RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Florida's Dynamic Waterfront Community

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
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MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM: Scott Evans, Interim Executive Director, Riviera Beach CRA

DATE: October 18, 2017

SUBJECT: A Resolution finding that the Site Plan for the proposed single-story new restaurant on approximately 0.35 acres of land at 386 E. Blue Heron Boulevard, which is located north of Blue Heron Boulevard, and east of Lake Shore Drive on the north side of the Blue Heron Bridge, is consistent with the CRA Plan and transmitting that recommendation to the City Council.

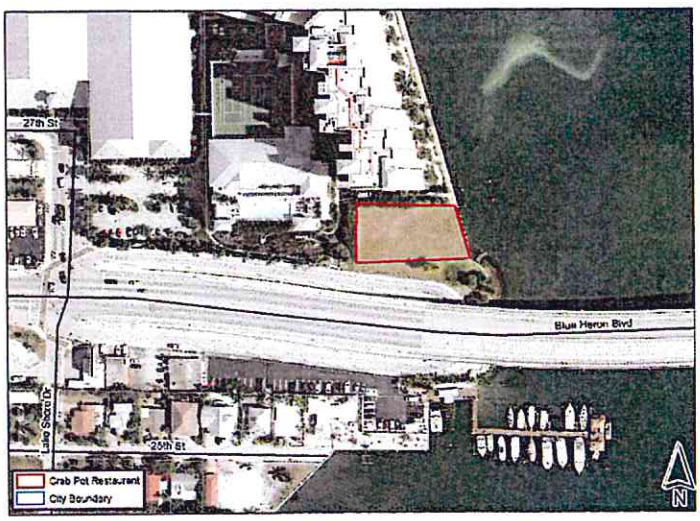
Request for Board Action

The Agency is requesting the Board of Commissioners to approve a Resolution finding that the Site Plan for the proposed single-story new restaurant on approximately 0.35 acres of land at 386 E. Blue Heron Boulevard, which is located on the north side of Blue Heron Boulevard (and Bridge), and east of Lake Shore Drive, is consistent with the CRA Plan.

Proposed Project:

The proposed 4,482 square feet new restaurant will redevelop a vacant parcel and former site of the Crabpot Restaurant in Riviera Beach. The proposed development is located in a mixed use "Downtown General" zoning district, and is consistent with the CRA Plan. The applicant's proposed use is also consistent with the permitted Downtown Mixed Use designation established in the City's Comprehensive Plan. The project will bring food and entertainment options for residents and regional visitors in an area with few restaurant choices. A final site plan and aerial are attached as Exhibit "A".

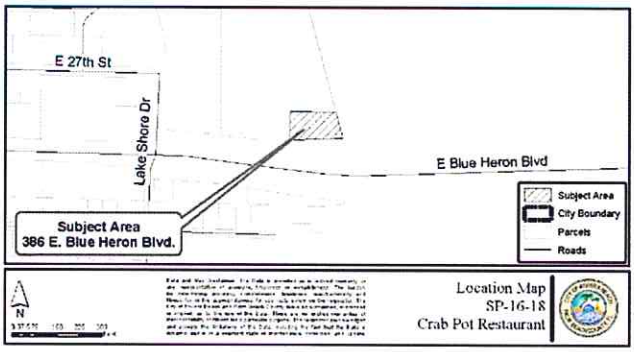
Site Location Map (right)



Background

On October 2016, Seven Kings Holdings, Inc. submitted an application for site plan approval, which has been reviewed by City staff for compatibility and consistency with the Comprehensive Plan and Land Development Regulations. City Staff reviewed the Site Plan application and provided corresponding comments to the applicant. All comments were addressed by the applicant through the City's review process. The Community Development Department reviewed the Site Plan application for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations and found that the proposed plan was in compliance. Additionally, City services such as roads, water, sewer, and garbage collection are currently available to the site.

Parking to meet required regulations has been proposed by the applicant. The proposed site plan requires 15 parking spaces, which may be located on-site, in the right-of-way, or may be accommodated off-site. Parking is provided through a combination of proposed twelve on-site parking spaces, additional spaces proposed to be leased from Florida Department of Transportation in the adjacent right-of-way, as well as 75 additional parking spaces available through a recorded easement on land controlled by the adjacent marina.



Street Location Map



Rendering: South Elevation

Development Review Summary:

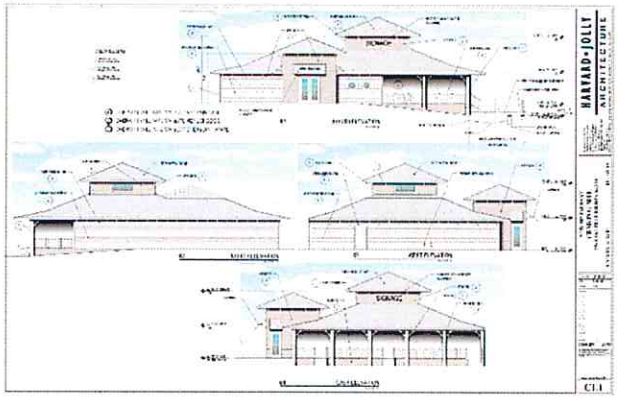
The Planning and Zoning Board reviewed the application on May 11, 2017 and June 8, 2017. Many residents attended the meeting along with attorneys representing the Property Owners Association to object to the proposed project. The Planning and Zoning Board voted to recommend that the City Council deny the project by a vote of five to two. Following the Planning & Zoning Board meeting the proposed developer and the Marina Grande Property Owners Association were able to complete a private agreement to limit the operations of the new proposed restaurant (more detail on page 4) and to provide that the property owners association shall support the proposed site plan application. Many individual residents continue to object to the development.

New site plan applications submitted to the City that fall within the CRA Boundaries are required to be reviewed by the CRA Board for consistency with the CRA Plan. The Agency's final recommendation is then forwarded along with the recommendation by the Planning & Zoning Board to the City Council. The City Council is the approving authority for the project.

CRA Plan

In 2011 the City and CRA approved an updated CRA Plan that included a new vision and strategies to pursue redevelopment in the CRA. As a part of these changes the specific parcel by parcel development recommendations were incorporated into the new land development regulations (zoning), and the City's Comprehensive Plan. The Downtown General zoning district allows a restaurant to be built.

The proposed restaurant is located on a small site that previously had a restaurant. The proposed restaurant development is consistent with the CRA Plan. The property is adjacent to the residential homes in the Marina Grande Condominium Tower. The project will mitigate the impacts on those by including a landscape buffer wall along the property line, providing new landscaping, including mechanical equipment as an integral part of the building, limiting the height of the new structure, and proposing no new streets. The new restaurant will be required to operate within all City requirements, including the Noise Ordinance.



Elevations



Rendering: South West Elevation

Property Details

A. Applicant: Seven Kings Holdings, Inc.

B. Request: The applicant is requesting site plan approval to build a 4,482 square foot restaurant with outdoor deck seating.

C. Location: The proposed site is located north of Blue Heron Blvd., east of Lake Shore Dr. (386 E. Blue Heron Blvd.).

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Number: 56-43-42-28-00-003-0090.
Parcel Size: +/- 0.35 acre.
Existing Use: Vacant Lot.
Zoning: Downtown General (DG) Zoning District.
Future Land Use: Downtown Mixed Use.

E. Adjacent Property Description and Uses:

North: Residential (Marina Grande Development); Inlet Harbor Center Planned Unit Development (IHC-PUD) Zoning and Downtown Mixed Use Future Land Use. The Applicant has worked with the Marina Grande Property Owners Association to come to agreement on additional requirements between the private property owners including: Limiting the hours of operation to 10 pm during the week, and 11pm on weekends, limiting amplified music, and restricting access to shared parking spaces within the Marina Grande garage. (Provided in Background Information)
Many of the individual residents in the adjacent development continue to be strongly opposed to the proposed development.

South: "Big" Blue Heron Bridge; Various Commercial Uses; Downtown General (DG) Zoning and Downtown Mixed Use Future Land Use.

East: Intracoastal Waterway.

West: Residential / Parking Garage (Marina Grande Development); Inlet Harbor Center Planned Unit Development (IHC-PUD) Zoning and Downtown Mixed Use Future Land Use.

Recommendation

CRA Staff recommends approval of the Resolution finding that the Site Plan for the proposed single story new Restaurant on approximately 0.35 acre of land at 386 E. Blue Heron Boulevard, which is located north of the Blue Heron Bridge, is consistent with the CRA Plan. If the Board elects not to approve the Resolution the Agency will transmit the Boards discussion and findings to the City Council.

630 Maplewood Drive
Jupiter, FL 33458

SEVEN KINGS HOLDINGS

561.625.9443
Fax. 561.625.5689

VIA HAND DELIVERY

October 13, 2017

Mr. Jeff Gagnon, AICP
Acting Director of Community Development
Department of Community Development
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, FL 33404

Mr. Scott Evans
Executive Director
Riviera Beach Community Redevelopment Agency
2001 Broadway Avenue, Suite 300
Riviera Beach, FL 33404

Re: Crab Pot site
Site Plan (SP-16-18) Application

Dear Messrs. Gagnon and Evans:

In anticipation of appearing before the Community Development Agency Board ("CRA") on October 25th, please find enclosed two (2) copies of the site plan, landscape plan, architectural renderings and plans, and parking easement, along with a copy of the originally submitted narrative, for the above referenced project.

We would also like to inform the CRA and City Commission that since the Planning & Zoning Board meeting, Seven Kings Holdings, Inc. ("Seven Kings") and Marina Grande have diligently worked together to address the concerns of the Association and we are happy to report that the parties have come to a mutual understanding to address those concerns, which understanding has been memorialized in an agreement executed by the parties.

Finally, some comments were made by the Marina Grande Property Owners' Association representative ("Marina Grande") at the Planning & Zoning Board meeting that we would like to briefly address. The following provides clarification on those issues and questions raised at the meeting.

1. The proposed site plan requires 15 parking spaces, which may be located on-site or may be accommodated off-site pursuant to Section 31-539(c)(10), City of Riviera Beach Codes of Ordinances ("City Code"). As shown on the site plan, twelve (12) parking spaces are proposed to be located on-site and an additional six (6) parking spaces off-site on an adjacent parcel the applicant intends to lease from the Florida Department of Transportation. The six (6) parking spaces in the DOT leased parcel are only shown on the site plan due to their proximity with the subject property. As mentioned in the RAI response, the applicant has the right to use an additional 75 parking spaces on land controlled by the adjacent marina. At the time of the application, and RAIs, the marina parcel was owned by an entity related to the applicant. Since then the marina has been sold to a third party, however the applicant retained an easement, which has been recorded in the public records, securing the use of the additional 75 parking spaces. With the proposed on-site and off-site parking, even discounting the off-site FDOT parking, the applicant has exceeded the number of parking spaces required by City Code. For your convenience, a copy of the recorded easement is enclosed with this letter. The attached site plan's parking tabulation has incorporated these clarifications.

2. Mechanical equipment is designed in compliance with Section 31-535(a)(8), City Code.[1] The equipment has been designed in such a manner as to be an integral part of the building design and ameliorates the visual impact from adjacent buildings.

3. No new streets are being proposed or reconstructed as part of the proposed site plan application and development. As such, Section 29-65, City Code, is not applicable to the pending site plan application.[2]

4. Section 31-537(b), City Code, provides that a pedestrian walkway may be required on-site to augment public sidewalk widths.[3] Currently there is a sidewalk existing that is adjacent to the DOT service road, however not adjacent to the subject property. The applicant and staff agree that the construction of an additional walkway on-site would not augment the existing

[1] See page 2 of Site Plan Narrative in original Site Plan Application
[2] See first bullet point on page 3 of Site Plan Narrative in original Site Plan Application
[3] See second bullet point on page 3 of Site Plan Narrative in original Site Plan Application

public sidewalk, and further there is no real purpose in widening the existing sidewalk given the adjacent uses. Notwithstanding, the applicant is proposing an additional walkway perpendicular from the existing sidewalk to the main entrance of the proposed restaurant, thus ensuring pedestrian access from the existing sidewalk consistent with the goals of the Community Redevelopment District.

5. Section 31-536(b)(3)b., City Code, requires that the main entrance to the restaurant be located from and face the DOT service road. The proposed site plan shows the restaurant's main entrance having access directly from, and facing, the DOT right-of-way[4] in compliance with this Section.

6. The requirements of Section 31-536(b)(4)c., City Code, are not applicable to this parcel. Notwithstanding, and as stated in the applicant's site plan narrative, the applicant is proposing additional landscaping in order to supplement the existing barrier between the subject property and the Inlet Marina PUD parcels.[5]

Hopefully the above addresses the concerns and questions previously raised, however should there be additional information required please do not hesitate to contact our offices. Seven Kings agrees with City staff that the application complies with City Codes and believes the by-right proposed site plan application is in order for approval by the CRA and City Commission

Sincerely,

Tyson J. Waters, Esq.
Corporate Counsel
Seven Kings Holdings

Encl.

[4] See fourth bullet point on page 3 of Site Plan Narrative in original Site Plan Application
[5] See seventh bullet point on page 3 of Site Plan Narrative in original Site Plan Application

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Site Data

SUBJECT SITE AREA	0.34 ACRE (14,818.95 S.F.)
ZONING DISTRICT	DG, DOWNTOWN GENERAL
LAND-USE CLASSIFICATION	DOWNTOWN MIXED USE
TOTAL BUILDING AREA	4,482 S.F.
IMPERVIOUS AREA	10,371.71 S.F. (70%)
PERVIOUS AREA	4,447.24 S.F. (30%)

Building Data

TOTAL BUILDING AREA:		4,482 S.F.
FAR (2.0 MAX)		0.30 FAR
BUILDING LOT COVERAGE		
PERMITTED		80% MAX.
PROVIDED		30%
NUMBER OF STORIES		1 STORY
BUILDING HEIGHT		3 STORY MAX.
SETBACKS	REQ.	PROVIDED
FRONT	10' MIN.	13.42'
REAR	10' MIN.	10'
SIDE CORNER	0 MIN.	5.61', 71.35'

Parking Data

PARKING REQUIRED RESTAURANT: 1 PER 300	15 SPACES
TOTAL PARKING PROVIDED	18 SPACES (12 ON SITE)
HANDICAPPED REQUIRED	1 SPACE
HANDICAPPED PROVIDED	1 SPACE

*ALL DOCK IMPROVEMENTS ARE SUBJECT TO APPROVAL AND PERMITTING BY ALL PERTINENT REGULATORY AGENCIES PRIOR TO THEIR BUILDING PERMIT ISSUANCE

Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects Planners and Environmental Consultants

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Crab Pot Site

Final Site Plan

Riviera Beach, Florida

Designed: DSS, GGG
Drawn: DSS
Approved: GGG/EOM/MTH/JML
Date: 10-2-16
Job no. 15-1017
Revisions: 3-10-17

Seal

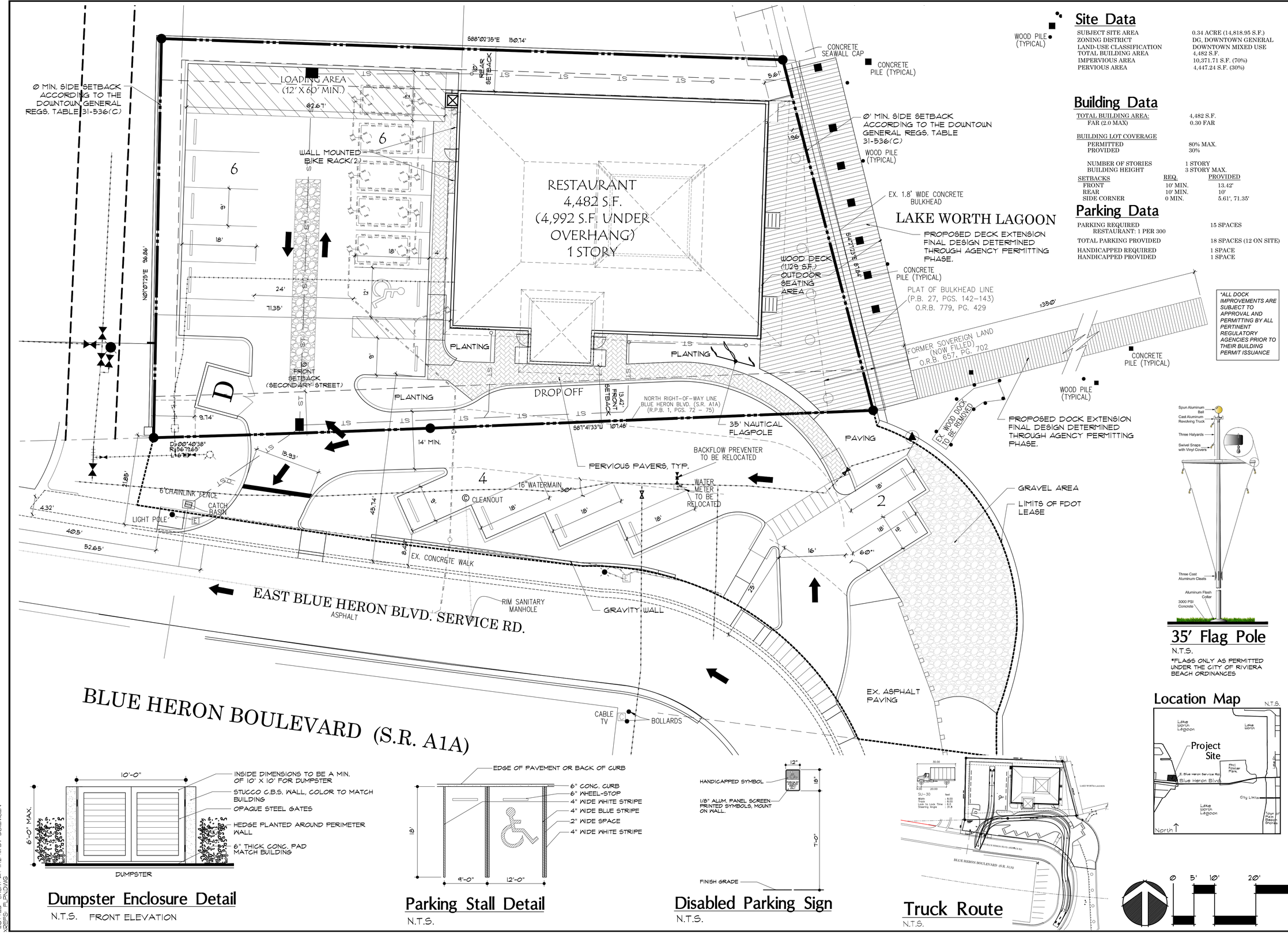
LC 0000177

Sheet Title:
Final Site Plan

Scale: 1"=10'-0"

Sheet No.
FSP-1

15-1017



Dumpster Enclosure Detail

N.T.S. FRONT ELEVATION

Parking Stall Detail

N.T.S.

Disabled Parking Sign

N.T.S.

Truck Route

N.T.S.

35' Flag Pole

N.T.S.

*FLAGS ONLY AS PERMITTED UNDER THE CITY OF RIVIERA BEACH ORDINANCES

Location Map

N.T.S.

FILE: NCCRAB POT - 15-1017\DRAWINGS\GG=O FINAL SITE PLAN 15.DWG
PLOTTED: 3/10/17 AT 1:11:12PM BY: DGIENSEN
XREFS: FL_PND.DWG