



Florida's Dynamic
Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
PHONE: 561-844-3408
FAX: 561-881-8043
Website: www.rbcra.com

September 19, 2018

City of Riviera Beach
Development Services Department
Attn: Mr. Jeff Gagnon, Acting Director
600 W Blue Heron Blvd.
Riviera Beach, FL 33404

Subject: The Crab Pot Site

Dear Mr. Gagnon:

The CRA Board reviewed the development project for a new restaurant on the former CrabPot site on August 8, 2018. The Board discussed the proposed request and provided comments. The minutes of the meeting containing the Board's comments are attached, along with any documents submitted by the public at the meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Evans".

Scott Evans, AICP
Interim Executive Director

Martin Perry

From: Raymond E. Graziotto <Raymond@SKHOLDINGS.com>
Sent: Wednesday, August 08, 2018 3:17 PM
To: Tyson J. Waters - Seven Kings Holdings, Inc. (twaters@foxwackeen.com); Martin Perry; 'Fred Angelo'; Kenneth A. Blair; George Gentile (George@2gho.com)
Subject: FW: PLEASE VOTE YES ON THE PROPOSED WATERFRONT RESTAURANT

From: Dawn Pardo <dawnpardo@bellsouth.net>
Sent: Wednesday, August 8, 2018 2:41 PM
To: Terence Davis <tdavis@rivierabch.com>; Lynn Hubbard <lhubbard@rivierabch.com>; Tonya Davis Johnson <tdjohnson@rivierabch.com>
Cc: Scott Evans <sevans@rbkra.com>
Subject: PLEASE VOTE YES ON THE PROPOSED WATERFRONT RESTAURANT

Dear Honorable Commissioners:

While I was hoping to make tonight's CRA meeting, it looks as though I may be unable.

Twenty four years ago when I was considering purchasing a house on Singer Island, I thought about living across the street from hotels, motels and down the road from a commercial retail center called the Ocean Mall. Knowing that hotels and motels on the beach bring traffic and a certain amount of noise, I weighed the pros and cons. After doing the necessary research to protect my investment, I purchased my house.

I have learned to live with the traffic and the caribbean music that the wind blows west on certain days. It's all part of living in a resort community.

Sixteen years ago, a quaint local waterfront restaurant closed their doors. The Crab Pot, located next to a vacant lot, fed locals and tourists for decades. They closed their door because progress was coming next door, but, the City reassured everyone that a restaurant would eventually be rebuilt on the Crab Pot site. The City kept the parcel zoned as commercial and we all waited for the restaurant.

Almost 14 years ago, residents on the east side of 27th, 28th 29th, Lakeshore Dr., Wilma Circle and many on Singer Island, were upset when the City approved a dense condo project now called Marina Grande. Residents in the surrounding area lost their view of the Intracoastal, lost morning sun in their yard, lost their quaint waterfront restaurant and the small fishing village feel. But the parcel was zoned residential, the City needed this 'progress' so we accepted the project, the density, and the increased traffic. We now embrace our new neighbors, the progressive project and life has moved on.

Finally, today, we have the chance to bring back a waterfront restaurant. A restaurant the City **promised** would someday return. A waterfront restaurant that will compliment our waterfront community. We have a lot of people talking about progress and moving our city forward, but only on their terms. When you make decisions, please remember that you are making decisions for over 30,000 residents not 100.

We look forward to having a restaurant built on the old Crap Pot parcel. The City promised it to us. Don't renege on the promise of those who preceded you.

Best,

Dawn Pardo

Former Commissioner and 24 year resident and taxpayer



Singer Island Civic Association, Inc.

Support · Inform · Connect · Advocate

Together We Make A Difference

August 6, 2018

To: Riviera Beach City Council
CRA Board of Commissioners

Re: SICA Input on Crab Pot Project

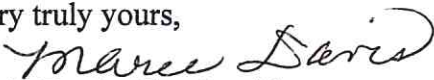
Dear Commissioners:

On behalf of the Singer Island Civic Association (SICA), I write to express our organization's support for the proposed restaurant project to be undertaken on the former Crab Pot site situated at the foot of the west side of the Blue Heron Bridge.

SICA's executive committee met with the developer, reviewed the project specifications, and our Board has voted in favor of the project.

We believe the proposed project would be a favorable addition to the Blue Heron Corridor.

Very truly yours,


Marie Davis, Vice President

MD/pmd

Cheney Brothers

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Honorable Thomas Masters, Mayor and Council Members Aug. 8, 2018
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, Fl. 33404

Re: Crab Pot Restaurant

Dear Mayor Masters

I would like to lend Cheney Brothers support to the proposal to construct/approve the Crab Pot Restaurant at 386 E. Blue Heron Blvd.

For many years, The Carb Pot restaurant was a vital part of the Riviera Beach community and offered the general public the opportunity to view the Intracostal Waterway, enjoy friends and have a wonderful seafood dinner.

The proposal to reopen this tremendous dining opportunity will provide needed jobs to the area, additional tax base and provide the tourists and visitors an additional opportunity to dine within The City of Riviera Beach.

Thank you for your consideration.

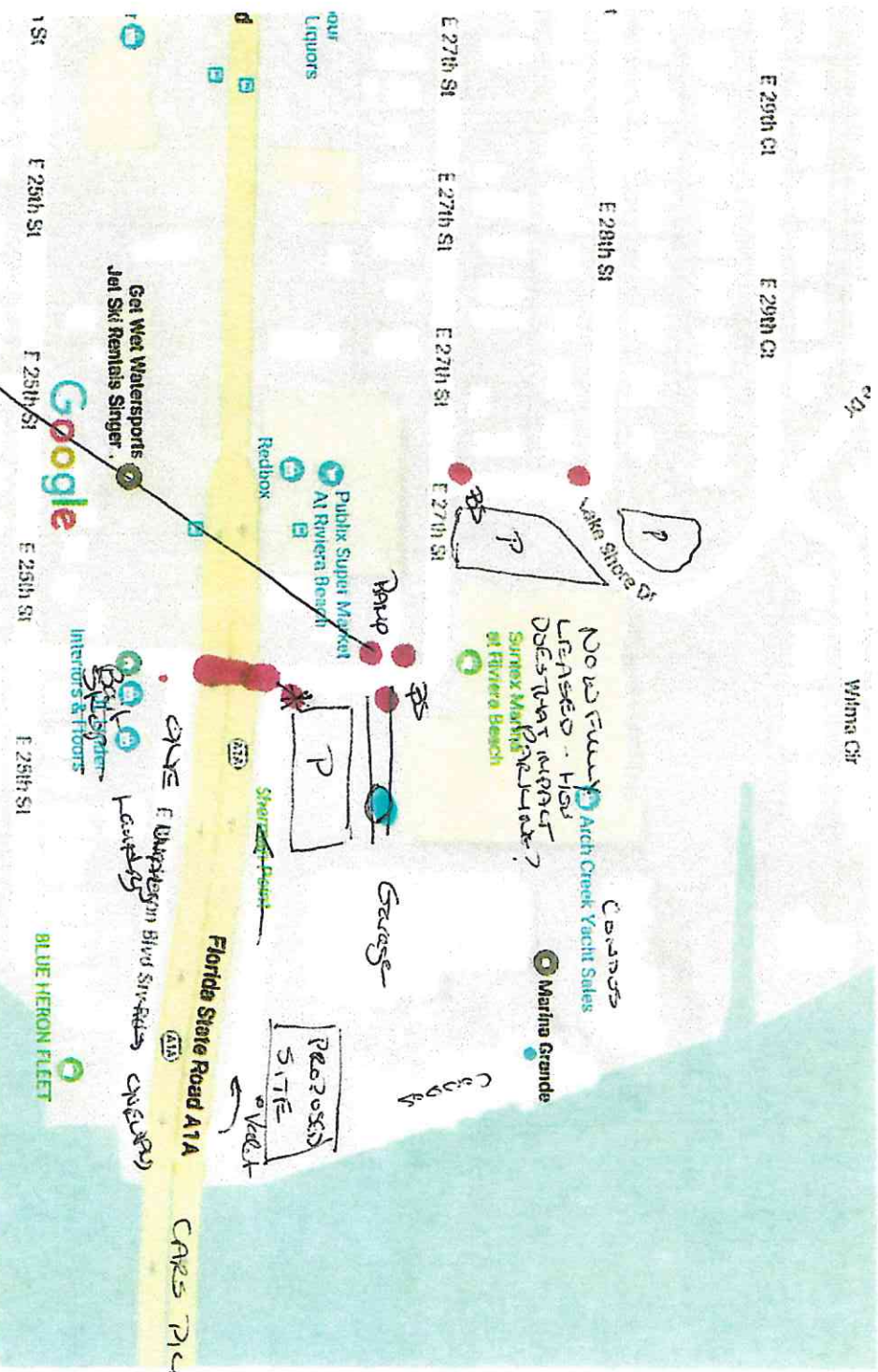
Sincerely,



Byron Russell, CEO and Chairman of the Board

Google Maps

TRAFFIC FLOW IN AREA ALREADY CONFUSING -
 BACKED UP ON BLUE HERON WHEN THERE
 ARE LARGE PARTIES
 PEOPLE BECOME IMPATIENT AT QUESTION ROAD/LAKE
 SHORE DRIVE INTERSECTION AND TURN ON RED
 HOW WILL PROPOSED CARPIS FLOW? HOW TO WE MAKE THIS
 MORE PEDESTRIAN FRIENDLY?



Sign says 'Ramp', Does not stop

P = Parking
 BS = School Bus

● = Stop Sign

★ = STOP sign w/
 Right turn on
 red prohibited

● = Marina Grande
 Gazebohouse

! = Traffic lights
 w/ no turn
 arrows

CARS Pickup Speed Cam, not Data
 Drive

Map data ©2017 Google United States 200 ft



Marine Industries Association
OF PALM BEACH COUNTY, INC.

MIAPBC is a not-for-profit organization created to promote and protect the sound growth of the marine industry in Palm Beach County for the benefit and education of its members, the community, and the environment

Community Redevelopment Agency,

The Marine Industries Association of Palm Beach County (MIAPBC) is a not-for-profit association created to promote and protect the sound growth of the marine industry in Palm Beach County. As a group, our industry is one of the county's largest employers, with over 20,000 employees working in our marine businesses. The marine industry is also an important economic driver for the county contributing \$2 billion of economic impact annually.

Palm Beach County has approximately 40,000 registered boats whose owners boat recreationally on a regular basis, creating a need for many services, including waterfront dining. Riviera Beach and, more specifically, the Riviera Beach Marina, are located in the heart of the marine community in Palm Beach County. The area that includes Peanut Island and Phil Foster Park is a huge weekend destination for hundreds of recreational boaters. These recreational boaters generate an economic benefit to our community by patronizing local waterfront businesses and marinas.

Before the recent Riviera Beach Marina improvements were completed, there was a waterfront dining establishment that was extremely popular with our boating community. It was understood that this establishment would be replaced by a new restaurant with boating access as part of the redevelopment of the marina. Waterfront establishments create true destinations that provide a positive, financial impact to our area by attracting tourists and bringing jobs to our community.

On behalf of the Association's members and board of directors, the Marine Industries Association of Palm Beach County would like to express our support for the proposed restaurant on the old Crab Pot site, adjacent to Marina Grande.

Sincerely,

Chuck Collins
Executive Director
Marine Industries Association of Palm Beach County, Inc.
1208 U.S. Highway One, Suite B
North Palm Beach, FL 33408

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