



TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: JAMIE STEINBRECHER
Address: 748 PARK AVE STE A LAKE PARK FL 33403
Telephone: 561 452 0781 Fax: _____
E-mail: INFO@CULINARYPROJECT.COM

Owner
 Agent (Attach Agent Authorization Form)

Owner's Name
(if not Applicant): ARAM LLC
Address: 901 N. OLIVE AVE WEST PALM BEACH FL 33401
Telephone: 786 389 7209 Fax: _____
E-Mail: ~~_____~~
IVANCA@TE@MICHAELARAM.COM

Property Location: 748 PARK AVE STE A LAKE PARK FL 33403.
Legal Description: LOTS 18, 23, 27 + 34 to 37 inc, Kelsey City
Property Control Number: 36-43-42-20-01-010-0180

Future Land Use: DOWN TOWN Zoning: PADD
Acreage: .17 Square Footage of Use: 1942 + 380
Proposed Use: FULL SERVICE RESTAURANT inside patio

Zoning/Existing Use of Adjacent Properties:

North: RESIDENTIAL APT. South: PUBLIC PARKING
LU = Downtown / Z = PADD LU = Downtown / Z = PADD
East: RETAIL West: UNDER CONSTRUCTION
^ LU = Downtown (COMMERCIAL)
Z = PADD

APPLICATION REQUIREMENTS:

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

THE CULINARY PROJECT IS A CREATIVE CONCEPT, INDEPENDANT, AND CONTEMPORARY- FITTING IN WITH OTHER LOCAL BUSINESS CONCEPTS. MARKETING GOALS OF CULINARY ARE TO BRING A WIDE DEMOGRAPHIC OF GUESTS FROM OUTSIDE THE IMMEDIATE AREA TO THE PADD.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

THE CULINARY PROJECT BRINGS A CONCEPT TO LAKE PARK MEETING THE GOALS OF THE CITY. A NEW RESTAURANT FEATURING + SUPPORTING LOCAL ART, ELEGATED, CREATIVE CUISINE, FULL COCKTAIL + WINE PROGRAM. OFFERING WELCOMING HOSPITALITY, ATTRACTING LOCALS AS WELL AS GUESTS FROM OUT OF THE AREA. BEING OPEN FROM 4PM - 10PM WILL NOT IMPACT TRAFFIC OR PARKING IN THE SURROUNDING AREA.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

THE DESIGN OF THE CULINARY PROJECT FITS PERFECTLY WITH THE EXISTING SPACE + SURROUNDING AREA COMBINING HISTORIC - INDUSTRIAL BONES WITH ELEGANT FINISHING. HOURS OF OPERATION ARE 4PM - 10PM WHICH WILL CREATE EFFICIENT USE OF PARKING NOT BEING UTILIZED IN THE EVENING CURRENTLY.

4. Please explain how the establishment of the proposed Special Exception use in the identified location does not create a concentration or proliferation of the same or similar type of Special Exception use, which may be deemed detrimental to the development or redevelopment of the area in which the Special Exception use is proposed to be developed.

THE CULINARY PROJECT WILL OFFER A MORE ELEVATED EXPERIENCE OF DINING WITHOUT BEING PRETENTIOUS. A TYPE OF CONCEPT RARE TO LAKE PARK ESPECIALLY IN THE PADD. IT WILL ALSO OFFER ONE OF THE ONLY FULL SERVICE COCKTAIL + WINE PROGRAMS IN THE PADD.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

THE CULINARY PROJECT IS NOT A CONCEPT THAT WILL CREATE ANY TYPE OF OUTSIDE NUISANCE. NO EXTREME ODOR OR NOISE. ANY VISUAL CHANGE WOULD ONLY BE FOR THE PURPOSE OF IMPROVING THE AESTHETICS OF THE PROPERTY. THE AMOUNT OF PERSONS ON THE PROPERTY WILL NOT IMPACT SURROUNDING AREAS AS THE SIZE AND CAPACITY OF THE SPACE WILL REMAIN UNCHANGED AS WELL AS THE USE OF SPACE.

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

THE CULINARY PROJECT (A) IS WITHIN AN EXISTING SPACE, LIGHT + AIR WILL NOT BE AFFECTED. (B) THE GOAL OF THE CULINARY PROJECT IS TO ADD VALUE TO ANY SURROUNDING PROPERTIES OR BUSINESSES. (C) IS ALREADY ADJACENT TO A LARGE SCALE RENOVATION PROJECT AND WILL HAVE NO IMPACT ON THIS OR ANY OTHER PROJECT. (D) WILL OPERATE AS RESPONSIBLE AND SUSTAINABLE AS POSSIBLE (E) WILL PROVIDE A CLEAN, WELL KEPT OUTDOOR AREA WITH APPLE SEATING + SERVICES IN AN INVITING ATMOSPHERE

The Culinary Project Bar and Chophouse

Interest in property 748 Park Ave ste. A

The property at 748 park ave ste. A is 1950 sq ft of indoor space and 380 sq ft of outdoor patio space. The goal of the culinary project is to create an upscale contemporary American full service restaurant focusing on top quality ingredients and top tier hospitality in an artistic, elegant design inside a historic industrial space. The culinary project target audience is wide, from evening business meetings, to girls night, date night, after work happy hour, family dinner or special occasions and beyond.... for young professionals to seasonal retirees and everyone in between.

We, as the operators, bring a combined 46 years of operating one of the most established restaurants in palm beach county, also the oldest steakhouse in the state of Florida. We intend to bring that experience to this property and update this concept to suit the modern diners habits. Smaller portions, sharable dishes, more composed plates, along with an aggressively promoted happy hour all at a softer price point attractive to people dining during the week as well as weekends, holidays and special occasions.

We believe this is a perfect fit for the park ave district of independent shops, breweries, arts and entertainment that we align our brand with, and are passionate about.

Thank you for your consideration on this matter and we look forward to being an asset to the Lake Park community.

Jamie Steinbreher

Christina Wishart

Oscar Jimenez

STAFF REVIEW: SUBMIT ONE COMPLETE SET IN HARD COPY AND ONE AS AN ELECTRONIC COPY.

PLANNING BOARD REVIEW: UPON THE APPROVAL OF ALL GOVERNING AGENCIES, PLEASE SUBMIT ONE ELECTRONIC COPY AND SIX (6) COMPLETE SETS OF THE REQUIRED DOCUMENTS FOR FINAL REVIEW



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 561-881-3320. 9/13/21

<p>I, <u>Aret J. Kinga</u>, have read and understand the regulations above regarding cost recovery.</p>	
<p><u>[Signature]</u> Property Owner Signature</p>	<p><u>02/03/2026</u> Date</p>



TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

AGENT AUTHORIZATION FORM

Owner(s) of Record:

AYAM LLC

BEFORE ME, the undersigned authority, personally appeared:

Avet VIKIRYAN

Property Owner Name

Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:

748 Park Ave S

the street address of which is 748 Park Ave Ste A

AND DO HEREBY DESIGNATE:

Name: Jamie Stein Grecher
Address: ~~748~~ 517 36th St West Palm Beach, FL 33407
Telephone: 561-452-0781
E-mail Address: jstein1978@hotmail.com

To act as Authorized Agent, to file Applications and papers with the Town of Lake Park, and to represent Owner(s) of Record at any Public Hearing regarding the property of interest.

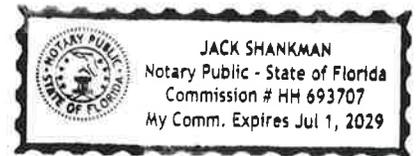
Owner of Record Signature

Owner of Record Signature

STATE OF FLORIDA
COUNTY OF PALM BEACH

Jack Shankman

NOTARY PUBLIC



NOTARY STAMP