



**STAFF REPORT – CITY OF RIVIERA BEACH  
CASE NUMBER SP-16-18  
PLANNING AND ZONING BOARD, MAY 11, 2017**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION FROM SEVEN KINGS HOLDINGS, INC. TO BUILD AND OPERATE A 4,482 SQUARE FOOT RESTAURANT, ON A VACANT PARCEL OF LAND, APPROXIMATELY +/- 0.35 ACRE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-28-00-003-0090, LOCATED ON THE NORTH SIDE OF BLUE HERON BOULEVARD AND EAST OF LAKE SHORE DRIVE, WITHIN THE DOWNTOWN GENERAL ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**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.

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.

**F. 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

City's Comprehensive Plan and Land Development Regulations. The following staff analysis has been prepared for your review:

**G. Staff Analysis:**

**Proposed Development/Use:** The applicant is proposing to develop a 4,482 restaurant with outdoor deck seating.

**Zoning Regulations:** The proposed use complies with the City's Land Development Regulations for the Downtown General (DG) Zoning District.

**Comprehensive Plan:** The proposed use is consistent with the Comprehensive Plan's Downtown Mixed Use Future Land Use designation.

**Compatibility:** Specific conditions of approval may be needed to ensure that this use is compatible with adjacent residential development (Marina Grande), which may include, but not be limited to, hours of business operation and specific provisions to govern permitted timeframes for amplified music.

**Levels of Service:** City services such as roads, water, sewer, and garbage collection are currently available to the site.

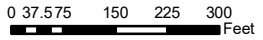
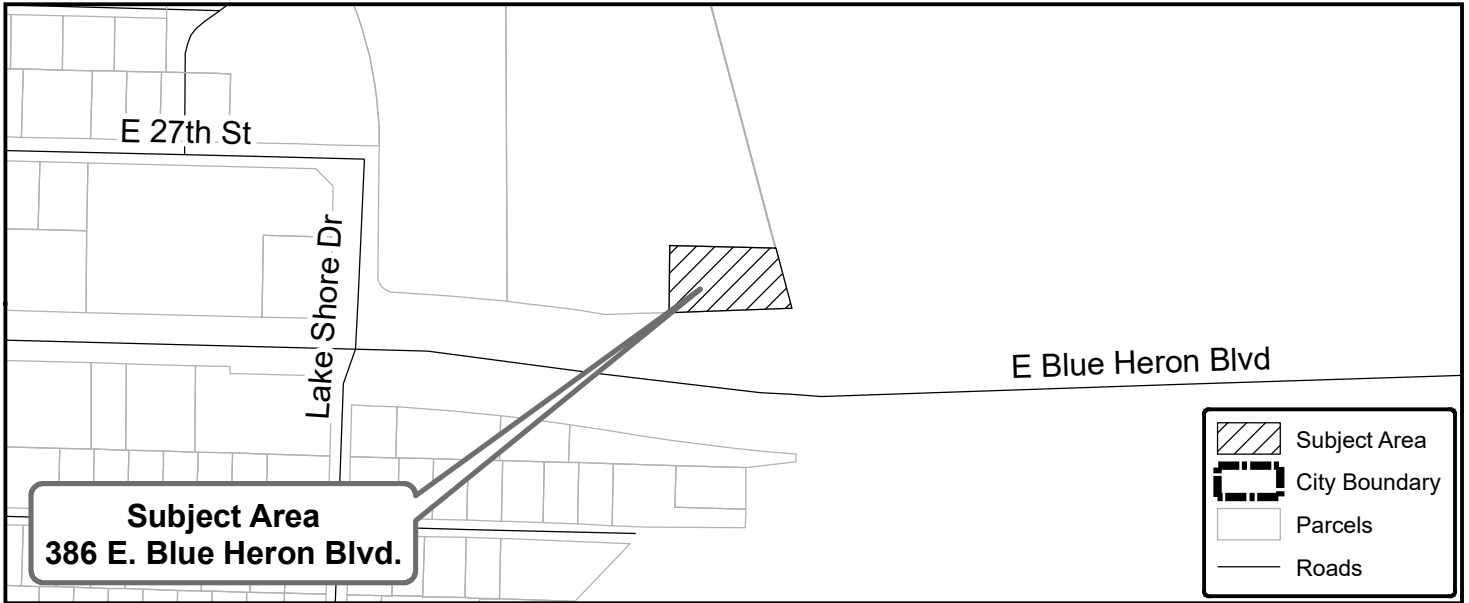
**Landscaping:** The proposed landscape plan is compatible with the City's Land Development Regulations.

**Parking/Traffic:** The number of parking spaces proposed (18 spaces) is in compliance with the City's Land Development Regulations for parking within the Downtown area (15 spaces required); specifically City Code Sec. 31-539 "Table A Downtown Zoning District Parking Ratios" (1 space per 300 sq. ft.)

**H. Staff Conclusion:** City staff advises that the Planning and Zoning Board review and consider all information presented and provide a recommendation to the City Council. If the Planning and Zoning Board chooses to recommend approval, City staff recommends including the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a certificate of occupancy or certificate of completion is issued.
2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.
3. This development must receive final Certificate of Occupancy from the City for all buildings and units approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.

4. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.
5. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.
6. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.
7. Hours of business operation (open to the public): This business shall close to the general public at 2:00 AM daily.
8. Hours for amplified music:
  - a. Amplified music shall be prohibited on Friday and Saturday between the hours of 11:30 PM and 8:00 AM the next day.
  - b. Amplified music shall be prohibited on Sunday through Thursday between the hours of 10:00 PM and 8:00 AM the next day.



Data and Map Disclaimer: The Data is provided as is without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Riviera Beach and Palm Beach County make no warranties, expressed or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.

Location Map  
 SP-16-18  
 Crab Pot Restaurant







27th St

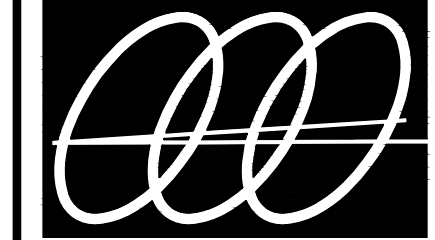
Blue Heron Blvd

Lake Shore Dr

25th St

-  Crab Pot Restaurant
-  City Boundary





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

1907 Commerce Lane  
 Suite 101  
 Jupiter, Florida 33458  
 561-575-9551  
 561-575-5260 FAX  
 www.landscape-architects.com

# Final Site Plan Crab Pot Site Riviera Beach, Florida

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

Seal

LC 0000117

Sheet Title:  
**Final Site Plan**

Scale: 1"=10'-0"

Sheet No.

**FSP-1**

15-1017

### 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%)

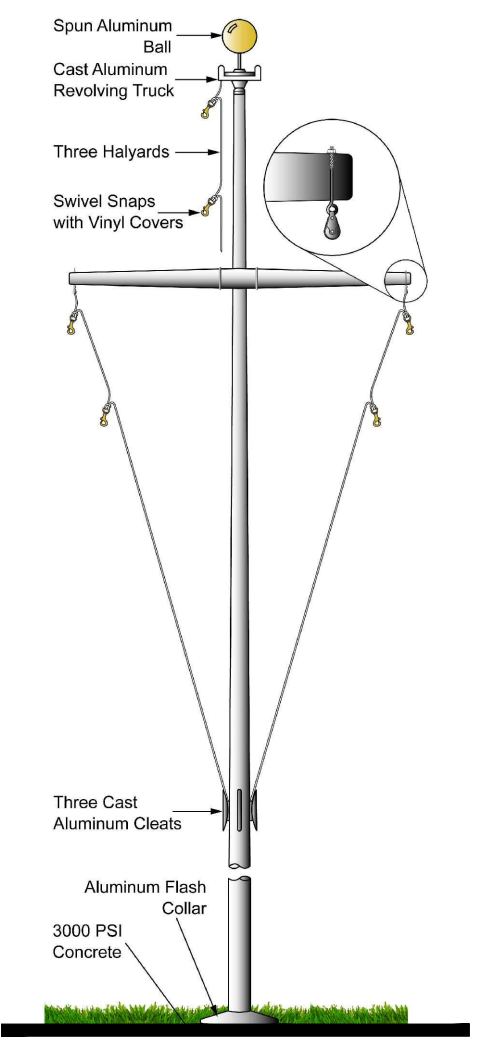
### Building Data

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

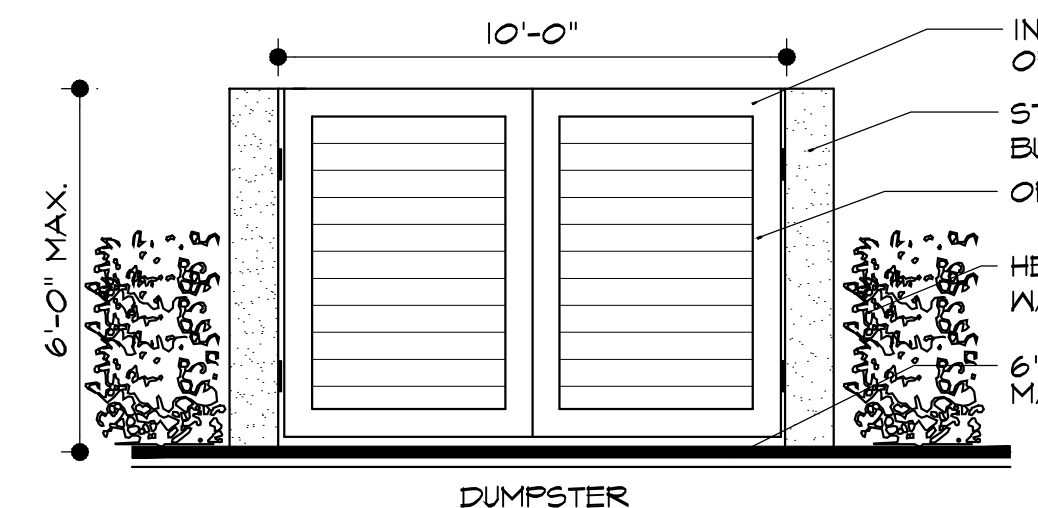
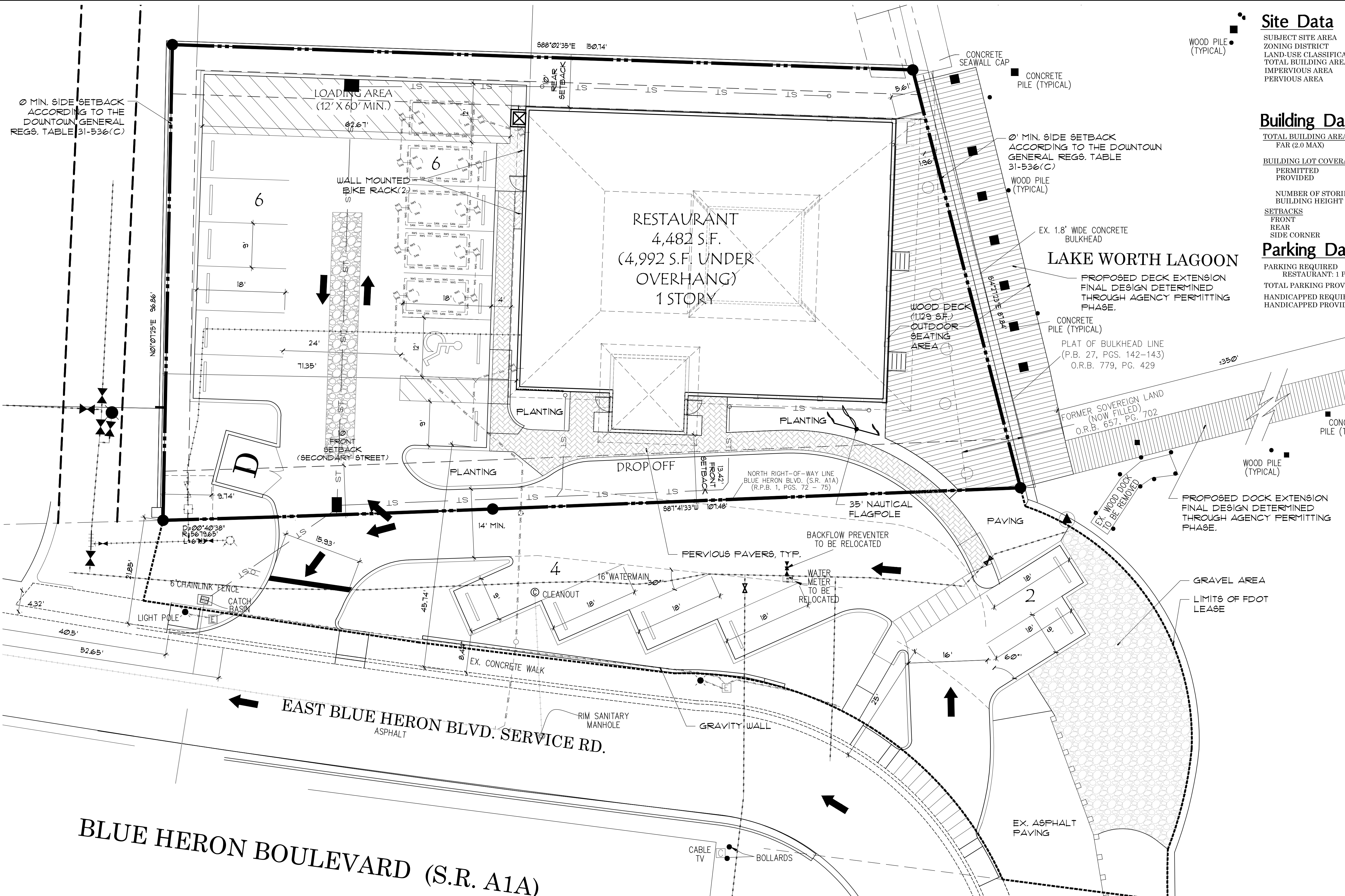
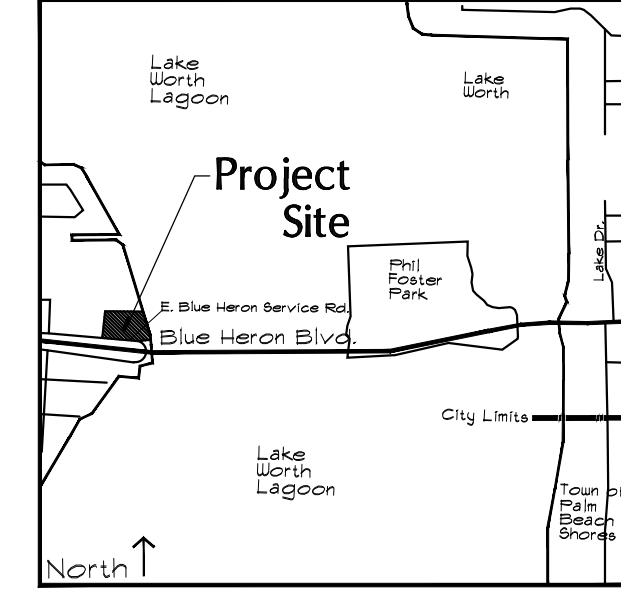
PARKING REQUIRED	15 SPACES
RESTAURANT: 1 PER 300	
TOTAL PARKING PROVIDED	18 SPACES (12 ON SITE)
HANDICAPPED REQUIRED	1 SPACE
HANDICAPPED PROVIDED	1 SPACE

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

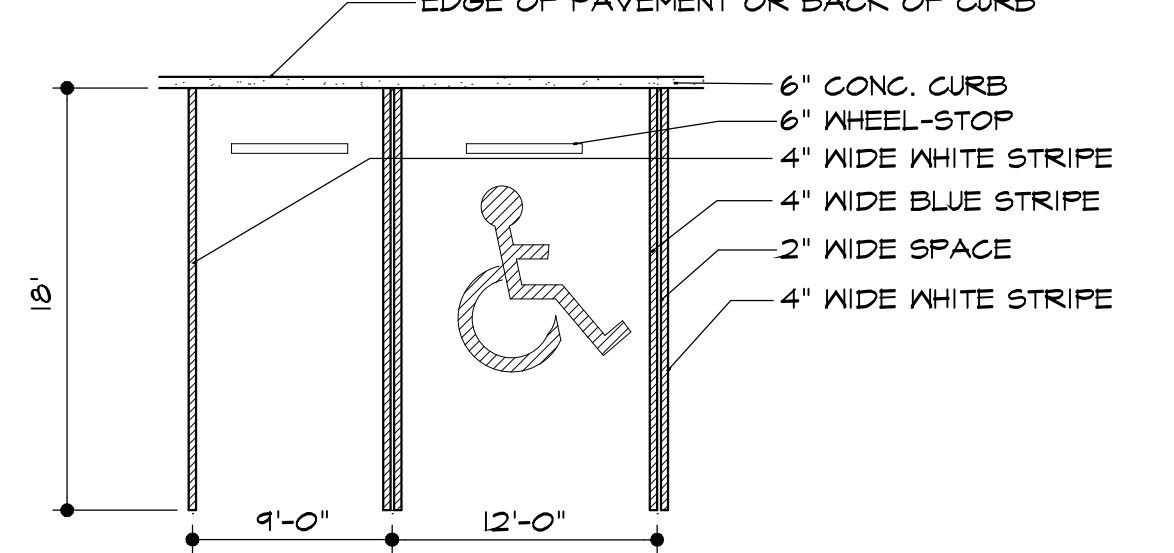


**35' Flag Pole**  
 N.T.S.  
 \*FLAGS ONLY AS PERMITTED UNDER THE CITY OF RIVIERA BEACH ORDINANCES

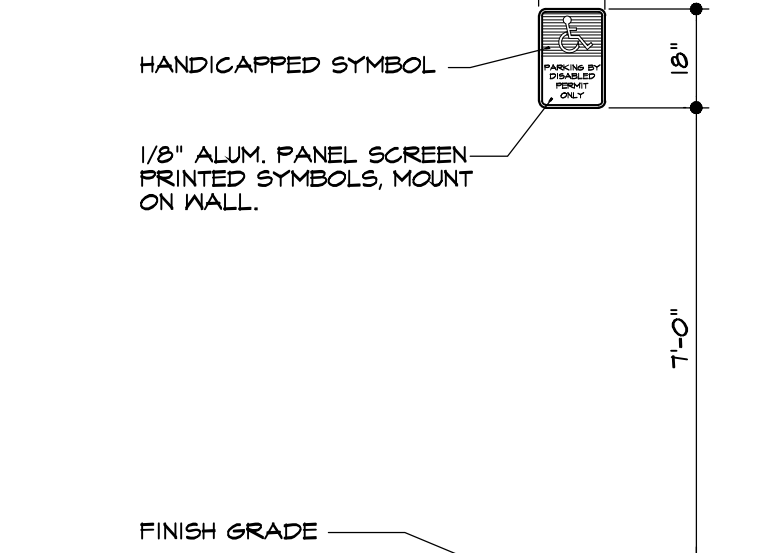
### Location Map



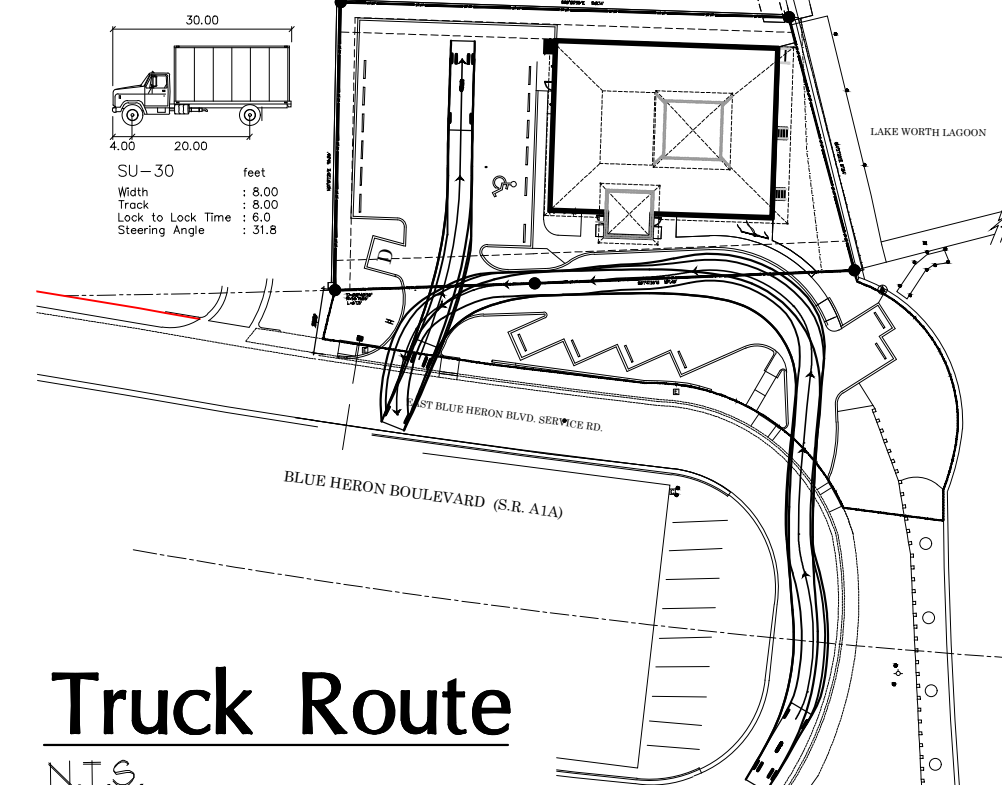
**Dumpster Enclosure Detail**  
 N.T.S. FRONT ELEVATION



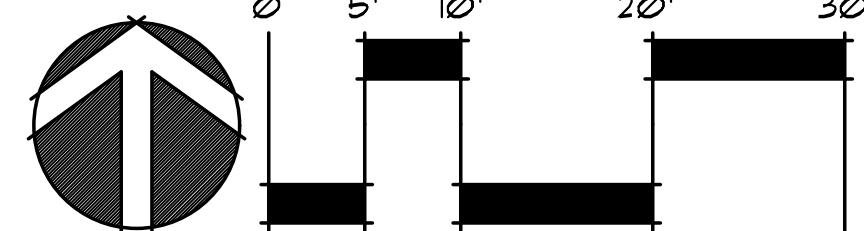
**Parking Stall Detail**  
 N.T.S.



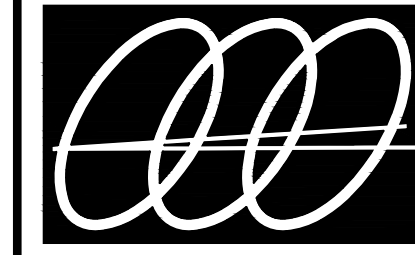
**Disabled Parking Sign**  
 N.T.S.



**Truck Route**  
 N.T.S.



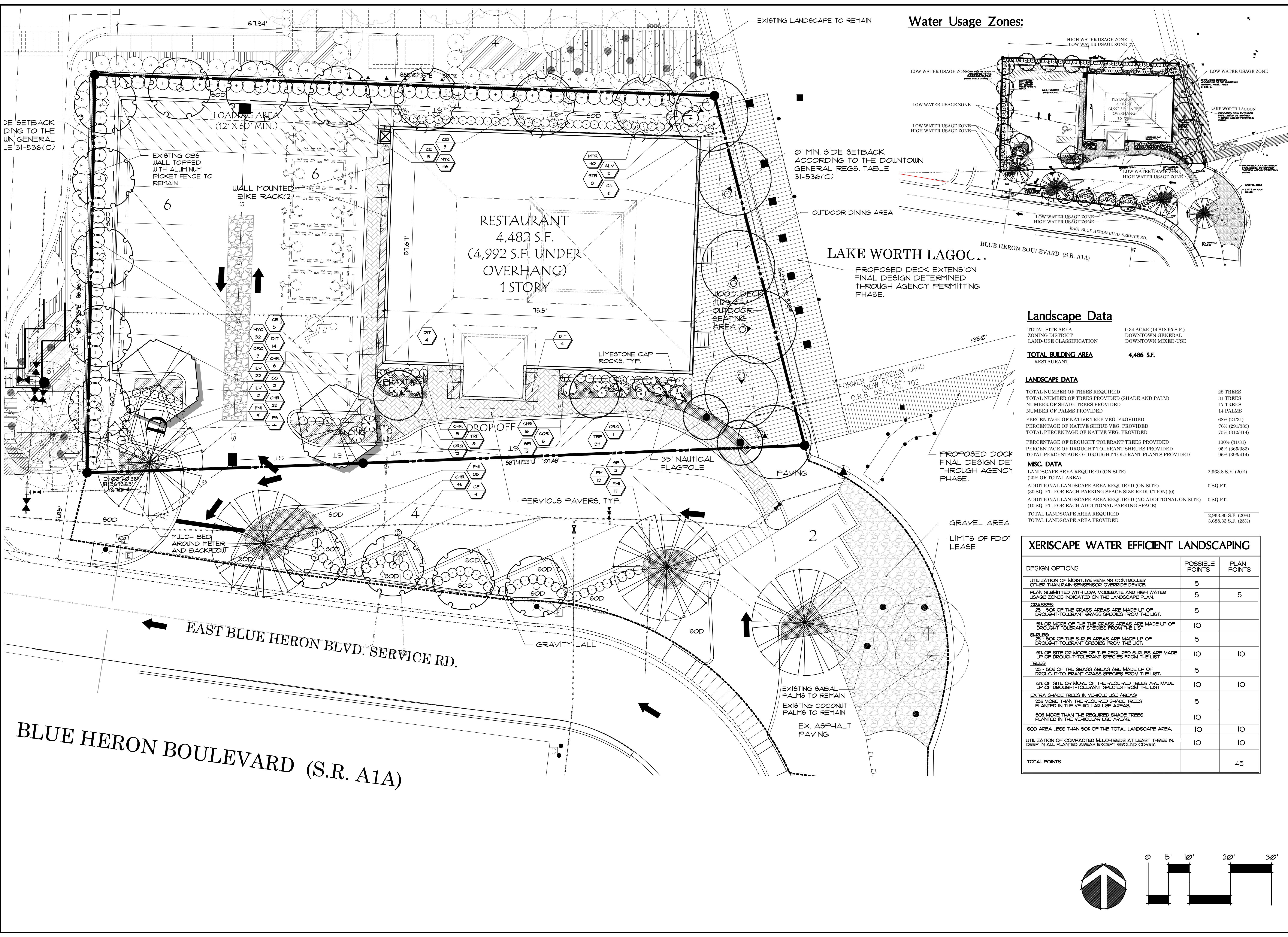
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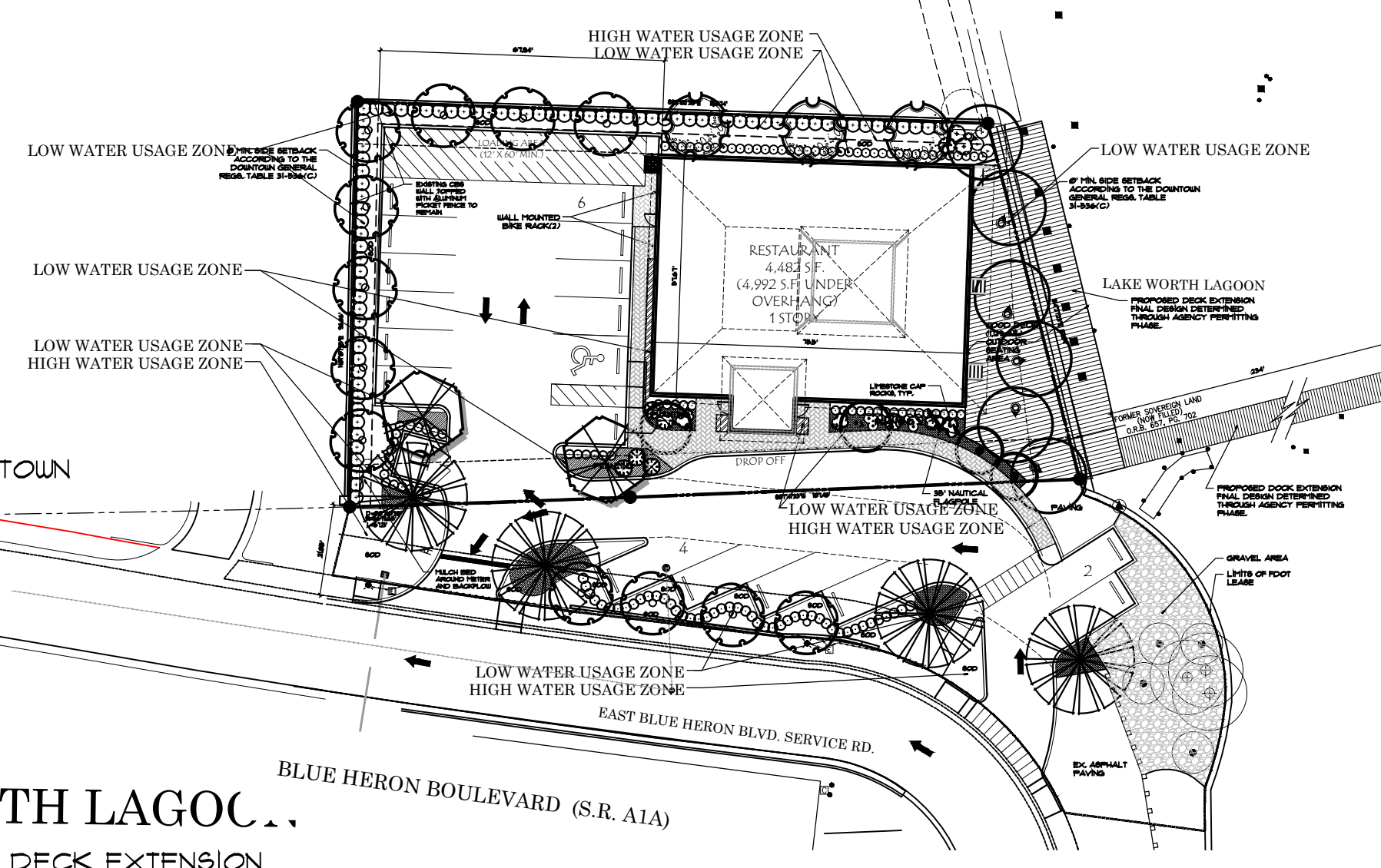
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Jupiter, Florida 33458  
561-575-9551  
561-575-5260 FAX  
www.2GHO.com

Landscape Development Plan  
**Crab Pot Site**  
Riviera Beach, Florida



**Water Usage Zones:**



**Landscape Data**

TOTAL SITE AREA 0.34 ACRE (14,818.95 S.F.)  
ZONING DISTRICT DOWNTOWN GENERAL  
LAND-USE CLASSIFICATION DOWNTOWN MIXED-USE  
**TOTAL BUILDING AREA 4,486 SF.**  
RESTAURANT  
**LANDSCAPE DATA**  
TOTAL NUMBER OF TREES REQUIRED 28 TREES  
TOTAL NUMBER OF TREES PROVIDED (SHADE AND PALM) 31 TREES  
NUMBER OF SHADE TREES PROVIDED 17 TREES  
NUMBER OF PALMS PROVIDED 14 PALMS  
PERCENTAGE OF NATIVE TREE VEG. PROVIDED 68% (21/31)  
PERCENTAGE OF NATIVE SHRUB VEG. PROVIDED 76% (291/383)  
TOTAL PERCENTAGE OF NATIVE VEG. PROVIDED 75% (312/414)  
PERCENTAGE OF DROUGHT TOLERANT TREES PROVIDED 100% (31/31)  
PERCENTAGE OF DROUGHT TOLERANT SHRUBS PROVIDED 95% (365/383)  
TOTAL PERCENTAGE OF DROUGHT TOLERANT PLANTS PROVIDED 96% (396/414)

**MISC. DATA**

LANDSCAPE AREA REQUIRED (ON SITE) 2,963.8 S.F. (20%)  
(20% OF TOTAL AREA)  
ADDITIONAL LANDSCAPE AREA REQUIRED (ON SITE) 0 SQ.FT.  
(10 SQ. FT. FOR EACH PARKING SPACE SIZE REDUCTION) (0)  
ADDITIONAL LANDSCAPE AREA REQUIRED (NO ADDITIONAL ON SITE) 0 SQ.FT.  
(10 SQ. FT. FOR EACH ADDITIONAL PARKING SPACE)  
TOTAL LANDSCAPE AREA REQUIRED 2,963.80 S.F. (20%)  
TOTAL LANDSCAPE AREA PROVIDED 3,688.33 S.F. (25%)

**XERISCAPE WATER EFFICIENT LANDSCAPING**

DESIGN OPTIONS	POSSIBLE POINTS	PLAN POINTS
UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN-SENSING OR OVERSICRICE DEVICE	5	
PLAN SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN.	5	5
GRASSES: 25 - 50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST.	5	
50% OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	10	
SHRUBS: 50% OF THE SHRUB AREAS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	5	
50% OF SITE OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	10	10
TREES: 25 - 50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST.	5	
50% OF SITE OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	10	10
EXTRA SHADE TREES IN VEHICLE USE AREAS: 25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREAS.	5	
50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREAS.	10	
SOD AREA LESS THAN 50% OF THE TOTAL LANDSCAPE AREA.	10	10
UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE IN DEEP IN ALL PLANTED AREAS EXCEPT GRASS COVER.	10	10
<b>TOTAL POINTS</b>		<b>45</b>

Designed: DSS  
Drawn: DSS  
Approved: GGG/EOM/MTL  
Date: 10-3-16  
Job no. 15-1017  
Revisions: 12-2-16  
3-10-17

Seal

LC 0000177

Sheet Title:  
**Landscape  
Development  
Plan**

Scale: 1"=10'-0"

Sheet No.

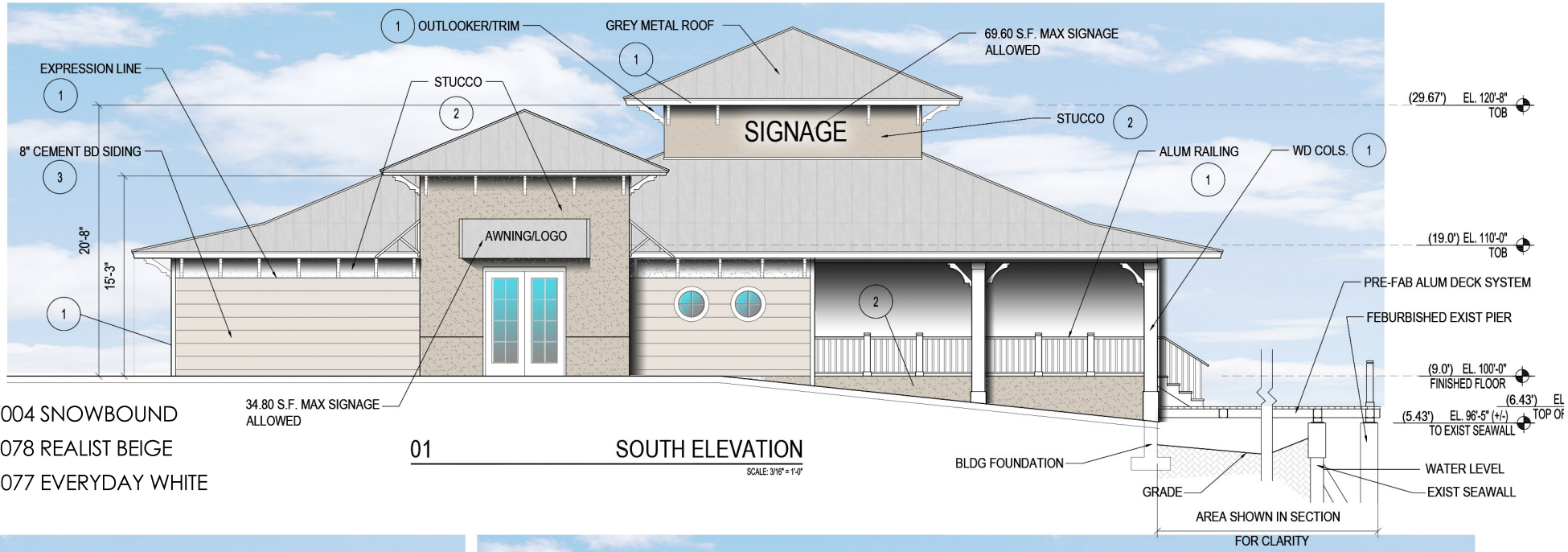
**LP-1**

15-1017

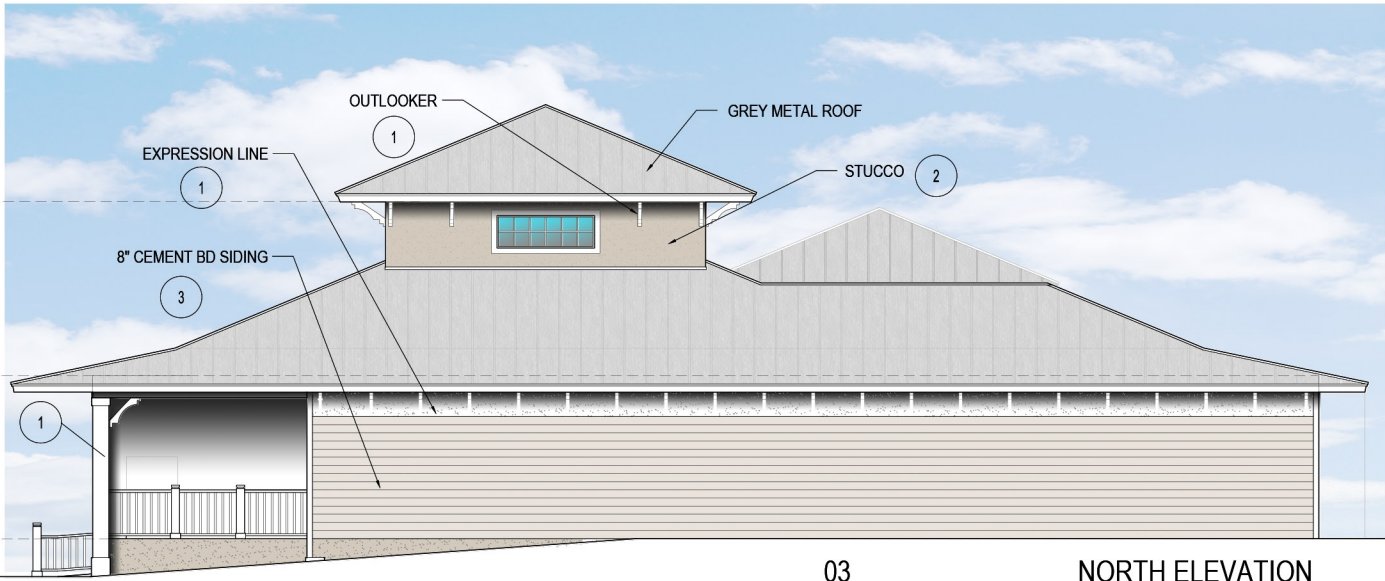
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PLOTTED: 3/20/17 AT 10:07AM BY: DSEVENSEN  
SHEET: 1 OF 1

COLOR LEGEND	
①	SHERWIN WILLIAMS SW 7004 SNOWBOUND
②	SHERWIN WILLIAMS SW 6078 REALIST BEIGE
③	SHERWIN WILLIAMS SW 6077 EVERYDAY WHITE

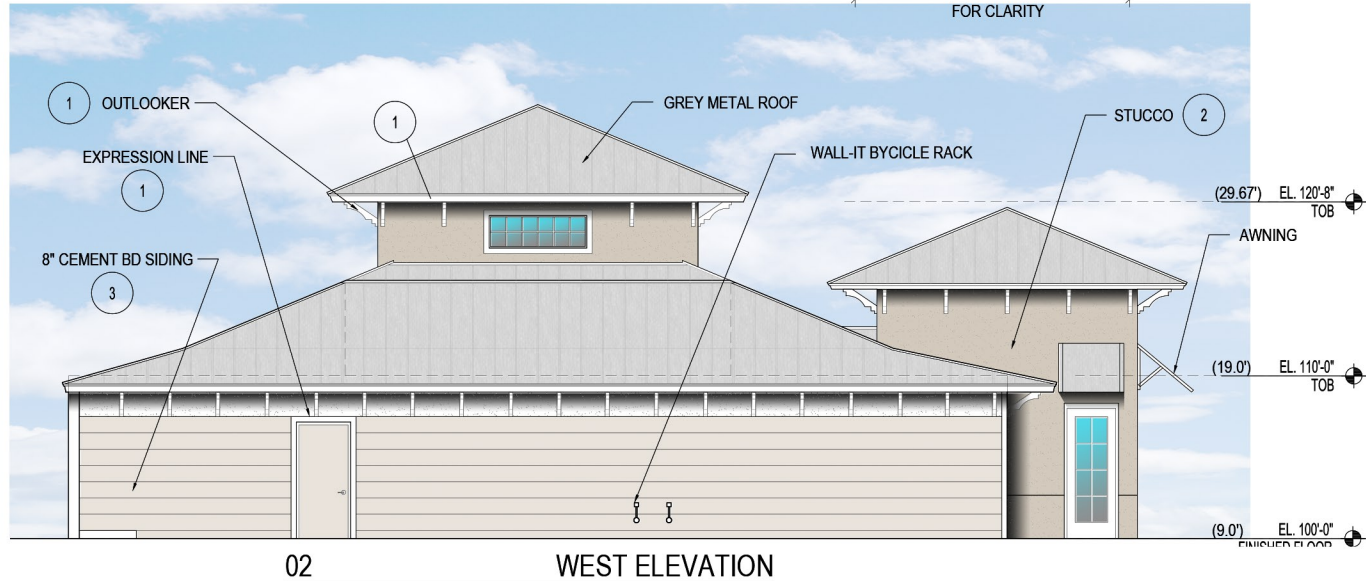
- ① SHERWIN WILLIAMS SW 7004 SNOWBOUND
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- ③ SHERWIN WILLIAMS SW 6077 EVERYDAY WHITE



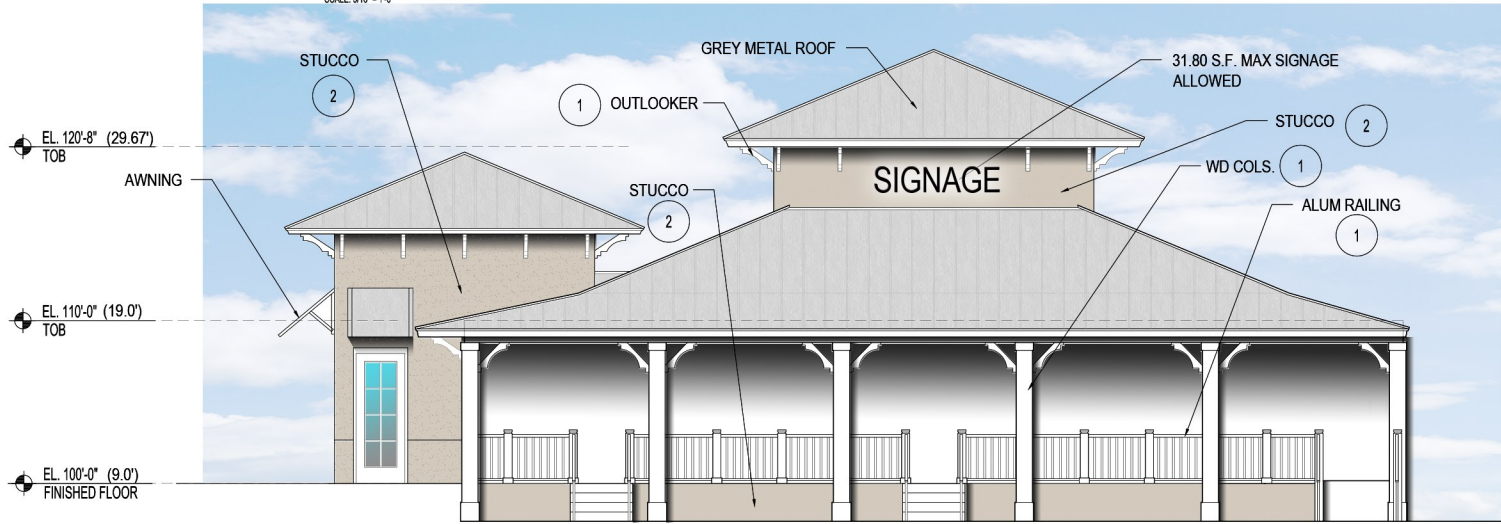
01 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



03 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



02 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



04 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

**HARVARD•JOLLY**  
**ARCHITECTURE**

Ft. Myers 239-275-7774  
Jacksonville 904-396-3300  
Orlando 407-667-7727  
St. Petersburg 813-726-8661  
Tampa 813-286-9209  
West Palm Beach 561-478-4457  
A-AC000119  
www.harvardjolly.com  
DESIGN OFFICE LOCATION: 2047 VISTA PARKWAY, STE. 100, WEST PALM BEACH, FL. 33411, PH. 561.478.4457

NEW RESTAURANT  
CRAB POT SITE  
386 EAST BLUE HERON BLVD.  
RIVIERA BEACH, FLORIDA

Comm. No: 15158.00  
Date: 9-26-16  
Drawn: LPC

- Revised:
- △
  - △
  - △
  - △
  - △
  - △

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THE CONTENTS OF THESE DOCUMENTS, INCLUDING OF THE DESIGN AND CONSTRUCTION, ARE PROVIDED BY THE ARCHITECT SHALL USE ALL LOCAL AGENCIES AVAILABLE TO VERIFY AND CONFIRM. ANY USE NOT AUTHORIZED IN WRITING BY THE ARCHITECT IS PROHIBITED.

René Tercilla AIA, REFP

C1.1







**For Staff Use Only**

<b>City of Riviera Beach</b>  Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404  Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1 <sup>st</sup> Hearing:	2 <sup>nd</sup> Hearing:
	Publication Dates (if required)	

**UNIFORM LAND USE APPLICATION**

*(Please attach separate sheet of paper for required additional information)*

**Complete appropriate sections of Application and sign.**

<b>APPLICANT</b>	Name of Property Owner(s):	RIVIERA SHORES LLC		
	Mailing Address:	800 NORTH ROAD, BOYNTON BEACH, FL 33435-3238		
	Property Address:	306 EAST BLUE HERON BLD., RIVIERA BEACH		
	Name of Applicant (if other than owner):	SEVEN KINGS HOLDINGS, INC.		
	Home: ( )	- N/A -	Work: (561) 625-9443	Fax: (561) 625-5689
	E-mail Address:	KEN@SKHOLDINGS.COM		

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation:	DOWNTOWN MIXED USE	Current Zoning Classification:	DOWNTOWN - GENERAL (CITY) IHC - PUD: INLET HARBOR CR (CRA)
	Square footage of site:	14,819 SF	Property Control Number (PCN):	56-43-42-28-00-003-0090
	Type and gross area of any existing non residential uses on site:	VACANT SITE		
	Gross area of any proposed structure:	4,500 <sup>±</sup> SF		
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [X] No	- N/A -		
	If yes, please describe:	- N/A -		
	Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [X] No	- N/A -		
	If yes, indicate date, nature and applicant's name:	- N/A -		
	Briefly describe use of adjoining property:	North:	MARINA GRANDE TOWERS	
		South:	BLUE HERON BLVD BRIDGE & SERVICE ROAD	
	East:	INTRACOASTAL WATERWAY		
	West:	MARINA GRANDE CONDO PARKING STRUCTURE		

<b>REZONE</b>	Requested Zoning Classification:	NO CHANGE FROM EXISTING ZONING.
	Is the requested zoning classification contiguous with existing?	- N/A -
	Is a Special Exception necessary for your intended use? [ ] Yes [X] No	
	Is a Variance necessary for your intended use? [ ] Yes [X] No	

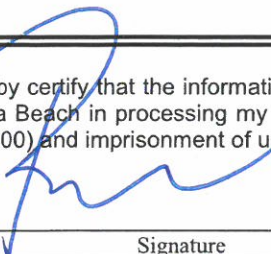
<b>FUTURE LAND USE</b>	Existing Use: <u>VACANT LAND</u>	Proposed Use: <u>RESTAURANT</u>
	Land Use Designation: <u>DOWNTOWN MIXED USE</u>	Requested Land Use: <u>DOWNTOWN MIXED USE</u>
	Adjacent Land Uses: North: <u>RESIDENTIAL (CONDOS)</u>	South: <u>BLUE HERON BLVD. BRIDGE / SERVICE ROAD</u>
	East: <u>ICW</u>	West: <u>PARKING GARAGE FOR CONDO BLDG.</u>
	Size of Property Requesting Land Use Change: <u>— N/A —</u>	

<b>SPECIAL EXCEPTION</b>	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

<b>VARIANCE</b>	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: WATERFRONT RESTAURANT
	Demonstrate that proposed use is appropriate to site: HISTORICAL USE OF PROPERTY WAS A FORMER RESTAURANT (CRAB POT)
	Demonstrate how drainage and paving requirement will be met: DRAINAGE WILL BE MET USING EXFILTRATION TRENCH & A PIPED DRAINAGE SYSTEM TO THE FDOT DRAINAGE SYSTEM ON THE SERVICE ROAD. PARKING & DRIVE AISLE AREAS WILL BE PAVED.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: THE SITE IS ALREADY SCREENED ALONG THE NORTH SIDE (CONDO TOWER) & WEST SIDE (PARKING STRUCTURE) NO SCREENING IS PROPOSED FOR WATERFRONT, & SOUTH SIDE IS SCREENED BY ELEVATED BRIDGE EMBANKMENT.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: PROJECT IS BEING RE-DEVELOPED INTO SAME USE AS PREVIOUSLY ON SITE. TRAFFIC IMPACT WILL BE NO MORE THAN PREVIOUSLY THERE, & IMPROVED PEDESTRIAN/BOATER ACCESS IS ANTICIPATED.
	Demonstrate how utilities and other service requirements of the use can be met: PROPOSED USE MEETS CONCURRENCY.
	Demonstrate how the impact of traffic generated will be handled: On-site: SEE ATTACHED TRAFFIC STATEMENT Off-site:

OTHER	<b>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</b>
	<ul style="list-style-type: none"> <li>• Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>

<b>Confirmation of Information Accuracy</b>	
I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.	
 Signature	SEVEN KINGS HOLDINGS, INC. BY: RAYMOND E GRAZIOTTO, PRES.      Oct 3, 2016 Date

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: RIVIERA SHORES LLC, BY ANDREW PODRAY, AMBR

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared ANDREW PODRAY

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

PC# 56-43-42-28-00-003-0090

the street address of which is: 386 EAST BLUE HERON BLVD., RIVIERA BEACH, FL

and that we hereby appoint:

Name: SEVEN KINGS HOLDINGS, INC. & ITS DESIGNEES

Address: 630 MAPLEWOOD DRIVE, SUITE 100  
JUPITER, FL 33458

Telephone: (561) 625-9443

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

[Signature] (Seal)  
[Signature] (Seal)  
[Signature] (Seal)

Sworn to and subscribed before me this 29 day of SEPTEMBER, 2016.

[Signature]

Notary Public



**AGENT AUTHORIZATION FORM**

Owner(s) of Record: AUTHORIZATION TO:  
SEVEN KINGS HOLDINGS, INC. & ITS  
DESIGNEES.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared RAYMOND E.  
GRAZIOTTO

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of  
record of the following described real property: TENANT

PCN 56-43-42-28- 00-003-0090

the street address of which is: 386 EAST BLUE HERON BLVD., RIVIERA BEACH, FL  
and that we hereby appoint:

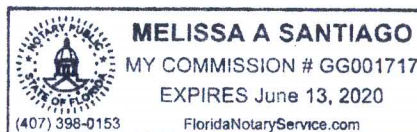
Name: GENTILE, GLAS, HOLLOWAY, O'MATTONEY & ASSOC., INC.  
Address: 1907 COMMERCE LANE, SUITE 101  
JUPITER, FL 33458  
Telephone: (561) 575-9557

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

[Signature] (Seal)  
SEVEN KINGS HOLDINGS, INC. (Seal)  
RAYMOND E GRAZOTTO (Seal)  
PRESIDENT (Seal)

Sworn to and subscribed before me this 7th day of DECEMBER, 2014.

[Signature]  
Notary Public



**CRAB POT SITE**  
Riviera Beach, FL

**SITE PLAN APPLICATION NARRATIVE**

The subject site was previously occupied by the Crab Pot, a waterfront restaurant that had been on its site since roughly the middle of the last century. The Crab Pot consisted of about 6,000 square feet, and approximately 14 on-site parking spaces with the balance of any parking historically derived from parking under the adjacent Blue Heron Blvd. bridge and along the service road.

Due in part to the significant damage arising from the 2004 / 2005 hurricane season, the Crab Pot was demolished in 2005, with the then-intent of constructing Inlet Tower, what was to be a 20-story residential condominium building (1 unit per floor). However, with the downturn in the economy and the condominium market collapse the proposed plan proved unfeasible and was abandoned. The site remains currently vacant.

The property is currently owned by Riviera Shores LLC. The Applicant is Seven Kings Holdings, Inc., who has a long term lease with the landowner.

The site itself is comprised of a total of 14,819 square feet (0.34 acres) of land, located in Flood Zone A7, with a minimum elevation of 8' NGVD resulting in a regulatory mandated finish floor elevation of 9' NGVD. Current Land Use / Zoning on the property Downtown Mixed Use / Downtown – General (from the City) and IHC-PUD: Inlet Harbor Center (CRA) respectively. No change from the current Land Use / Zoning designations are being requested.

The Applicant believes this application is fully compliant with the various City Land Development Code for the building.

Relative to concurrency, attached is:

- A traffic statement noting the site is within the City's TCEA, and is therefore in compliance with the Countywide TPS. An application has been filed with the Palm Beach County Traffic Engineering Department for review and approval;
- A City of Riviera Beach Utility District Letter of Capacity for the site;

As a non-residential project school concurrency is not applicable.

Since the demolition of the Crab Pot:

- FDOT has grassed over former paved areas adjacent to the site, while also erecting fencing under the Blue Heron bridge to disallow any random parking;



- The adjacent 20-story Marina Grande condominium towers were completed, which occupy the north side of the property;
- The adjacent 7-story Marina Grande parking structure and recreational facility occupies the west property line; and
- In conjunction with its construction, the above adjacent Marina Grande property (north and west property lines) had installed a fence / wall / landscaping buffer on the Marina Grande property facing this site.

In addition to the above referenced adjoining properties, the subject parcel is bounded on the east by the Intracoastal Waterway, and on the south by the Blue Heron Blvd. service road.

This application is for the City's approval of a roughly 4,500 square foot, one-story waterfront restaurant with seating for a minimum of 150 patrons. Parking consists of both on-site parking (12 on-site parking spaces), and immediately adjacent "off-site" parking in the form of a lease arrangement with FDOT (6 parking spaces), owner of the southerly adjacent ROW for the public service road on which the site faces. Preliminary discussions with FDOT have yielded an informal approval of the submitted site plan and willingness for the land owner to enter into a lease agreement for the shown parking. Formal application to the FDOT has been made concurrent with this City application. FDOT has further indicated any such final lease arrangement will be conditioned upon the City's approval of the submitted site plan.

While the submitted plans include a site plan data sheet showing compliance with the City Land Development Code, a summary of compliance with the Building Standards are as follows:

- The building is a one-story building as defined by the ULDC and complies with Section 31-535(a).
- Ground story of commercial is ten feet to 18 feet tall per Section 31-535(a)(2).
- Roof top equipment is shielded from ground view by placing on the roof per Section 31-535(a)(9). Given the height of the proposed building (one story) and the heights of the surrounding buildings (seven stories plus) shielding the visual impact from adjacent buildings is not possible.
- As a single story structure, the project complies with Section 31-535(a)(10).
- A significant portion of the building's south façade is open air as well and thus meets requirements of Section 31-535(f)(1).
- The nature of the overall design (open structure) does not generally include windows. However, those windows and doors that do occur do include muntins, with limited use of circular windows per Section 31-535(f)(2).
- An expression line has been included in the building design to respond to Sections 31-535(f)(4) and 31-536(4)a.

- The existing characteristics of the site do not meet any of the standard design nor location criteria referred to in section 29-65. The site is located on a one-way service road and therefore it cannot comply with any of the standard design examples shown in the code. The applicant has designed the subject site to comply with all interior and parking landscape requirements of Section 31-536(b)(3)a.1.
- Due to the existing conditions of the site, particularly the wide distance between the property line and existing pedestrian walk parallel to the existing service road, a combined 8' pedestrian walk cannot be accommodated per Section 31-536(b)(3)a.2. The applicant does propose a pedestrian connection from the proposed building and outdoor dining area to the existing public right-of-way that shall comply with ADA accessibility requirements as well as surface treatment.
- Front setback area has been designed to incorporate pedestrian circulation to the main building entry and outdoor dining area while incorporating complimentary landscape elements without obstructing views of the restaurant use in accord with Section 31-536(b)(3)a.3.
- Due to grade differences facing the south elevation to the ROW it is unsafe to comply with Section 31-536(b)(3)b. However, the proposed building has used a Storefront type of entrance with a "faux" entrance doors facing the south ROW, and the building entrance feature as a whole facing the ROW in an attempt to satisfy this appearance criteria.
- The proposed building complies with using at least one of the allowed frontage types, in this case a Storefront per Sections 31-536(b)(3)c and 31-537(a).
- The applicant has provided a continuous maintained hedge to screen the view of the on-site parking from the right-of-way. Additionally, shade trees have been incorporated in this area as required under Section 31-536(b)(4)b.
- The adjacent residential site to the side and rear have an existing 6' wall and fence combination. The adjacent use to the west side is a parking garage and to the north (rear) is the side of a 20 story condo building. The adjacent buffer is heavily landscaped; however, the Applicant proposes to supplement landscape material where screening may need to be increased from the actual residential units such as from a window into the subject property to address those requirements of Section 31-536(b)(4)c.



September 26, 2016

Jeff Gagnon  
Planning and Zoning Administrator  
City of Riviera Beach  
600 W. Blue Heron Boulevard  
Riviera Beach, FL 33404

RECEIVED  
OCT - 1 2016  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

**RE: Crab Pot Site  
Project #: 160911  
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Jeff:

The Palm Beach County Traffic Division has reviewed the **Crab Pot Site** Trip Generation Statement prepared by Pinder Troutman Consulting, Inc., dated August 31, 2016, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

**Municipality:** City of Riviera Beach  
**Location:** North of E. Blue Heron Boulevard and approximately 500' east of Lake Shore Drive  
**PCN #:** 56-43-42-28-00-003-0090  
**Existing Uses:** Vacant  
**Proposed Uses:** 4,486 SF of high turnover sit-down restaurant  
**Access:** One ingress-only and one egress-only driveway connecting the service loop road under the bridge  
**New Net Daily Trips:** 326  
**New Net PH Trips:** 28 AM (15/13) and 25 PM (15/10)  
**Build-Out:** December 31, 2020

Based on our review, the Traffic Division has determined the proposed development is located within Riviera Beach TCEA and meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 684-4030 or email to [gyuan@pbcgov.org](mailto:gyuan@pbcgov.org).

Sincerely,

Quan Yuan, P.E.  
Professional Engineer  
Traffic Division

QY/dd  
ec: Addressee  
Rebecca J. Mulcahy, P.E. – Pinder Troutman Consulting, Inc.  
Quazi Bari, P.E., Professional Engineer – Traffic Division  
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\MMT\MUNICIPALITIES\APPROVALS\2016\160911 - CRAB POT SITE.DOC

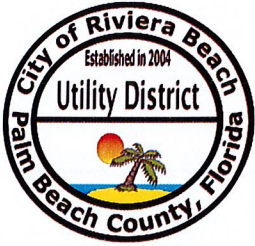
**Palm Beach County  
Board of County  
Commissioners**

- Mary Lou Berger, Mayor
- Hal R. Valeche, Vice Mayor
- Paulette Burdick
- Shelley Vana
- Steven L. Abrams
- Melissa McKinlay
- Priscilla A. Taylor

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"



## CITY OF RIVIERA BEACH UTILITY DISTRICT

600 W. BLUE HERON BLVD  
TELEPHONE (561) 845-4185

RIVIERA BEACH, FL 33404  
FAX (561) 840-7292

September 8, 2016

Mark Williams, P.E.  
Southern Design Group  
609 North Hepburn Avenue, Ste 204  
Jupiter, FL 33404  
561-743-0501

**RE: Letter of Capacity for Crab Pot Restaurant in Riviera Beach, Florida.**

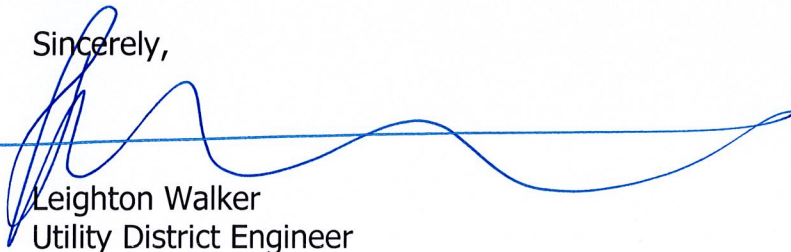
Dear Mr. Williams:

This letter is to confirm that there is sufficient potable water, irrigation water, fire protection pressure, and sewer collection to service this project proposed to be located at 386 East Blue Heron Boulevard. Our understanding is that this 4,486 square foot site will be designed to seat 250 with restrooms and associated facilities.

Please note that it is the District's intention to retain full utility authority and service on this property.

If additional information is needed, please feel free to contact me at (561) 845-4185.

Sincerely,

A blue ink handwritten signature of Leighton Walker, consisting of a large, stylized initial 'L' followed by a series of loops and a long horizontal stroke.

Leighton Walker  
Utility District Engineer

cc: File

**From:** [March, Ladi](#)  
**To:** [Bailey, Terrence](#); [Velasquez, Mario](#); [Duren, Reginald](#); [Williams III, Clarence D](#); [Perry, Troy](#); [Evans, Jonathan](#)  
**Cc:** [Hughes, Tom](#); [FStallworth@wpb.org](mailto:FStallworth@wpb.org); [Madden, Michael](#); [Thomas, Steven](#); [Walker, Leighton C](#); [Gagnon, Jeff](#); [Gagnon, Jeff](#)  
**Subject:** RE: SP-16-18 CRAB POT - 386 E Blue Heron Blvd  
**Date:** Monday, April 10, 2017 5:19:02 PM

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Building has no outstanding comments at this time.

---

**From:** Bailey, Terrence  
**Sent:** Monday, April 10, 2017 1:20 PM  
**To:** Velasquez, Mario <mvelasquez@Rivierabch.com>; March, Ladi <lmarch@Rivierabch.com>; Duren, Reginald <rduren@Rivierabch.com>; Williams III, Clarence D <cwilliams@Rivierabch.com>; Perry, Troy <TPERRY@Rivierabch.com>; Evans, Jonathan <jevans@Rivierabch.com>  
**Cc:** Hughes, Tom <THughes@Rivierabch.com>; FStallworth@wpb.org; Madden, Michael <MMADDEN@Rivierabch.com>; Thomas, Steven <ssthomas@Rivierabch.com>; Walker, Leighton C <Lcwalker@Rivierabch.com>; Gagnon, Jeff <Jgagnon@Rivierabch.com>; Gagnon, Jeff <Jgagnon@Rivierabch.com>  
**Subject:** RE: SP-16-18 CRAB POT - 386 E Blue Heron Blvd

Good afternoon Team,

The developer of the Crab Pot is asking why they have not been scheduled for PZ Board review. We would like to place this project on the next meeting if the comments have been addressed. We have received comments from Police and Fire and need comments from the remaining departments with outstanding comments.

Thank you for your assistance in advance.

Terrence N. Bailey, LEED AP, P.E.  
**Director of Community Development**  
[600 Blue Heron, Riviera Bch 33404](#)  
**Phone:** (561) 845-4060  
**Fax:** (561) 840-4038  
[tbailey@rivierabch.com](mailto:tbailey@rivierabch.com)

We are what we repeatedly do. Excellence then is not an act, but a habit  
-Aristotle

---

**From:** Velasquez, Mario  
**Sent:** Wednesday, April 5, 2017 10:47 AM  
**To:** March, Ladi <lmarch@Rivierabch.com>; Duren, Reginald <rduren@Rivierabch.com>; Williams III, Clarence D <cwilliams@Rivierabch.com>; Perry, Troy <TPERRY@Rivierabch.com>  
**Cc:** Hughes, Tom <THughes@Rivierabch.com>; FStallworth@wpb.org; Madden, Michael <MMADDEN@Rivierabch.com>; Thomas, Steven <ssthomas@Rivierabch.com>; Walker, Leighton C <Lcwalker@Rivierabch.com>; Bailey, Terrence <TBailey@Rivierabch.com>; Gagnon, Jeff <Jgagnon@Rivierabch.com>; Bailey, Terrence <TBailey@Rivierabch.com>; Gagnon, Jeff

<[Jgagnon@Rivierabch.com](mailto:Jgagnon@Rivierabch.com)>

**Subject:** SP-16-18 CRAB POT - 386 E Blue Heron Blvd

Good morning everyone,

The deadline for the comments was on Monday April 3, 2017. At this time, I have only received comments from Fire Department (THANK YOU).

Please review the information provided and provide your comments as soon as possible. Staff is planning on submitting a response to the applicant on Friday April 7, 2017 and would like to include your comments.

Thank you all for your cooperation,

**Mario Velasquez**, *Senior Planner/GIS Specialist*  
City of Riviera Beach, P: (561) 845-4034, F: (561) 845-4038

---

**From:** Velasquez, Mario

**Sent:** Monday, March 27, 2017 4:59 PM

**To:** March, Ladi <[lmarch@Rivierabch.com](mailto:lmarch@Rivierabch.com)>; Duren, Reginald <[rduren@Rivierabch.com](mailto:rduren@Rivierabch.com)>; Williams III, Clarence D <[cwilliams@Rivierabch.com](mailto:cwilliams@Rivierabch.com)>; Perry, Troy <[TPERRY@Rivierabch.com](mailto:TPERRY@Rivierabch.com)>

**Cc:** Hughes, Tom <[THughes@Rivierabch.com](mailto:THughes@Rivierabch.com)>; 'FStallworth@wpb.org' <[FStallworth@wpb.org](mailto:FStallworth@wpb.org)>; Madden, Michael <[mmadden@Rivierabch.com](mailto:mmadden@Rivierabch.com)>; Thomas, Steven <[ssthomas@Rivierabch.com](mailto:ssthomas@Rivierabch.com)>; Walker, Leighton C <[Lcwalker@Rivierabch.com](mailto:Lcwalker@Rivierabch.com)>; Bailey, Terrence <[TBailey@Rivierabch.com](mailto:TBailey@Rivierabch.com)>; Gagnon, Jeff <[Jgagnon@Rivierabch.com](mailto:Jgagnon@Rivierabch.com)>

**Subject:** SP-16-18 CRAB POT - 386 E Blue Heron Blvd

Good afternoon,

The applicant has resubmitted and provided responses to your comments and concerns.

Please provide comments in your area of expertise on or before Monday April 3, 2017.

A link has been provided for you to access the digital copies of the submittal:

<https://files.secureserver.net/OfUsmuxHuwIgnE>

Thank you for your cooperation,

**Mario Velasquez**, *Senior Planner/GIS Specialist*  
City of Riviera Beach, P: (561) 845-4034, F: (561) 845-4038

**From:** [Bailey, Terrence](#)  
**To:** [Velasquez, Mario](#)  
**Cc:** [Gagnon, Jeff](#)  
**Subject:** RE: SP-16-18 CRAB POT - 386 E Blue Heron Blvd  
**Date:** Friday, January 20, 2017 10:19:26 AM

---

Mario,  
Below was my comments on the Crab Pot.

Terrence N. Bailey, LEED AP, P.E.  
**Director of Community Development**  
[600 Blue Heron, Riviera Bch 33404](#)  
**Phone:** (561) 845-4060  
**Fax:** (561) 840-4038  
[tbailey@rivierabch.com](mailto:tbailey@rivierabch.com)

We are what we repeatedly do. Excellence then is not an act, but a habit  
-Aristotle

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**From:** Bailey, Terrence  
**Sent:** Monday, December 19, 2016 1:45 PM  
**To:** Velasquez, Mario <mvelasquez@Rivierabch.com>  
**Cc:** Gagnon, Jeff <Jgagnon@Rivierabch.com>  
**Subject:** RE: SP-16-18 CRAB POT - 386 E Blue Heron Blvd

Engineering is satisfied with the comments and revisions.

Terrence N. Bailey, LEED AP, P.E.  
Riviera Beach City Engineer  
[2391 Ave L Riviera Bch 33404](#)  
**Phone:** (561) 845-3472  
**Fax:** (561) 840-4845  
[tbailey@rivierabch.com](mailto:tbailey@rivierabch.com)

We are what we repeatedly do. Excellence then is not an act, but a habit  
-Aristotle

---

**From:** Velasquez, Mario  
**Sent:** Thursday, December 15, 2016 12:23 PM  
**To:** buildingofficialtemp <[buildingofficialtemp@Rivierabch.com](mailto:buildingofficialtemp@Rivierabch.com)>; Bailey, Terrence <[TBailey@Rivierabch.com](mailto:TBailey@Rivierabch.com)>; Duren, Reginald <[rduren@Rivierabch.com](mailto:rduren@Rivierabch.com)>; Williams III, Clarence D <[cwilliams@Rivierabch.com](mailto:cwilliams@Rivierabch.com)>; Perry, Troy <[TPERRY@Rivierabch.com](mailto:TPERRY@Rivierabch.com)>  
**Cc:** Jones, Danny <[ddjones@Rivierabch.com](mailto:ddjones@Rivierabch.com)>; Gagnon, Jeff <[Jgagnon@Rivierabch.com](mailto:Jgagnon@Rivierabch.com)>; Hughes, Tom <[THughes@Rivierabch.com](mailto:THughes@Rivierabch.com)>; [FStallworth@wpb.org](mailto:FStallworth@wpb.org); Madden, Michael <[MMADDEN@Rivierabch.com](mailto:MMADDEN@Rivierabch.com)>; Thomas, Steven <[ssthomas@Rivierabch.com](mailto:ssthomas@Rivierabch.com)>; Walker, Leighton C <[Lcwalker@Rivierabch.com](mailto:Lcwalker@Rivierabch.com)>  
**Subject:** RE: SP-16-18 CRAB POT - 386 E Blue Heron Blvd

Good afternoon,

The applicant has resubmitted and provided responses to your comments and concerns. Please provide comments in your area of expertise on or before Friday December 30, 2016. A link has been provided for you to access the digital copies of the submittal:

<https://files.secureserver.net/Of3SNe5TmTzyjR>

Thank you for your cooperation,

**Mario Velasquez**, *Senior Planner/GIS Specialist*  
City of Riviera Beach, P: (561) 845-4034, F: (561) 845-4038



## Velasquez, Mario

---

**From:** Bailey, Terrence  
**Sent:** Thursday, April 20, 2017 1:23 PM  
**To:** Gagnon, Jeff; Velasquez, Mario  
**Subject:** FW: SP-16-18 Crab Pot

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Terrence N. Bailey, LEED AP, P.E.  
**Director of Community Development**  
[600 Blue Heron, Riviera Bch 33404](#)  
**Phone:** (561) 845-4060  
**Fax:** (561) 840-4038  
[tbailey@rivierabch.com](mailto:tbailey@rivierabch.com)

We are what we repeatedly do. Excellence then is not an act, but a habit  
-Aristotle

---

**From:** Duren, Reginald  
**Sent:** Thursday, April 20, 2017 1:23 PM  
**To:** Bailey, Terrence <[TBailey@Rivierabch.com](mailto:TBailey@Rivierabch.com)>  
**Subject:** RE: SP-16-18 Crab Pot

Yes, the project can move forward pursuant to the guidance detailed in the Fire Rescue Department memo dated March 31, 2017, from Fire Inspector Frank Stallworth.

Reginald K. Duren  
Fire Chief  
Riviera Beach Fire Rescue  
600 West Blue Heron Blvd.  
Riviera Beach, FL 33404  
[rduren@rivierabch.com](mailto:rduren@rivierabch.com)

---

**From:** Bailey, Terrence  
**Sent:** Wednesday, April 19, 2017 10:11  
**To:** Walker, Leighton C <[Lcwalker@Rivierabch.com](mailto:Lcwalker@Rivierabch.com)>; Perry, Troy <[TPERRY@Rivierabch.com](mailto:TPERRY@Rivierabch.com)>; Duren, Reginald <[rduren@Rivierabch.com](mailto:rduren@Rivierabch.com)>  
**Subject:** FW: SP-16-18 Crab Pot

Chief Duren and Leighton

I see your comments, can this project move forward with site plan approval with these comments being addressed. If this is acceptable please amend the letter to state that the project can move forward with site plan approval.

Terrence N. Bailey, LEED AP, P.E.  
**Director of Community Development**  
[600 Blue Heron, Riviera Bch 33404](#)

[Phone: \(561\) 845-4060](tel:(561)845-4060)  
[Fax: \(561\) 840-4038](tel:(561)840-4038)  
[tbailey@rivierabch.com](mailto:tbailey@rivierabch.com)

We are what we repeatedly do. Excellence then is not an act, but a habit  
-Aristotle

---

**From:** Velasquez, Mario  
**Sent:** Tuesday, April 18, 2017 1:23 PM  
**To:** Kenneth A. Blair <[Ken@SKHOLDINGS.com](mailto:Ken@SKHOLDINGS.com)>  
**Cc:** Dan Siemsen <[DSiemsen@2gho.com](mailto:DSiemsen@2gho.com)>; Bailey, Terrence <[TBailey@Rivierabch.com](mailto:TBailey@Rivierabch.com)>; Gagnon, Jeff <[Jgagnon@Rivierabch.com](mailto:Jgagnon@Rivierabch.com)>  
**Subject:** SP-16-18 Crab Pot

Good afternoon Ken,

Please see attached the comments the Crab Pot project.  
If you have any questions, please do not hesitate to contact me.

Have a nice day,

**Mario Velasquez**, *Senior Planner/GIS Specialist*  
City of Riviera Beach, P: (561) 845-4034, F: (561) 845-4038

---

POLICE DEPARTMENT

INTER-DEPARTMENTAL COMMUNICATION

---

**To:** DeAndrae Spradley  
**From:** Steven Thomas, Major of Police  
**Date:** April 5, 2017  
**Re:** Crab Pot SP-16-18

---

The police department has no further comments.

**CC:** Clarence Williams, Chief of Police  
Michael Madden, Asst. Chief of Police  
Natalie Moore, Code Enforcement Administrator  
Spencer Rozier, District 1 Commander



# MEMORANDUM

To: **Mario Velasquez, Senior Planner**  
**Community Development**

From: **Leighton Walker – Utilities Engineer**

Date: **April 20, 2017**

Re: **Crab Pot Plan Review**

---

The Utility District approves the site plan provided that the below stated condition which was agreed to by the owner's engineer (in the attached email sent) on April 12, 2017 is satisfactorily met:

- Based on the field location of the existing 16" water main along the frontage of the property, a utility easement granted to the RBUD may be required prior to the certificate of occupancy for the building. The existing 16" water main will be field located by the owner/contractor to the satisfaction of the RBUD and a determination made at that time regarding the need for a utility easement.

LCW

## Walker, Leighton C

---

**From:** Mark Williams <markw@sdgcivil.com>  
**Sent:** Wednesday, April 12, 2017 4:42 PM  
**To:** Walker, Leighton C  
**Cc:** 'Ken Blair'  
**Subject:** Crab Pot - FDOT Utility Permit application  
**Attachments:** Utility permit 2 pgs.pdf

Leighton,

See attached FDOT application for your signature as discussed. We also need at least one set of stamped approved plans please.

Please sign and advise regarding pick up.

Also, as discussed, you indicated that the need for a utility easement on the property relative to the location of the existing 16" water main (for maintenance purposes) can be required as a condition of the approval. Can we add a condition to the site plan approval that states " based on the field location of the existing 16" water main along the frontage of the property, a utility easement granted to the RBUD may be required prior to the certificate of occupancy for the building. The existing 16" water main will be field located by the owner/contractor to the satisfaction of the RBUD and a determination made at that time regarding the need for a utility easement".

If we can include this type of verbiage in the approval of the site plan, it will avoid another submittal and review relative to the obtaining final approval of the site plan.

Thank you for considering the above.

Mark A. Williams, P.E.  
Southern Design Group, Inc.  
609 No. Hepburn Avenue, Suite 204  
Jupiter, FL 33458  
Ph. No. 561-743-0501  
Cell No. 561-389-8401  
Fax. No. 561-743-1420  
markw@sdgcivil.com