



## TOWN MANAGER COMMENTS

### TOWN COMMISSION MEETING Wednesday, March 1, 2023

#### COMMUNITY DEVELOPMENT

- (1) **Park Avenue Extension:** The Town received feedback from the County in that the design for the Park Avenue extension has been placed on their 5-year road plan for Fiscal Year 2025. Construction will then be programmed in a future year. We are working through an Interlocal Agreement that is required between the Town and the County. More details will be shared as the process moved forward.
- (2) **Nautilus 220 Noise Complaints:** The Town is in receipt of noise complaints for the Nautilus 220 project from some residents in the Vista Marina condo on the north side of Cypress. The construction is exempt from the noise ordinance between 7am-7pm, Monday through Saturday. It is also exempt from 2am-7am for early concrete pours. In response to these complaints, our Code Officer has been working as early as 4am on certain days in order to observe the activity and noise. Only concrete pours are being performed between 2am-7am on certain days and while there is some noise, it is minimal and consistent with truck driving noise, some backing up alarms that are required by federal law and the actual concrete pour activity. It will continue to be monitored as needed. The contractor and developer are also paying close attention to the activities and are focusing on staging more to the south side to minimize truck noise and are also looking into relocating the pumping station further down on Lake Shore Drive to possibly help in this regard. Lighting has also been adjusted to eliminate any lighting issues.
- (3) **754 Park Avenue:** The new owner is working with a contractor to finish the building. Some minor architectural changes are anticipated, including an increased outdoor seating area. Plans are forthcoming sometime in May 2023 so that a permit can then be issued and construction can continue in the summer, for completion in 2024. The new owner is looking to still market to possibly a brewer with additional food users on the ground floor, possibly a dance studio/academy on the second floor and a piano bar on the rooftop with some additional shaded area. The revised plan will be looked at more in detail when submitted to determine the extent of the changes and of course parking and other aspects of the plan. The new owner is eager to move things along and understands the urgency. We will continue to work with him to move things forward for completion in 2024.
- (4) **Oceana Coffee (1301 10<sup>th</sup> Street Update):** On Monday, February 27, 2023, Town Staff, including the Town Manager, met with Amy Angelo of Oceana Coffee and her partners, architect and contractor. We have been checking in with Amy since the CRA grant agreement for \$1M over a 5 year period was approved towards the end of November 2022. Her contractor, Morganti, had submitted a permit application for the construction of the project in early November 2022, prior to the \$1M grant being

approved. At that time, the Town had every reason to believe the project would be moving forward at the construction cost estimates provided to the Town and pursuant to the permit application submitted by Morganti construction. Following the grant approval, Morganti had still not submitted all the required documentation for the permit application and so, the Town started checking in with Amy and her team on a regular basis for a status given the grant agreement's performance benchmarks. **On February 1**, which is listed as the project's commencement date for construction in the grant agreement, Amy provided the following update, in part:

*"...After the extensive process to have the grant approved, construction and financing costs have continued to increase. In order to stay within the budget, we are making value engineering decisions to re-visit prior choices made relative to previously planned materials and scopes of work that are experiencing unacceptably long lead times and drastically increased costs. As we have further value engineered our proposal, we have realized some changes that actually improve the functionality of the building. During the VE process, we discovered a better design for the outdoor entertainment area, one that is more visible to the community, with a better ambience that will ultimately offer much greater enhancements for guests, visitors, and the community at large. Our revised plans will show the events space moved from the third level to the highly visible hard corner at the second story level. **These proposed changes will not impact the footprint of the building, building height, square footage or functionality.** Moving the entertainment space also opens up an opportunity to install solar panels on the roof which will support our commitment to making the building as "green" and sustainable as possible. We are working hard to get construction documents complete enough so that we can begin the initial stages of construction while we refine the details. It would be helpful if the town would receive and approve the building permit while the process of producing a complete document set is taking place. At the present time, we estimate that it will take 60 days to get a construction document set that is 100% complete plus the time that the town needs to review and approve those plans, estimated at another 30 days...."*

A meeting was requested by Amy and her team last week and this past Monday, **February 27**, we, CD Staff and the Town Manager, were provided with a revised sheet/rendering for the project (enclosed as an attachment). The proposed changes **do impact** the overall **footprint** of the overall under-air structure as originally approved since it eliminates the administrative office portion on the north side entirely as one change; and **do impact** the overall **building height** since it eliminates the third floor altogether; and **do impact** the overall **square footage** of the original approval by eliminating 9,946 square feet of building square footage (reduction of 35%), along with changes to the architecture eliminating the curvilinear lines to more of a linear building design, and a reduction to the commercial food kitchens by eliminating 6 micro-kitchen spaces, with 9 spaces remaining including the shared commercial kitchen space. These changes would require a site plan amendment and approval by the Town Commission. An official application has not yet been submitted for full review.

At this time, it seems the original development order approving the project via Resolution 82-12-21 cannot be realized and a site plan amendment is being sought. The CRA grant agreement requires both adherence to Resolution 82-12-21 and commencement of construction by February 1, 2023. While the Town was working with Amy and her team on commencement of construction, the Town also believed construction would generally be consistent with Resolution 82-12-21 given the ongoing communications prior to our meeting of February 27 when we were informed that the original development order cannot be realized. In light of this, the terms of the CRA grant agreement, as it is currently written, cannot be realized since the proposed revisions presented to Community Development Staff and the Town Manager by Amy and her team on Monday, February 27 (2 days ago) are not in line with the original site plan approval because of the preliminary reasons just mentioned (above). A copy of one of the approved plan sheets per the original development order is also enclosed for comparison to the proposed. The first \$200,000 disbursement was paid in December 2022. An agenda item for the CRA Board will also be prepared.

## **HUMAN RESOURCES**

### **Job Openings:**

The following positions in the Public Works Department are currently being advertised:

- Sanitation Truck Operator II – Pay Range: \$18.21 to \$28.22 per hour. Deadline for receipt of applications is 5:00 p.m. on 3/13/2023
- Irrigation Technician – Pay Range: \$17.01 to \$26.37 per hour. Deadline for receipt of applications is **5:00 p.m. on March 14, 2023.**

The following position in the Town Clerk's Office is currently being advertised:

- Deputy Town Clerk – Pay range \$22.30 to \$34.57 per hour. Deadline for receipt of applications is **5:00 p.m. on March 14, 2023.** To view the complete job postings for the above positions or to download an employment application, please visit the Town's official website at [www.lakeparkflorida.gov](http://www.lakeparkflorida.gov) . For additional information please contact the Town's Human Resources Department at 561-881-3300 Option 8.

## **PUBLIC WORKS**

- (1) The Department of Public Works is pleased to announce a **Stakeholders Meeting** to take place **Thursday, March 16, 2023, 6:00 p.m. - 8:00 p.m.** in Town Hall's Commission Chambers. The meeting is to present a design progress update on the proposed **Streetscape and Landscape Improvements for Park Avenue (Between 7th and 10th Street) and 10th Street (between Park Avenue and Northern Drive).** During this meeting, we welcome members of the public to provide comments and ask questions regarding planned design and implementation timeline for this Community Redevelopment Agency (CRA) project. A direct mailer related to this event will be sent to Town addresses very soon and additional project

information is available on the Town's Website [www.lakeparkflorida.gov](http://www.lakeparkflorida.gov) by searching for keyword: "**Capital Projects**" or by contacting the Department of Public Works at 561-881-3345 or via email [publicworks@lakeparkflorida.gov](mailto:publicworks@lakeparkflorida.gov).

- (2) Public Works is anticipating receipt of 60% design plans for the Park Avenue Lane Reduction (Road Diet) Project and would like to propose a third public workshop to present a design update on Saturday, April 22, 2023, from 9:00 AM—Noon. We would like input from the Town Commission on the proposed date.

## **SPECIAL EVENTS**

### **Centennial Battle of the Badges**

The Centennial Battle of the Badges will be held on **Saturday, March 4, 9:00 a.m. – 1:00 p.m.** at Bert Bostrom Park. The event will feature a kickball game between PBSO and PBC Fire Rescue. There will be free food, games, music and raffle prizes. Attendees will also have the opportunity to meet local first responders, including the PBSO Bomb Squad, Mounted Unit, Motorcycle Unit, K9 and SWAT. For more information please contact the Special Events Department at 561-840-0160.



APPROVED AS PART OF  
RESOLUTION 82-12-21

# OCEANA COFFEE

1301 10TH. STREET LAKE PARK, FL 33403



ONE A

architecture

2100 CORPORATE DR  
BOYNTON BEACH, FL 33406  
AA-26003520

SIGNATURE  
REVALDIA SIMEZ  
AA 51078

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

DATE 11/22/2021

DRAWN REVIEW

SCALE

DRAWING TITLE  
COVER SHEET

SHEET No

T-001



PROJECT SITE

LOT	0.9449197 ACRES
BUILDING AREA	41,250.00 SF
FIRST FLOOR	10,050.00
SECOND FLOOR	14,384.00
ROOF TOP	
COVERED SEATING	1,474.00
UNCOVERED SEATING	2,167.00
TOTAL BLDG	28,075.00

AREAS	SF	%	PROVIDED	REQUIRED
IMPERVIOUS	33,795.00		81.93%	
BUILDING & PAVEMENT				
PERVIOUS				
LANDSCAPE	7,455.00		18.07%	

DESCRIPTION	PARKING		BUILDING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15'-0"	N/A	25'-0"	20'-0" (WAIVER 20% REDUCTION)
REAR	10'-0"	8'-0"	15'-0"	68'-0"
SIDE	15'-0"	12'-0"	15'-0"	

FIRST FLOOR	AREA	REQUIRED		PROVIDED
		FACTOR	TOTAL	
OFFICE	1,281.00	GFA/200	6	
RETAIL (OCEANA COFFEE)	1,073.00	GFA/200	5	
DRIVE THRU (OCEANA COFFEE)			1	
WAREHOUSE	7,496.00	GFA/200	4	
WAREHOUSE (ROASTING)	2,400.00		1	
WAREHOUSE (CANNING)	2,260.00		1	
Auxiliary areas	833.00		0	
Driveway & Retaining (included above)	2,223.00		0	
TOTAL 1ST FLOOR	10,050.00		19	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 1ST FLOOR			19	
SECOND FLOOR FLOOR	AREA	REQUIRED		PROVIDED
		FACTOR	TOTAL	
COMMERCIAL KITCHEN	14,384.00	GFA/2000	1	
PREP KITCHEN TYPE A (LARGE) @872 sf each		UTENANT	3	
PREP KITCHEN TYPE B (MEDIUM) @436 sf each		UTENANT	7	
PREP KITCHEN TYPE C (SMALL) @384 sf each		UTENANT	4	
STAFF			1	
TOTAL 2ND FLOOR	14,384.00		16	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 2ND FLOOR			16	
TOTAL PARKING REQUIRED			35	35
ADA PARKING SPACES				2
STANDARD PARKING SPACES				33
LOADING PARKING				1
		REQUIRED	PROVIDED	
		15'-0" X 18'-6"	10'-0" X 18'-6"	

BUILDING SETBACK REDUCTION PER SECTION 78-325 (a)			
BUILDING SETBACK	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	25'-0"	20'-0"	20.00%
SIDE (NORTH)	15'-0"	15'-0"	N/A
SIDE (SOUTH)	15'-0"	28'-0"	N/A
REAR (EAST)	10'-0"	68'-0"	N/A

LANDSCAPE BUFFER REDUCTION PER SECTION 78-325 (c)			
LANDSCAPE BUFFER	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	30'-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%

## ISSUE HISTORY

GENERAL	ISSUE HISTORY	SITE PLAN 10/15/2019	P & Z SUBMITTAL 10/15/2019
T-001	COVER SHEET		
	SURVEY		
CIVIL			
PD-1	CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN		
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-001	ARCHITECTURAL DEMOLITION SITE PLAN		
A-101	FIRST AND SECOND FLOOR PLAN		
A-102	ROOF PLAN		
A-201	EXTERIOR ELEVATIONS		
A-202	COLOR EXTERIOR ELEVATIONS		
EXHIBIT A	COLOR SITE PLAN		
EXHIBIT A	COLOR ELEVATIONS AND 3D RENDERING		
ELECTRICAL			
ES-1	ELECTRICAL SITE PLAN		

## INDEX OF DRAWINGS

CLIENT:	LAKE PARK 03 LLC 15375 BLUE FISH CIRCLE LAKEWOOD RANCH, FL 34202 TEL: 561-339-2913	STRUCTURE	BRYTESEN STRUCTURAL ENGINEERS 3045 N. FEDERAL HIGHWAY BLDG. #60 FORT LAUDERDALE, FL 33306 TEL: 954-568-1411
ARCHITECT:	ONE A ARCHITECTURE 2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201	MEP	JOHNSON, LEVINSON, RAGAN, DAVILA, INC 1450 CENTERPARK BLVD., SUITE 350 WEST PALM BEACH, FL 33401 TEL: 561-689-2303 EXT. 109
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		

## PROJECT TEAM

1 PROJECT LOCATION

2 PROJECT DATA

4 PROJECT TEAM



REVISION  
presented in a  
meeting on 02/27/23  
with CD Staff and  
Town Manager - not  
yet submitted as a  
site plan amendment

# OCEANA COFFEE

1301 10TH. STREET LAKE PARK, FL 33403



ONE A

architecture

ARCHITECT

1100 CORPORATE DR.  
BOYNTON BEACH, FL 33426

SIGNATURE

CONSULTANTS



PROJECT NAME

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



PROJECT SITE

SITE DATA-PROPOSED				
ZONING DISTRICT	C-1			
LOT	0.766977 ACRES			
BUILDING	AREA			
FIRST FLOOR	8,769.00			
SECOND FLOOR	9,360.00			
TOTAL BLDG	18,129.00			
SITE AREA BREAKDOWN				
AREAS	SF	%	PROVIDED	REQUIRED
IMPERVIOUS	33,795.00		81.53%	
BUILDING & PAVEMENT				
PERVIOUS				
LANDSCAPE	7,655.00		18.07%	
SETBACKS				
DESCRIPTION	PARKING		BUILDING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15'-0"	N/A	25'-0"	20'-0 (W/AVR. 20% REDUCTION)
REAR	10'-0"	8'-0"	15'-0"	68'-0
SIDE	15'-0"	12'-0"	15'-0"	
PARKING DATA				
FIRST FLOOR	AREA	REQUIRED		PROVIDED
		FACTOR	TOTAL	
MINIMUM REQUIRED	1,073.00	GFA/200	5	
MINIMUM REQUIRED	7,596.00	GFA/2000	4	
MINIMUM REQUIRED	2,450.00		1	
MINIMUM REQUIRED	7,246.33		1	
MINIMUM REQUIRED	873.30		0	
MINIMUM REQUIRED	7,223.30		0	
TOTAL 1ST FLOOR	8,769.00		12	
REDUCTION FACTOR		0%	6	
TOTAL REQUIRED 1ST FLOOR			17	
SECOND FLOOR	AREA	REQUIRED		PROVIDED
		FACTOR	TOTAL	
MINIMUM REQUIRED	9,360.00	GFA/2000	5	
MINIMUM REQUIRED	9,360.00	1/TENANT	3	
MINIMUM REQUIRED	9,360.00	1/TENANT	1	
MINIMUM REQUIRED	9,360.00	1/TENANT	4	
MINIMUM REQUIRED	7,566.30	1/200	13	
MINIMUM REQUIRED		1	1	
TOTAL 2ND FLOOR	11,860.00		22	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 1ST FLOOR			22	
TOTAL PARKING REQUIRED			39	
ADA PARKING SPACES				30
STANDARD PARKING SPACES				9
LOADING PARKING				33
PARKING DIMENSIONS				
REQUIRED	10'-0" X 18'-6"	PROVIDED	10'-0" X 18'-6"	

BUILDING SETBACK REDUCTION PER SECTION 18-325 (a)			
BUILDING SETBACK	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	25'-0"	20'-0"	20.00%
SIDE (NORTH)	15'-0"	15'-0"	N/A
SIDE (SOUTH)	15'-0"	28'-0"	N/A
REAR (EAST)	10'-0"	68'-0"	N/A

LANDSCAPE BUFFER REDUCTION PER SECTION 18-325 (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%

CLIENT: LAKE PARK 03 LLC  
16375 BLUE FISH CIRCLE  
LAKEWOOD RANCH, FL 34202  
TEL: 981-338-2913

ARCHITECT: ONE A ARCHITECTURE  
2100 CORPORATE DR.  
BOYNTON BEACH, FL 33426  
TEL: 954-404-7201

CIVIL: SUAREZ ENGINEERING & SURVEYING, INC.  
13350 S.W. 131 ST., SUITE 103  
MIAMI, FL 33186  
TEL: 305-598-1789

LANDSCAPE: JAME BRIAN EVELL  
2100 CORPORATE DR.  
BOYNTON BEACH, FL 33426  
TEL: 954-404-7201

STRUCTURE: BRYTESEN STRUCTURAL ENGINEERS  
3045 N. FEDERAL HIGHWAY BLDG #10  
FORT LAUDERDALE, FL 33308  
TEL: 954-588-1411

MEP: JOHNSON, LEVINSON, RAGAN, DAVILA, INC.  
1450 CENTER PARK BLVD., SUITE 350  
WEST PALM BEACH, FL 33401  
TEL: 561-488-2305 EXT: 108

REVISIONS

DATE: 11/02/2021

DRAWN: REVIEW

SCALE

DRAWING TITLE:  
COVER SHEET

SHEET NO:

T-001



# TOWN OF LAKE PARK CENTENNIAL CELEBRATION COMMUNITY BBQ AND GAMES



## **BATTLE** *OF THE* **BADGES**



**Saturday, March 4**

**Bert Bostrom Park**

(South of Park Ave between 6th and 7th Street)

311 7th Street, Lake Park, FL 33403

**9:00 AM to 1:00 PM**

**Free Food / Music / Bounce House**

Community Outreach:

**Come Meet Your Area First Responders**

Touch-A-Truck:

**Law Enforcement & Fire Rescue Specialty Vehicles**

**SWAT, Bomb Squad, Mounted Unit,**

**K9, Motorcycles, ATVs**