



**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

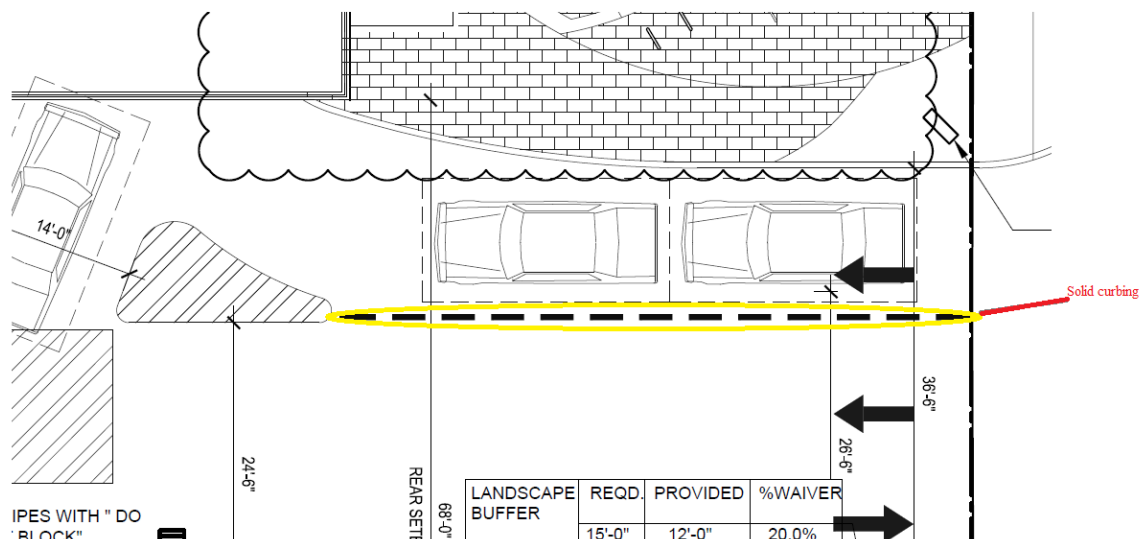
## **APRIL 19, 2023 MEETING OF THE TOWN COMMISSION**

- This site plan amendment was considered by the Town Commission at their April 19 meeting. Generally, the new architectural design was deemed acceptable however, there was significant discussion on the overall traffic circulation pattern, particularly the north drive-thru access. In light of this, a Motion was made by Commissioner Linden to continue the item to the next possible meeting when the designer is ready to come back to the Commission based on the feedback received by the Commission on the traffic circulation. This Motion passed.

In follow-up to the Commission meeting on April 19, Staff met with Commissioners one-on-one to further understand their concerns as it relates to the traffic circulation, particularly the north drive-thru access. In these meetings, it was determined for the most part, the Commission is comfortable with the project and that the Commission does not desire a full redesign, but that there will still need to be some discussion on possibly restricting the north drive-thru access in some way. Some Commission members are comfortable with the design as-is and will rely on the Staff and design review professionals determinations and ongoing monitoring as needed.

**STAFF RECOMMENDS APPROVAL.** Some additional possibilities for Commission discussion are conditioning the approval with the following:

- Closing the north drive-thru during morning (open to 9:30am) and providing for quarterly meetings with Community Development Staff for a full year following the Certificate of Occupancy to monitor the situation and strengthen, or loosen, standards as may be required.
- Strengthen the signs throughout the site to allow for adequate instructions for motorists to adhere to, including alleyway access
- Extend the curbing in this area to avoid any potential multi-land interferences by motorists:



## **HISTORY AND BACKGROUND**

Oceana Coffee (as authorized by the property ownership) received site plan and special exception approval on December 15, 2021 under Resolution 82-12-21. As part of the approval, the Town Commission requested that prior to the issuance of the master permit for construction of the project, the Applicant work with Community Development to address drive-thru stacking considerations by allowing Magnolia Drive to be a primary entrance as well, and develop an operational procedure to prevent any traffic impacts to neighboring streets. The Owner's Agent – One A Architecture – worked with staff to incorporate these modifications into the site plan in March 2022 and these features remain part of the proposed site plan amendment and allow for a monitored access along Northern Drive and a primary access along Magnolia Drive with adequate instructional signage throughout the site directing customers appropriately, along with an intended marketing plan upon opening that will provide a location map as well.

Throughout the summer of 2022, Oceana Coffee worked with Community Development on securing a grant from the Community Redevelopment Agency (CRA) to help cover their projected construction costs. Unfortunately, shortly after the construction grant agreement with the CRA was passed under Resolution 75-11-22 in November 2022, the applicant determined they were unable to build the structure as approved under Resolution 82-12-21 due to construction cost inflation (a nationwide issue), thus necessitating this site plan amendment.

One A Architecture has created a revised concept that is still faithful to the aesthetics and layout of the original approval, while reducing overall floor area due to cost constraints. They are hoping to receive site plan amendment approval for this design and proceed rapidly to the building permitting phase, locking in construction pricing to build this concept so that they do not encounter the same issue with construction costs moving forward. The project, as revised, is still estimated to be valued at \$7.5-\$8M thereby retaining the Town/CRA's asset value that was originally intended, along with the anticipated tax projections as originally anticipated.

Staff has reviewed the revised site plan proposal and have determined that, while certain reductions are proposed, it preserves the aesthetic character that made the original concept so special (it actually improves it in certain areas). Additionally, the use programming remains substantially unaltered despite the loss of some office and commercial kitchen space. A full accounting of the proposed changes are provided herein.

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**Planning & Zoning Board Meeting (April 3, 2023) – Approved 3-0.** The Board was very pleased with the redesign and the Chair explained that the overall functionality of the project has been significantly improved, along with the street connectivity from the 2<sup>nd</sup> level outdoor area and ground floor plaza area. The Board expressed appreciation to the application for delivering an even better project even though they were faced with market-driven construction cost difficulties and thanked the applicant for maintaining the overall use and delivering a project that is just as valuable to the area.

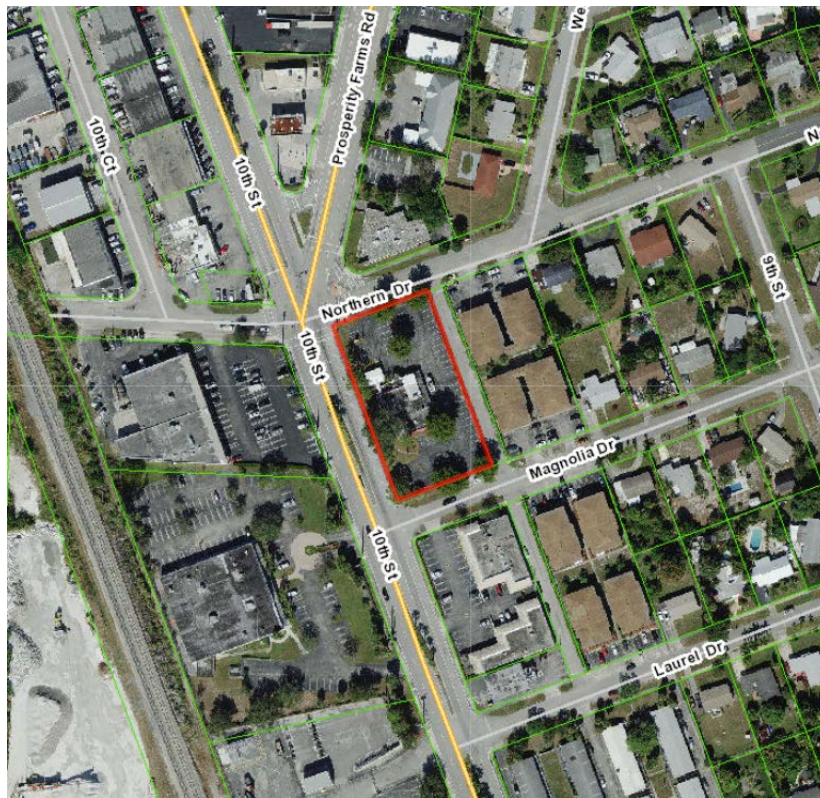
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**STAFF RECOMMENDATION:** Approval of Resolution 29-04-23 with conditions

**BACKGROUND:**

Owner & Applicant(s):	CIDC Lake Park, LLC
Agent and Consultant:	Emilio Lebolo, One A Architecture
Location:	1301 10 <sup>th</sup> Street
Net Acreage (total):	0.946 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-1
Future Land Use:	Commercial

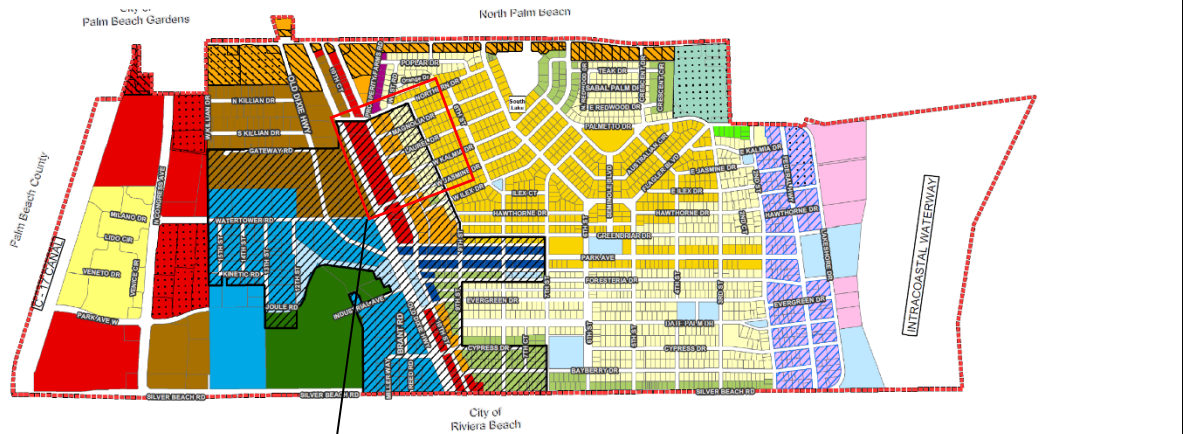
**Figure 1:** Aerial View of Site (image not to scale; for visual purposes only)



## LAKE PARK ZONING MAP



# Lake Park Zoning Map



### Legend

- TOWN BOUNDARY
- Planned Unit Development Overlay
- NBOZ Overlay
- CRA Overlay
- FHMUDO Federal Highway Mixed Use District Overlay

### Zoning

- C1 BUSINESS DISTRICT
- C1B NEIGHBORHOOD COMMERCIAL DISTRICT
- C2 BUSINESS DISTRICT
- C3 BUSINESS DISTRICT

- C4 BUSINESS DISTRICT
- CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
- CONSERVATION
- MU MIXED USE
- P PUBLIC DISTRICT

- PADD PARK AVENUE DOWNTOWN DISTRICT
- R1 SINGLE FAMILY RESIDENCE DISTRICT
- R1A SINGLE FAMILY RESIDENCE DISTRICT
- R1AA RESIDENCE DISTRICT
- R1B TWO FAMILY RESIDENCE DISTRICT

- R2 MULTIPLE FAMILY RESIDENCE DISTRICT
- R2A MULTIPLE FAMILY RESIDENCE DISTRICT
- TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Subject  
Site

7 est.

### Adjacent Zoning:

North: C-1B Neighborhood Commercial  
South: C-1 Business District  
East: C-1 Business District  
C-2 Business District



## LAKE PARK FUTURE LAND USE MAP



# Lake Park Future Land Use Map



### Adjacent Existing Land Use

North:	Commercial
South:	Commercial
East:	Commercial
West:	Commercial

## **PART I: SITE PLAN APPLICATION**

The site plan amendment for Oceana Coffee has been reviewed by the Town's consulting Engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, and Lake Park Community Development Department Staff. As the project was largely unchanged from the original approval, Town Staff and consultants provided expedited review and found the proposed changes to meet our Land Development Regulations and Comprehensive Plan. Those portions of the plan that have been altered are noted by pertinent section below.

**\*\*This project has been noticed by certified mail to property owners within 400 feet (applicant added 100 feet) \*\***

### **SITE PLAN PROJECT DETAILS**

**Comprehensive Plan:** The proposal remains consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*

This redevelopment project activates a vacant parcel at the northern edge of our 10<sup>th</sup> Street commercial corridor (an entry point into the Community Redevelopment Area), bringing in new business and public interest to the area while remaining mindful of neighboring districts and LOS impacts.

- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis, with a maximum F.A.R. of 2.0. This category also includes personal and professional services. Public schools are a permitted use within this land use designation.*

The current proposal is consistent with the definitional requirement for lands in the Commercial FLU designation and consistent with the required Floor Area Ratio (FAR) by providing an FAR of 0.41.

- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

The proposed development will redevelop a currently underutilized (vacant) parcel per the requirements of the Comprehensive Plan.

**Zoning:** The proposed project remains consistent with the requirements of the zoning code for the C-1 Business District and the applicable supplemental regulations, including setbacks, maximum lot coverage, and use, which was previously approved by special exception application for small scale food and beverage production by Resolution 82-12-21.

Note that for this project, the applicant previously applied for and received a total of two administrative flexible land development waiver for sites under 1 acre. The first of these waivers was applied to reduce the front building setback from the 25 feet to 20 feet. This waiver is no longer required since the front building setback is now 26 feet along 10<sup>th</sup> Street. The second waiver will be detailed under the landscaping section below.

**Architecture:** The bold and innovative architecture for this project was given special attention for this site plan amendment review and remains compliant with the Town's standards for nonresidential architectural design detailed under Chapter 78, Article XII. Despite losing its third story deck, Town Staff finds the proposal to meet and exceed the standards set forth for building articulation, façade paint colors, materials, and decorative features by providing an attractive modern aesthetic that will become a landmark along 10<sup>th</sup> Street, at the northern entry point in the Community Redevelopment Area. We think this project has the potential of being highlighted by the Florida Redevelopment Association (FRA) at some point in the future based on its uniqueness in overall use and design and anticipated economic impact.

**Building Site:** The total impervious area for the project is 33,616 SF and the pervious area is 7,364 SF. The development proposal consists of one two-story 17,215 SF building. This structure consists of a first floor retail coffee storefront and drive-thru, and warehousing space for Oceana Coffee's roasting, canning, and distribution operations. On the second floor, the space is primarily devoted to leasable commercial kitchen space of different sizes; these are designed as incubator spaces to support small business startups and short-term kitchen space needs, totaling 9,360 SF. Additionally, a 1,373 SF outdoor event space is proposed overlooking the intersection of Northern Drive, 10<sup>th</sup> Street, and Prosperity Farms Road, adhering to the original vision of providing a multipurpose outdoor venue space.

**Site Access and Roadways:** This site has been designed with a high degree of roadway and pedestrian integration into the surrounding environment. Roadway entrances to the project are provided at the north and south ends of the site along Magnolia and Northern Drives, respectively. Additionally, one vehicular exit point has been provided along 10<sup>th</sup> Street for the purposes of drive-thru queue exiting. The project also provides for a new paver pedestrian pathway along 10<sup>th</sup> Street, integrating into a paver deck on the north end of the site designed for customer seating.

Finally, per the Commission's condition of approval to prevent drive-thru traffic backing up into Northern Drive, an electronic sign will indicate if the drive-thru is closed



(in the event of greater than 6 vehicles stacking) and a primary entrance from Magnolia is also offered with instructional signage that will be detailed and installed at permitting.

**Traffic Concurrence:** An updated TPS letter is forthcoming; staff does not anticipate this should present any difficulties given the project's intended reduction in overall square footage, thus lessening traffic impacts. The original TPS letter is enclosed and accounts for increased square footages pursuant to the original approval therefore, updating the letter should not be an issue.

**Landscaping:** The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) on March 20, 2023.

Note that a landscape buffer width reduction waiver was applied for and granted as the second of two waivers requested granted by the original site plan resolution. Per Sec. 78-325 (c), multiple landscape buffers may be reduced by up to 20% upon demonstration the subject site is under 1 acre, the site fronts multiple rights of way, and no buffer is reduced to less than 6 feet. The requested buffer waivers for the north, south, and eastern landscape buffers meet these criteria. The individual waivers applied and their locations may be viewed on site plan sheet AS-100.

**Paving, Grading and Drainage:** The Town's consulting Engineers and the Public Works Department have reviewed paving, grading, and drainage and dumpster location for this project and approved on March 17 and March 20, respectively. The dumpster configuration changed to an angled position per the request of Public Works.

**Parking and Loading:** This project meets the required parking based on the applicable parking code assignments, which included office parked at 1 per 200 SF, retail parked at 1 per 200 SF, warehouse space parked at 1 per 2,000 SF plus spaces for the employees of the shift of greatest employment, and commercial kitchen prep space at 1 per 10,000 SF. In total, the applicant is providing 35 parking spaces, two of which are ADA spaces. Additionally, the applicant has provided the 1 required standard loading space, which abuts the warehousing portion of the Oceana Coffee project at the south side of the site.

**Signage:** Two monument signs have tentatively been proposed along 10<sup>th</sup> Street at the northern and southern ends of the site. Staff has reviewed the placement details and found the proposals compliant with the Town's signage code insofar as the provided details allow us to ascertain. A full review of this project's signage will be conducted when full plans are submitted for the building permitting phase and will be subject to that review and approval pursuant to code requirements at the time of permitting.

**Water/Sewer:** Seacoast Utility Authority reviewed these plans for compliance with their best practices and provided final approval on March 15, 2023.

**Fire:** PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on March 16, 2023. An additional round of fire review will be conducted during the building permit phase per the typical permitting process.

**PBSO:** The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be generally compliant with best-practice principles for CPTED on March 21, 2023. A high-definition security camera surveillance condition of approval (which is standard) is part of the original conditions of approval and still applies. The photometric plan has also been updated as part of this proposal to reflect conditions across the entire site, particularly the north ground floor plaza area.

## **PART II: STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of **Resolution 29-04-22** for the Site Plan Amendment for the Special Exception Use of Small Scale Food & Beverage Production, with the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans and the title sheet shall be updated to reflect the following list of plans and their sign and seal dates:

Name	Sheet	Revision Date	Received on
<b>GENERAL</b>			
Cover Sheet	T-001	3/27/23	4/11/23
Survey	Job #12154	11/28/22	4/11/23
<b>CIVIL</b>			
Cover Sheet	PCS-1	01/18/23	4/11/23
Paving, Grading, and Drainage Plan	PD-1	3/14/23	4/11/23
Paving, Grading, and Drainage Details	PD-2	1/18/22	4/11/23
Paving, Grading, and Drainage Details	PD-3	1/18/22	4/11/23
Signage and Pavement Marking Plan	SM-1	3/14/23	4/11/23
Storm water Pollution Prevention Plan	SWPP-1	3/14/23	4/11/23
NPDES Notes	SWPP-2	1/18/22	4/11/23
Erosion Control Details	SWPP-3	1/18/22	4/11/23
Water and Sewer Plans	WCS-1	1/18/22	4/11/23
Water and Sewer Plan	WS-1	3/14/23	4/11/23
Water Details	WS-2	1/18/22	4/11/23
Sewer Details	WS-3	1/18/22	4/11/23
<b>LANDSCAPE</b>			
Tree Disposition Plan and Table	L-200	3/15/23	4/11/23
Landscape Plan	L-210	3/15/23	4/11/23
Landscape Schedule and Details	L-211	3/15/23	4/11/23
Irrigation Plan	L-300	3/15/23	4/11/23
Irrigation Details	L-301	3/15/23	4/11/23
Irrigation Notes	L-302	3/15/23	4/11/23

<b>ARCHITECTURE</b>			
Architectural Demolition Site Plan	AS-001	11/02/21	4/11/23
Site Plan	AS-100	4/06/23	4/11/23
Site Plan	AS-200	3/27/23	4/11/23
First and Second Floor Plan	A-101	3/27/23	4/11/23
First Floor and Site Plan	A-101.1	3/14/23	4/11/23
Roof Plan	A-102	4/06/23	4/11/23
Exterior Elevations	A-201	3/14/23	4/11/23
Exterior Color Elevations	A-202	3/14/23	4/11/23
Rendering 1	Rendering 1	3/26/23	4/11/23
Rendering 2	Rendering 2	3/26/23	4/11/23
<b>ELECTRICAL</b>			
Electrical Site Plan – Photometric Plan	E-3	3/27/23	4/11/23

2. Prior to the issuance of the first building permit for vertical construction, a copy of the updated Traffic Performance Standards (TPS) letter from Palm Beach County shall be submitted to the Town’s Community Development Department.

**Section 3** of the Resolution: The Owner, Applicant and their successors and assigns shall remain subject to all of the conditions of Resolution No 82-12-21 to the extent it is not modified herein, **including commencement of construction within 18 months of December 15, 2021, the date of this resolution. The Project shall be completed within 18 months of the date of the issuance of the building permit commencing the Project.**