



NEIGHBORHOOD PARTICIPATION MEETING PROGRAM GUIDE

Neighborhood Participation Meeting Program
Ordinance #O-2009-017
Ordinance #O-2019-024
Chapter 24, Article XII, Section 24-163(E)

THE MEETING SHALL BE HELD WITHIN SIX MONTHS BEFORE SUBMITTAL OF THE
DEVELOPMENT APPLICATION PACKAGE AND WITHIN SIX MONTHS OF THE FIRST
CITY COMMISSION PUBLIC HEARING, IF APPLICABLE.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
5399 North Dixie Highway, Suite 3, Oakland Park, Florida 33334
Office 954-630-4572
www.oaklandparkfl.gov

Frequently Asked Questions

What is the purpose of this program?

- Encourage early citizen participation in the development review process;
- Open a dialogue between the applicant and affected neighborhoods and individuals;
- Improve communication between the development community, citizens, and Oakland Park city government.

What types of applications are subject to the program?

- Site Development Plan Review. Types of applications subject to these regulations include:
 - a. New multi-family buildings (3 units or more)
 - b. New non-residential buildings and expansions of the same involving more than 25 percent of the gross floor area of the building
 - c. Any site development plan that requires a public hearing or quasi-judicial public hearing.
 - d. Other site-specific applications or construction projects requiring a public hearing or quasi-judicial public hearing.

Who are the participants?

- Applicants, property owners, and/or their duly authorized representatives listed on the Development Permit Application.
- Homeowners and Neighborhood Associations or the equivalent local group and individuals. They shall be recognized on a list maintained by the City Manager's designee.

How do I invite the participants?

Schedule a Pre-Application meeting with the Planning & Zoning Division at 954-630-4572 to receive a list of the required meeting participants. This list will consist of the following:

- All Homeowners Associations and individuals maintained on a list by the City Manager's designee within 750 feet of the subject property or project.
- The two closest Homeowners Associations to the subject property or project.
- In the case where there are no Homeowners Associations within the 750-foot radius, Planning & Zoning staff will provide the applicant a list of the five (5) nearest Homeowners Associations' contact information outside of the 750-foot radius.

Where and when should I conduct the meeting?

- THE MEETING SHALL BE HELD WITHIN SIX MONTHS BEFORE SUBMITTAL OF THE DEVELOPMENT APPLICATION PACKAGE AND WITHIN SIX MONTHS OF THE FIRST CITY COMMISSION PUBLIC HEARING, IF APPLICABLE.
- The meeting can be held at the subject property, at the Homeowners Association's scheduled meeting location, or at a mutually agreed upon location between the applicant and the group or the group's representatives.
- The meeting shall be held at a reasonable time and location. The City suggests holding this meeting between the times of 6:00-8:00 pm and the days of Monday-Thursday.
- The program leaves flexibility between the Homeowners Associations or group and the applicant to work out a time and location that fits both each other's needs.
- The applicant must verify there are no conflicts with the City's calendar of events.

What is discussed at the meeting?

- The meeting(s) shall include a presentation and discussion of the proposed project or request. The presentation is subject to review by the City of Oakland Park.
- Additional meetings may be scheduled by the applicant, but do not have to be documented for compliance with this program.

- Agreement between the applicant and property owners is not required.
- Signatures of participants on the compliance affidavits or sign-sheets are not required, but desired in order to verify that a meeting was held and who participated.

Submission Checklist

☐ Report on Neighborhood Participation Meeting. Report must include the following items:

- ☒ Dates and locations of all meetings where Homeowners Associations and individuals met**
- ☒ Copies of the content shown to meeting participants such as plans, agendas, documents, renderings (attach to report)**
- ☒ A list of individuals and Homeowners Associations or groups contacted and invited to attend the meeting**
- ☒ Copies of written correspondence (e-mails) with individuals and Homeowners Associations or groups contacted and invited to attend the meeting**
- ☒ Meeting sign-in sheet (attach to report)**
- ☒ Summary of the concerns and issues discussed during the meeting (DO NOT represent the opinions of the participants at the meeting)**

☒ Notarized Affidavit of Compliance (see attached).

Neighborhood Participation Meeting Report

Meeting Information

Date: Thursday, September 7, 2023

Time: 6:30 PM

Meeting Location: Zoom Virtual Meeting

Registration Link: https://oaklandparkfl.zoom.us/webinar/register/WN_Mxd2C2Q3QGC1gy110dR-zw

Content Discussed and Shown on the meeting

1. Expand dining capacity of the restaurant into the neighboring storefront suite to the east, in the same plaza. The purpose of this expansion is to be able to serve more customers on weekends and for private functions such as birthday parties, baby showers and corporate events.
2. Expand our hours of operation, daily from 6 am to 10 PM 7 days a week.
3. Replace the existing shade structure on the patio with a rain resistant awning.

[Interior Renovation Drawings- Attached](#)

[Outdoor Awning Drawings- Attached](#)

Meeting Invitation sent - [Invitation Emails attached – PDF](#)

- Original Invitation 08/17/23 – Individual HOA
- Reminder 08/24/23 – 2 weeks prior – Individual HOA
- Reminder 08/31/23 – 1 week prior - ALL HOA

List of Home Owner Associations and its contacts

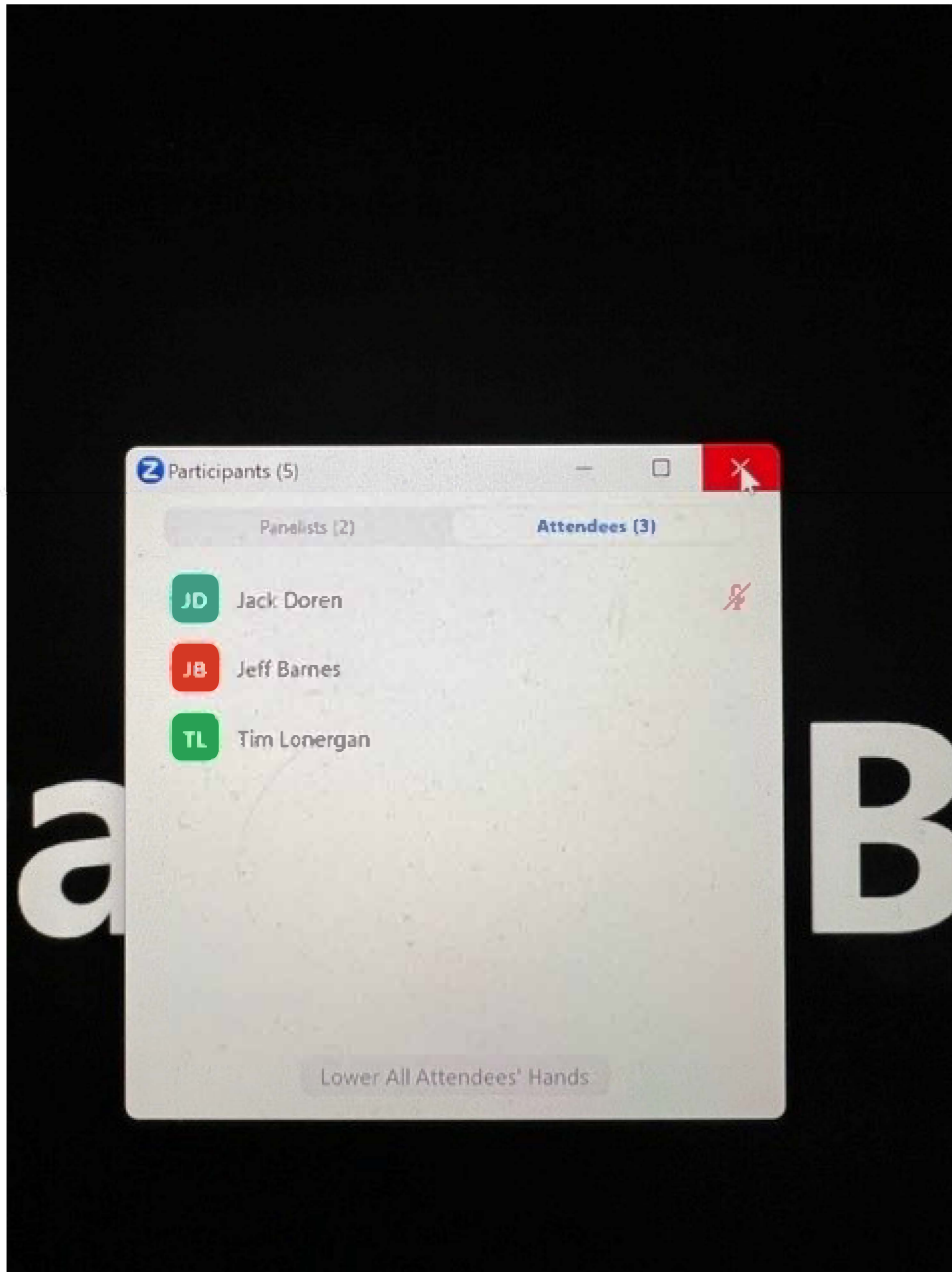
HOA	Contact	Phone	Email
Corals of Oakland Park Neighborhood Association	Christopher Fisher Sal Gatanio	843-421-9938	christopherlfischer@gmail.com sgatanio@gmail.com
Azul at Kimberly Lake Condominium Association	Kathleen Costanzo	954-914-8060	kcostanzo@gmail.com
Eastside Village	Luisana Carrizo	954-922-3514	lcarrizo@associaflorida.com
Garden Acres Homeowners Association	Doris Huggins	862-216-2573	dorishuggins@gmail.com
Central Oakland Park Homeowners Association	Jason King	954-610-3064	jason.cm.king@gmail.com

Summary

There were no questions or concerns during the meeting by the HOA attendees.

Affidavit A Attachment

No Sign in Sheet available - Meeting held virtually via Zoom 09/07/23 6:30 pm



SCOPE OF WORK:
INTERIOR BUILD OUT / TENANT IMPROVEMENT

PROJECT DATA:

DESCRIPTION OF USE:	EXISTING RESTAURANT PRIVATE DINING AREA IN SUITE 3 & SUPPLY STORAGE AREA IN SUITE 2.
PROPOSED OCCUPANCY GROUP:	ASSEMBLY GROUP (A-2) (DINING HALL WITH OCCUPANCY LESS THAN 50)
CODE NOTES	
CODE EDITION:	FLORIDA BUILDING CODE - BUILDING 2020
	FLORIDA BUILDING CODE - EXISTING BUILDING 2020
	FLORIDA FIRE PREVENTION CODE 3rd EDITION.
EXISTING BUILDING:	
BUILDING NUMBER OF STORES:	EXISTING STRUCTURE
OCCUPANCY	PROPOSED ASSEMBLY GROUP (A-2)
TYPE OF CONSTRUCTION	EXISTING (TYPE II) (NON SPRINKLERED)
ALTERATION LEVEL:	LEVEL 3
AREA CALCULATION	
PROJECT AREA:	1500 SF (GROSS)

FINISH REQUIREMENTS

1. ALL NEW INTERIOR FINISHES TO COMPLY WITH NFPA 101-12.3.3 AND FBC 2020 CHAPTER 8.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE PROVISIONS OF FBC 2017
3. INTERIOR WALL AND CEILING FINISHES REQUIREMENTS BY OCCUPANCY

FRAMING AND BLOCKING NOTES

- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.664 IN
- SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION AND DISPLACEMENT.
- A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.
- CONTRACTOR TO VERIFY ALL FIRE WALLS AND REPAIR AS NEEDED TO PROVIDE ONE-HOUR FIRE SEPARATION.

INSULATION NOTE:

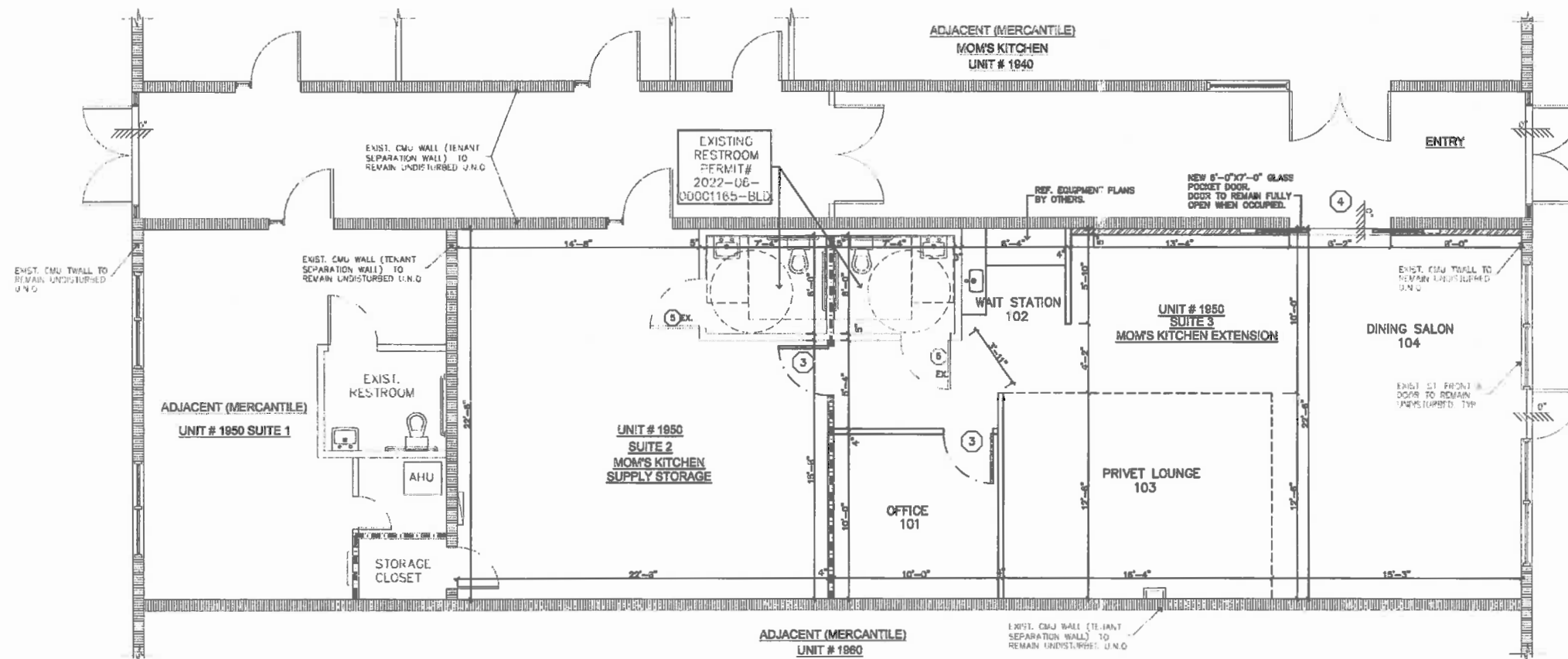
- ALL EXTERIOR FRAMING WALLS TO BE FILLED W/ INSULATION FOAM (R 14.2).
- 1/2" DRYWALL ON 7/8" MIN. HIGH HAT ON FOIL INSULATION R 4.5.
- MIN R30 BAT INSULATION TO BE PROVIDED ABOVE THE CEILING.

ACCESSIBILITY NOTES:

- 1-ALL HANDICAPPED REQUIREMENT SHALL COMPLY WITH STANDARD ADA AND FLORIDA ACCESSIBILITY CODE
- 2-NOT USED
- 3-CHANGE OF ELEVATION NOT TO EXCEED 1/2" ON LEVEL AT ANY FLOOR LEVEL
- 4-ALL COMMON AREAS MUST BE HANDICAPPED ACCESSIBLE.

NOTE:

- USE WATER RESISTANCE DRY WALL IN ALL WET AREAS. (RESTROOMS, KITCHEN,....)
- USE WATER RESISTANCE DRY WALL BEHIND WATER FOUNTAINS.



LEGEND

	NEW LIGHT GAGE AND GYP. BOARD INFILL/ PARTITION WALL
	NEW LIGHT GAGE AND GYP. BOARD INFILL/ PARTITION WALL
	EXISTING WALL / PARTITION
	NEW 1HR. FIRE RATED LIGHT GAGE FRAMING PARTITION
	EXIST. 1HR. FIRE RATED LIGHT GAGE FRAMING PARTITION TO REMAIN
	EXISTING GLAZING SYSTEM TO REMAIN
	EXISTING DOORS TO REMAIN
	NEW DOOR AND FRAME, REINSTALL DOOR AND FRAME AT ORIGINAL LOCATION, DOOR TYPE, SIZE, TO MATCH ORIGINAL
	EXISTING



FLOOR PLAN

SCALE 1/4" = 1'-0"

Revisions:	Date
1. PER M.D. DEPT. COMMENTS	8/18/22

ALL EXIST. CONSTRUCTION, DIMENSIONS AND PLANS SHOWN ON THIS SET OF DRAWINGS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER. THE DESIGNER HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

Innovative Group Inc.
Architecture Planning Interior Design
AA 00035558 RD. SUITE 100
PROSPER, TEXAS 75080
TEL: 940-785-1314 FAX: 940-785-1315
Susan H. Eberly - AIA, AR 0017518

PROJECT:
FLORANADA EAST, LLC.
INTERIOR RENOVATION
1950 NE 45TH STREET, SUITE 263
FORT LAUDERDALE, FLORIDA 33308

IG No: 22118 J
Design: J.M.
Drawn by: J.M.
Checked: S.E.
Date: 08/08/2022

SHEET
A-1.1
OF SHEETS

Neighborhood Participation Meeting Program Affidavits of Compliance

I certify that:

The Report on Neighborhood Participation Meeting Program submitted herewith is complete and accurate. I understand that I am solely responsible for the accuracy and completeness of this report and that any errors and/or omissions may result in the rejection of my Development Permit Application on grounds that it is incomplete or not accurate.

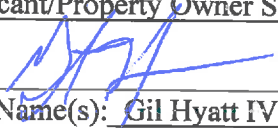
Complete Affidavits (A) or (B) depending on your circumstances:

Affidavit A

(A) Homeowners Association, Individual, or Executive Officer Meeting Verification & Signatures to Confirm Meeting (must attach sign-in sheet as verification):

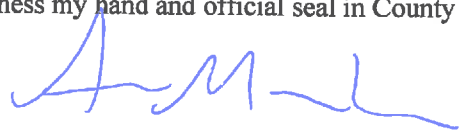
Meeting Date: 09/07/23 Time: 6:30 pm
Location: Zoom Virtual Meeting

Applicant/Property Owner Signature(s):


Print Name(s): Gil Hyatt IV

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Gil Hyatt IV, to me known or who produced DL as identification, who signed the foregoing instrument and he acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and acknowledged before me that he executed same. Witness my hand and official seal in County and State last aforesaid this 8 day of September, 2023



****Meeting Verification & Sign-In sheet form must be attached.**



Ana Maria Velez
Comm.: HH 277551
Expires: June 28, 2026
Notary Public - State of Florida

Affidavit B

(B) The individual or executive officer of the homeowners association was unavailable or refused to sign this certification. I am attaching a statement as to the efforts to contact them and, in the event of unavailability, the reasons as to why they did not sign the certification:

Meeting Date: 09/07/23 Time: 06:30 pm
Location: Zoom Virtual Meeting

Applicant/Property Owner Signature(s):

Print Name(s): Gil Hyatt IV

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Gil Hyatt IV, to me known or who produced DL as identification, who signed the foregoing instrument and he acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and acknowledged before me that he executed same.

Witness my hand and official seal in County and State last aforesaid this 8 day of September, 2023.

****Statement must be attached.**



Ana Maria Velez
Comm.: HH 277551
Expires: June 28, 2026
Notary Public - State of Florida

Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: Moms Kitchen Restaurant Expansion

Meeting Location & Date: Zoom Virtual Meeting 09/07/23 at 6:30pm

Project Description: 1. Expand dining capacity of the restaurant into the neighboring storefront suite to the east, in the same plaza. The purpose of this expansion is to be able to serve more customers, expand our hours of operation, daily from 6 am to 10 PM 7 days a week, and Replace the existing shade structure on the patio with a rain resistant awning.

To HOA Group/Individual: Signing this sign-in sheet does not imply approval or support of the project, just confirmation that a meeting was held pursuant to the ordinance.

Participant Signatures:

1. Virtual Meeting - No signatures -
see attached image of attendees

- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____

- 18. _____
- 19. _____
- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____
- 26. _____
- 27. _____
- 28. _____
- 29. _____
- 30. _____
- 31. _____
- 32. _____
- 33. _____
- 34. _____

Applicant/Property Owner Attendee or Representative Signature(s) (print names below):

Gil Hyatt, IV ;  ; _____

THIS PROPOSED DEVELOPMENT IS NOT ENDORSED BY THE CITY OF OAKLAND PARK AND IF SUBMITTED WILL BE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE CODES AND THE COMPREHENSIVE PLAN.

From: [Accounting Mom's Kitchen](#)
To: [Gil Jr Hyatt](#)
Cc: [Accounting Mom's Kitchen](#); [Ana Maria Velez](#)
Subject: City of Oakland Park - Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant
Date: Thursday, August 31, 2023 3:41:50 PM

City of Oakland Park – Moms Kitchen Restaurant Expansion - Zoom Virtual Meeting

Thursday, September 7, 2023 at 6:30 PM

Registration Link:

https://oaklandparkfl.zoom.us/webinar/register/WN_Mxd2C2Q3QGC1gyl10dR-zw

Topic:

1. Expand dining capacity of the restaurant into the neighboring storefront suite to the east, in the same plaza. The purpose of this expansion is to be able to serve more customers on weekends and for private functions such as birthday parties, baby showers and corporate events.
2. Expand our hours of operation, daily from 6 am to 10 PM 7 days a week.
3. Replace the existing shade structure on the patio with a rain resistant awning.

Prior to the meeting, please feel free to contact me should you have any questions or concerns, or my accountant, Ana Velez, at 754-755-5324 or via email at anamaria.v@gilhyatt.com.

Thank you,



GIL HYATT IV
President

954.605.0226
1940 NE 45th Street, Oakland Park, FL 33308
www.momskitchenrestaurant.com

“The Original — Since 1972”

From: [Accounting Mom's Kitchen](#)
To: lcarrizo@associaflorida.com
Cc: [Gil Jr Hyatt](#); [Ana Maria Velez](#); melissaa@oaklandparkfl.gov
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant
Date: Thursday, August 24, 2023 11:23:08 AM



Dear Luisana Carrizo - Eastside Village HOA

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

1. Expand dining capacity of the restaurant into the neighboring storefront suite to the east, in the same plaza. The purpose of this expansion is to be able to serve more customers on weekends and for private functions such as birthday parties, baby showers and corporate events.
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3. Replace the existing shade structure on the patio with a rain resistant awning.

Please relay this information to your members and feel free to invite them to join the meeting. The details are below:

◦ **Date:** Thursday, September 7, 2023

Time: 6:30 PM

Meeting Location: Zoom Virtual Meeting

Registration

Link:

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Prior to the meeting, please feel free to contact me should you have any questions or concerns, or my accountant, Ana Velez, at 754-755-5324 or via email at anamaria.v@gilhyatt.com.

Thank you,

From: [Accounting Mom's Kitchen](#)
To: jason.cm.king@gmail.com
Cc: [Gil Jr Hyatt](#); [Ana Maria Velez](#); melissaa@oaklandparkfl.gov
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant
Date: Thursday, August 24, 2023 11:23:12 AM



Dear Jason King - Central Oakland Park Homeowners Association,

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

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Prior to the meeting, please feel free to contact me should you have any questions or concerns, or my accountant, Ana Velez, at 754-755-5324 or via email at anamaria.v@gilhyatt.com.

Thank you,

From: [Accounting Mom's Kitchen](#)
To: christopherlfischer@gmail.com; sgatanio@gmail.com
Cc: [Gil Jr Hyatt](#); [Ana Maria Velez](#); melissaa@oaklandparkfl.gov
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant
Date: Thursday, August 24, 2023 11:22:55 AM



Dear Christopher Fisher & Sal Gatanio - Corals of Oakland Park Neighborhood Association,

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

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Thank you,

From: [Accounting Mom's Kitchen](#)
To: kcostanzo@gmail.com
Cc: [Gil Jr Hyatt](#); [Ana Maria Velez](#); melissaa@oaklandparkfl.gov
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant
Date: Thursday, August 24, 2023 11:23:00 AM



Dear Kathleen Costanzo - Azul at Kimberly Lake Condominium Association,

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

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Thank you,

From: [Accounting Mom's Kitchen](#)
To: dorishuggins@gmail.com
Cc: [Gil Jr Hyatt](#); [Ana Maria Velez](#)
Subject: RE: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant
Date: Thursday, August 24, 2023 11:23:04 AM



Dear Doris Huggins - Garden Acres Homeowners Association,

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

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Thank you,

Accounting Office

From: Sal Gatanio <sgatanio@gmail.com>
Sent: Friday, August 18, 2023 7:47 AM
To: Accounting Mom's Kitchen
Subject: Re: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA
Thursday, September 7, 2023 - Moms Kitchen Restaurant

Thank you, we will try and attend!

Sent from my iPad

On Aug 17, 2023, at 4:23 PM, Accounting Office <accounting@momskitchenrestaurant.com> wrote:

Dear Christopher Fisher & Sal Gatanio - Corals of Oakland Park Neighborhood Association,

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

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Thank you,

Accounting Office

From: Accounting Office
Sent: Thursday, August 17, 2023 4:23 PM
To: dorishuggins@gmail.com
Cc: Gil Jr Hyatt; Ana Maria Velez; accounting@momskitchenrestaurant.com
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA
Thursday, September 7, 2023 - Moms Kitchen Restaurant

Dear Doris Huggins - Garden Acres Homeowners Association,

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Thank you,



Accounting Office

From: Accounting Office
Sent: Thursday, August 17, 2023 4:23 PM
To: christopherlfischer@gmail.com; sgatanio@gmail.com
Cc: Gil Jr Hyatt; Ana Maria Velez; melissaa@oaklandparkfl.gov; accounting@momskitchenrestaurant.com
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant

Tracking:	Recipient	Delivery
	christopherlfischer@gmail.com	
	sgatanio@gmail.com	
	Gil Jr Hyatt	
	Ana Maria Velez	
	melissaa@oaklandparkfl.gov	
	accounting@momskitchenrestaurant.com	Delivered: 8/17/2023 4:23 PM

Dear Christopher Fisher & Sal Gatanio - Corals of Oakland Park Neighborhood Association,

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

1. Expand dining capacity of the restaurant into the neighboring storefront suite to the east, in the same plaza. The purpose of this expansion is to be able to serve more customers on weekends and for private functions such as birthday parties, baby showers and corporate events.
2. Expand our hours of operation, daily from 6 am to 10 PM 7 days a week.
3. Replace the existing shade structure on the patio with a rain resistant awning.

Please relay this information to your members and feel free to invite them to join the meeting. The details are below:

- **Date:** Thursday, September 7, 2023

Time: 6:30 PM

Meeting Location: Zoom Virtual Meeting

Registration

Link:

https://oaklandparkfl.zoom.us/webinar/register/WN_Mxd2C2Q3QGC1gyl10dR-zw

Prior to the meeting, please feel free to contact me should you have any questions or concerns, or my accountant, Ana Velez, at 754-755-5324 or via email at anamaria.v@gilhyatt.com.

Thank you,

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From: Accounting Office
Sent: Thursday, August 17, 2023 4:23 PM
To: kcostanzo@gmail.com
Cc: Gil Jr Hyatt; Ana Maria Velez; accounting@momskitchenrestaurant.com; melissaa@oaklandparkfl.gov
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant

Dear Kathleen Costanzo - Azul at Kimberly Lake Condominium Association,

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

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From: Accounting Office
Sent: Thursday, August 17, 2023 4:23 PM
To: 'lcarrizo@associaflorida.com'
Cc: Gil Jr Hyatt; Ana Maria Velez; 'accounting@momskitchenrestaurant.com'; 'melissaa@oaklandparkfl.gov'
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA
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Dear Luisana Carrizo - Eastside Village HOA

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

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Thank you,



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From: Accounting Office
Sent: Thursday, August 17, 2023 4:23 PM
To: 'jason.cm.king@gmail.com'
Cc: Gil Jr Hyatt; Ana Maria Velez; 'accounting@momskitchenrestaurant.com'; 'melissaa@oaklandparkfl.gov'
Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA
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Dear Jason King - Central Oakland Park Homeowners Association,

My name is Gil Hyatt and I am the Owner of Mom's Kitchen Restaurant located at 1940 NE 45th Street (Floranada Road) in booming Oakland Park. I am a South Florida native and have owned Mom's Kitchen since January 1st of 2021. The reason for this message is that I am proposing to make the below changes to the restaurant that I would like to make you aware of:

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Thank you,



GIL HYATT IV
President

954.605.0226
1940 NE 45th Street, Oakland Park, FL 33308
www.momskitchenrestaurant.com

"The Original — Since 1972"

Accounting Office

From: Microsoft Outlook
To: jason.cm.king@gmail.com
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Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jason.cm.king@gmail.com (jason.cm.king@gmail.com)

Subject: City of Oakland Park - Neighborhood Participation Zoom Virtual Meeting HOA Thursday, September 7, 2023 - Moms Kitchen Restaurant

Accounting Office

From: Microsoft Outlook
To: dorishuggins@gmail.com
Sent: Thursday, August 17, 2023 4:23 PM
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dorishuggins@gmail.com (dorishuggins@gmail.com)

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lcarrizo@associaflorida.com (lcarrizo@associaflorida.com)

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kcostanzo@gmail.com (kcostanzo@gmail.com)

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