



## Exhibit "A"

**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 3<sup>rd</sup> level to the 2<sup>nd</sup> 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 10<sup>th</sup> 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