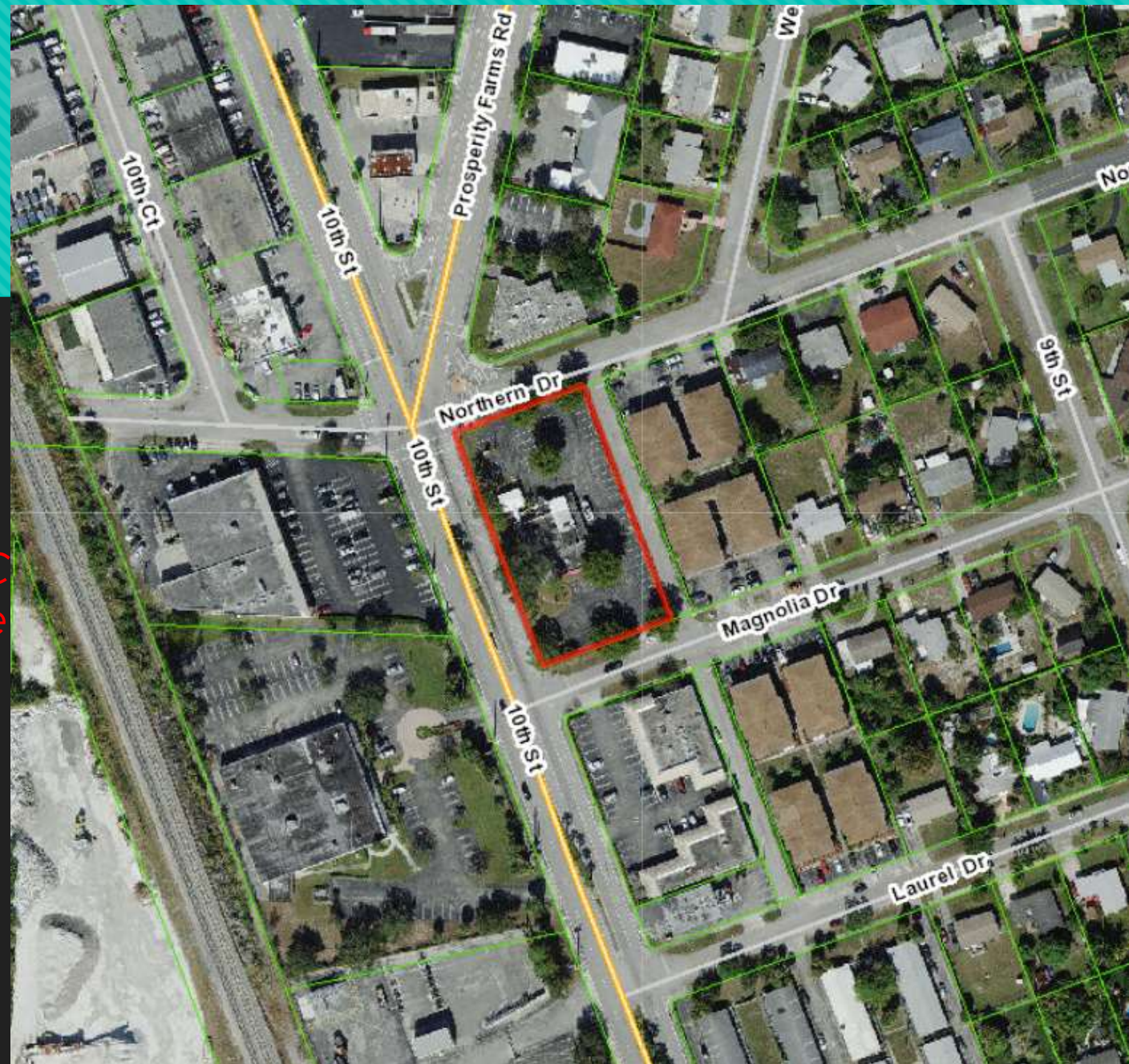
Presented by the Community Development Department

ORIGINAL Application: Oceana Coffee Roasters



Location Info

Owner & Applicant(s): *CIDC Lake Park, LLC*
Agent and Consultant: *One A Architecture*
Spec Ex Sub-consultant: *PlanW3st, LLC*
Location: *1301 10th Street*
Net Acreage (total): *0.946 acres*
Zoning: *Commercial-1 (C-1)*
Future Land Use: *Commercial*



Site Plan AMENDMENT

Future Users: Oceana Coffee Roasters (Oceana Logistics International; Florida Canning; Kiss Kitchen (for which Oceana is a partner is all 3 Entities

Total Square Footage: 17,215 sf
(Retail-833sf w/ drive-thru; Roasting-2,641sf;
Canning-2,921sf; Ancillary Office/Shipping-1,460sf;
2nd Floor Kitchens-9,360sf)

Overall Building Height: 36 feet

Outdoor 2nd Floor Deck: 1,373sf



PART III: STAFF RECOMMENDATION

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