

Velasquez, Mario

From: EAPAY@aol.com
Sent: Monday, May 8, 2017 1:10 PM
To: Gagnon, Jeff
Cc: Velasquez, Mario; Bailey, Terrence; Kashamba Miller-Anderson; Masters, Thomas A; djones@rivierabch.com
Subject: Crab Pot Restaurant Approval Process
Attachments: MGPropertyMemo05072017.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached letter addressing some of the concerns I and most of the residents of the Marina Grande Condominium have regarding this site and proposed use as a restaurant.

Thank you for your anticipated continued cooperation.

Edward A. Payne

MEMORANDU

To: The Members of the Riviera Beach Planning & Zoning Board
From: Edward & Toby Payne and Marina Grande Concerned Residents
Dated: May 8, 2017
Re: Proposed Crab Pot Restaurant

As residents of the neighboring Marina Grande Condominium, the Crab Pot proposed application seems to raise many concerns needing further clarification. Marina Grande owner / residents are greatly concerned about the proposed Crab Pot restaurant and the negative impact it will have on the quality of life for all Marina Grande residents and community, as well as the potential negative impact on condo values.

Concerns and issues we believe should be looked into for clarification are many and include the following:

A. NOISE ABATEMENT: Given the very close proximity of the proposed restaurant to the Marina Grande building, noise and noise levels, are major concerns to residents. After all, The Ritz Carlton property on Singer Island is located much further from their source of music disturbance - Two Drunken Goats restaurant – and where're just a few feet away!!! The more obvious concerns deal with:

1. Restricting *hours* allowed for playing music inside / outside of the restaurant
2. Restrict playing any *amplified* music any time
3. Restricting *decible levels* for any music
4. Restricting all music playing outside on the deck and on docked boats

B. PARKING ISSUES

1. Are the number of parking spots in compliance with the size of the restaurant and restaurant seating capacity?
2. Would proposed off site parking spots (not owned by the restaurant) be in compliance given their current use? If not, will variances be required?

B. TRAFFIC AND SAFETY RELATED CONCERNS

C. RESTICTING OUTSIDE LIGHTING:

1. To ensure outside lighting does not create disturbances to residence in the Marina building and to the community

D. SMOKE AND COOKING SMELL ABATEMENT ISSUES

E. TRASH CONTAINMENT ISSUES

F. RAT AND OTHER VERMAN INFESTATION/CONTAINMENT ISSUES

G. SET BACK COMPLIANCE

1. Adherence to all regulations given the close proximity of the proposed restaurant to the Marina Grande buildings

H. SAFETY ISSUES:

1. Accessing on to community property

H. OUSIDE DECK / SEATING

1. Adherence to current codes / regulations as to how far out into the Intracoastal such a deck can extend from the current bulkhead
2. Will construction of a deck extending out into the Intracoastal require construction of a new bulk head
3. If so, does the Army Corps of Engineers need to approve such work? And does some impact study have to be conducted?

I. ENDANGERED SPECIES

1. Manatees and sting rays routinely travel up and down the Intracoastal very close to the shore line. To what extent does building a deck out into these waters impact on their migration patterns (forcing these species to travel further into the water way and into boat traffic). Doesn't this require an environmental impact study to be undertaken?

I. TEMPORARY DELAYS FOR FURTHER MEETINGS:

1. With so many Marina Grande residents being away for the summer and unable to attend meetings and or voice their concerns in person, we ask the Town to consider temporarily delaying any further meetings until September / October when all of our residents will be returning.

The Marina Grande Condominium community of approximately 350 units and about 1,000 residents represents a large tax base for the City of Riviera Beach (perhaps as much as \$3.5 million +/-). Having a bad neighbor is not good business for anybody. The loss of condo asset values (the opinions of many local real estate professionals) will also result in lower real estate tax revenues for the City. Many kudos to the City of Riviera Beach for its continuing efforts to enhance its image and in its pursuit of redevelopment projects. As such, the City should look to assure this project, if approved, is moved forward in such a manner beneficial to all those concerned. Lets all look to move forward in a cooperative and positive fashion, and one that will be beneficial to all our interests.

Thank you for your attention and anticipated cooperation in dealing with all these concerns.

Respectfully,

Toby & Edward Payne – Unit 1915

Velasquez, Mario

From: ruahbb@aol.com
Sent: Saturday, May 6, 2017 10:14 AM
To: Gagnon, Jeff; Velasquez, Mario; Bailey, Terrence; Kashamba Miller-Anderson; Masters, Thomas A; Jones, Danny
Subject: Crab Pot

Follow Up Flag: Follow up
Flag Status: Flagged

To: Riviera Beach Officials

From: Peter & Judith Foster
Marina Grande - Unit 1416

Your packet of information has been forwarded to us in reference to the Crab Pot Application. In reading through the packet, most of our original questions that we asked in our previous email to you remain unanswered. However, information enclosed in the packet raised some additional questions. Mainly, in the section titled "Staff Conclusion".

#7 -- Hours of business extend to 2:00 am.

#8 --- A. Amplified music shall be **PROHIBITED** on Friday & 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.

What exactly does that mean? Does that mean music is **ALLOWED** 7 days a week from 8:00 AM until 10:00 PM or 11:30 PM, depending on the day? This absolutely needs to be clarified and addressed at this time, not after the fact. Is the music a mellow piano, a single guitar, a 6 piece loud hard rock band? Is the music

enclosed within the area that has 4 walls or in the "open area"? The word "Music" has many meanings! Again this needs to be clarified at this time, not after the fact.

There is no requirement in the "Staff Conclusion" for a Maximum Decibel Level allowed and what manner of monitoring will be implemented.

The statements are way too vague! The Board should require a more defined and specific description of what their intentions are regarding their entertainment. Without parameters, we foresee a nightmare evolving! And perhaps ongoing lawsuits.

Addressing this now, avoids all the "unknowns". How can an application not address these very important issues and be considered by Riviera Beach?

A restaurant is one thing and a loud, rowdy bar is entirely something else. They each attract their own unique patrons. In keeping with the elevation of the area, the latter is not something that benefits any one. It just offers the opportunity to return to the "bad old days" and the reputation Riviera Beach is trying to distance itself from.

Cases in Point:

Sailfish Marina -- Music starts early, ends early 9PM, other side of the intercoastal.

Two Drunken Goats -- Music once a month with Memory Lane band starts at 4 and ends at 8:30. Assorted one piece music is present some afternoons. The Ritz Carlton complained a couple of years ago about the noise levels and allowable time, which were addressed and restricted. The tax dollars that Marina Grande pays

to Riviera Beach should allow that our voices are heard just as loud as the Ritz.

Harbourside in Jupiter --A constant legal lawsuit in progress by residents living ACROSS THE INTERCOASTAL. Decibel levels are way too high and events go too late at night. Even though all of the above has been drastically reduced, there are still on going law suits.

Interestingly, #4 in Staff Conclusion makes it VERY clear that all advertising must state the Crab Pot as being located in Riviera Beach and if not fees and penalties will be levied. And yet, these other very important issues have not been addressed as subject to fines. They haven't even been addressed!

Marina Grande Condominiums has in the neighborhood of approximately 1000 residents LIVING DIRECTLY NEXT DOOR to the proposed Crab Pot restaurant. We are NOT ACROSS THE INTERCOASTAL OR DOWN THE ROAD! The restaurant music and assorted noise will be in our living rooms and bedrooms. Every resident in Marina Grande Condominiums will be living the potential nightmare unless the City of Riviera Beach sets the strict boundaries and limitations needed from the onset. Our sliding doors and SOUTH and EAST windows will be closed on weekends and forever at night. Our condominium does not allow cooking or grilling on our decks BUT we will have to endure the smells of restaurant cooking, smoke and garbage. Our property values will struggle to hold their current values. All for a little city tax revenue for our neighboring commercial piece of property.

Good neighbors take into consideration the rights of "quiet enjoyment" of their neighbors' homes and if they do not, then it is the obligation and responsibility of our governing officials to ensure that all of our rights are equally respected.

Thank you,

Judith Foster

Peter Foster

Velasquez, Mario

From: Juan Carlos Fanjul <fanjul1@yahoo.com>
Sent: Monday, May 8, 2017 1:25 PM
To: Velasquez, Mario
Subject: New Restaurant/Letter of Support
Attachments: CrabPotSite (1).docx

May 8, 2017

Mr. Mario Velasquez
Senior Planner/GIS Specialist
City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

Re: Crab Pot Site
Blue Heron Boulevard, Riviera Beach

Dear Mr. Velasquez,

I live at Marina Grande Condominiums and I have been an owner since 2010. I recently became aware there is an effort to build an all-new restaurant on the site of the old Crab Pot restaurant next to our building. I am writing to let you know I fully support such a project and ask the city does the same..

When I purchased my condo seven years ago, we were promised by the mayor and other city leaders that the surrounding area would blossom with new amenities and our property values would increase. The only major business to come in has been Publix. Although that was huge coup for the area, there has been nothing of significance since.

Adding a restaurant, especially on the water, would make the area more desirable for residents and visitors. Aside from a Jamaican joint and Popeye's fast food, there are no conventional restaurants to frequent in the area. You either have to drive across the bridge or head north. Having an eatery on the waterfront would be a game changer for the immediate area and the city as a whole. It is my hope as a taxpayer and resident of Riviera Beach that city staff will support the application to build this restaurant and that it is ultimately approved by the city council.

Thank you for your consideration,
Juan Carlos Fanjul
2650 Lake Shore Drive #1503
Riviera Beach, FL 33404

May 8, 2017

Mr. Mario Velasquez
Senior Planner/GIS Specialist
City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

Re: Crab Pot Site
Blue Heron Boulevard, Riviera Beach

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Thank you for your consideration,
Juan Carlos Fanjul
2650 Lake Shore Drive #1503
Riviera Beach, FL 33404

Velasquez, Mario

From: Kenneth Summers <kennethsummers@icloud.com>
Sent: Monday, May 8, 2017 10:42 PM
To: Gagnon, Jeff
Subject: Site Plan application from Seven Kings
Attachments: FullSizeRender.jpg; ATT00001.txt

2650 Lake Shore Drive – Unit 903
Riviera Beach, FL 33404

May 8, 2017

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

Re: Crab Pot Restaurant site
Blue Heron Blvd., Riviera Beach, FL

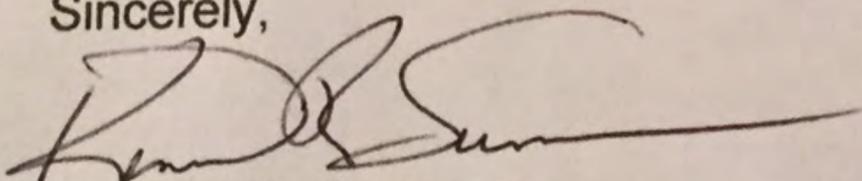
Dear Mr. Gagnon:

As a long-time visitor to Riviera Beach, and now a condominium owner in the adjacent Marina Grande complex, I had historically enjoyed the dining experience of the former Crab Pot restaurant prior to its closing & destruction. With very few waterfront food establishments in the general area, we hope the City will support the approval of the pending application for a new restaurant on the former Crab Pot site.

It certainly is more desirable than the previous high rise condominium that was approved but not built. It would be great to be able to just walk to the adjacent restaurant versus driving to West Palm Beach or Palm Beach Gardens for dinner.

I hope you will count my opinion among those being in support of this application.

Sincerely,



Kenneth R. Summers

Velasquez, Mario

From: Marybeth Coffe <marybeth.coffe@gmail.com>
Sent: Tuesday, May 9, 2017 1:34 PM
To: Gagnon, Jeff
Subject: Fwd: Planning & Zoning Meeting, 11 May 2017 Case Number SP-16-18

Jeff

My husband, Jimmy, just spoke with you regarding the crab shack replacement. I am forwarding the email I sent to Mayor Masters and Ms Miller. As Jim conveyed, we are concerned that the permissions are too broad and could hurt the property values of Marina Grande units.

We are pro development within a sound framework.

Marybeth

Sent from my iPad

Begin forwarded message:

From: Marybeth Coffe <marybeth.coffe@gmail.com>
Date: May 8, 2017 at 9:37:09 PM EDT
To: kmiller@rivierabch.com, mayormasters@rivierabch.com
Subject: Planning & Zoning Meeting, 11 May 2017 Case Number SP-16-18

Mayor Masters and Ms Miller

My husband and I are full time resident owners at Marina Grande Condominiums. We have reviewed the package regarding the request for zoning and planning commission approval Case Number SP-16-18, Restaurant on the vacant lot adjacent to Ocean Tower and Blue Herron Blvd.

First, let me say that we are exciting by the prospect of the right kind of development on this vacant lot. We believe a restaurant might well fill the bill.

However, after having reviewed the staff report, we have more questions for the city and developer and are concerned about the negative impact a poorly defined facility could have on our current lifestyle and property values. To this end, we would like to have more understanding of the following.

1. Is this facility going to primarily going to operate as a restaurant or a bar? The request advises that operating times will go until 2am daily. First, nothing good happens after midnight. Second, I researched similar combo restaurant and bar operations and most close at 11, some earlier, some later. Those that primarily functioned as bars stayed open later on weekends and those that were in close proximity to housing or hotel facilities closed earlier. Those that were more focused on food service also tended to close earlier. Can we get clarification? Sailfish Marina on Singer Island closes at 10 pm and is a perfect comparable in terms of proximity to residential space.

2. If this operation is going to be focused on liquor sales with food as an incidental item, this is not the type of neighbor we need as there is already a full service bar within one block of this location.
3. Amplified music may or may not be a problem depending upon the actual sound level. Will the music be loud bands, recorded music, or small combos? Is it possible to conduct a test at a particular decibel level before such a broad approval is granted? Can times be slightly more restricted?
4. The proposed building is wedged into the lot and it appears that the trash facilities will be on the rear side of the building which is the side closest to the Marina Grande fence on the Ocean Tower side. What arrangements are being made to contain trash, schedule pickup, minimize foul odors from decomposing food items, keep the area rodent and small animal free?
5. Understand that the parking lot spacing meets the minimum standards for a downtown location, I would have to argue that this vacant lot is not in a "downtown" location. A downtown location would have access to paid parking garages, paid lots, and metered street parking. The limited proposed parking of 14 on the lot and the possible 6 leased spaces is only 20 spaces. With a capacity of 150 to 250 guests, this makes no sense as this is not a walk to location. Potentially, restaurant/bar staff could take half these places and leave no parking for customers who are more likely to come in cars with loads of 2, 3 or 4 people. In addition, if staff are expected to park elsewhere, this creates an unsafe condition required for the closing staff who might be expected to walk some distances to their cars.
6. The additional street traffic on the service road and the existing confusing intersection with Lake Shore Dr is going to create traffic problems. The no turn on red light is currently slow and I have seen several people become impatient and run it. Further, traffic coming to the west from the bridge is moving at a pretty fast clip and many turn right, either on the green light or the right turn on red. Combining this with alcohol consumption, the Marina Grande entrance, the Publix entrance, and the odd stop signs, it is an accident waiting to happen. Perhaps, the traffic gurus can come up with a better, safer flow.

I am in no way anti development. I want Riviera Beach to improve and develop, but not at the expense of Marina Grande. We have made a huge financial commitment by making our home here. We need to insure our neighbors enhance our investments and make Marina Grande a place folks want to live. We currently have about 10% of the units for sale, the last thing we want is a neighbor that takes that number higher. I believe a well defined restaurant operation can be a plus for the neighborhood and draw the support of our residents. Please help us get the right fit neighbor.

Respectfully,

Marybeth & Jimmy Coffey
2640 Lake Shore Dr Unit 909
Riviera Beach FL 33404
561-563-2050

Sent from my iPad

Velasquez, Mario

From: Richard Giles <maragiles@yahoo.com>
Sent: Wednesday, May 10, 2017 10:32 AM
To: Community Development Department
Subject: Fwd: Proposed Crab Pot Site

Sent from my iPad

Begin forwarded message:

From: Richard Giles <maragiles@yahoo.com>
Date: May 10, 2017 at 10:15:17 AM EDT
To: mayormasters@rivierabch.com, comdew@rivierabch.com
Cc: Lindsay <manager@marinagrande.org>, Gino Tieppo <tonettitieppe@gmail.com>, admin@marinagrande.org
Subject: Proposed Crab Pot Site

I am writing you concerning the proposed development of the former Crab Pot Site . As a resident of Marina Grande I am very concerned as to its effect on future property values at Marina Grande. As you know we have 340 units and are significant tax payer in the City of Riviera Beach . In recent years those values have increased since the 2008 financial crisis. I would hate to see a hasty approach to approving any development that would hurt the property value here at Marina Grande. The property owners as well as the city would be the biggest losers. I will also say that the proper development could enhance the property values here at Marina Grande. I have some serious concerns about the current proposed restaurant . They are as follows.

Noise Control amplified music till 11:30 pm will be very disruptive to those of us using our balconies.

Smoke and cooking odors coming from the restaurant. We can not cook on our balconies for the very same reasons

Rat and Vermin infestation from restaurant waste

The lack of building set back (zero setbacks)

Deck compliance as it relates to noise and construction codes

Trash Containment

Out side lighting

Lack of sufficient parking 18 spots this is ludicrous

Threat to endangered species this area is a major migration route for Manatees and Sting Rays.

Potential damage from dredging

Return of criminal activity under the Blue Heron Bridge.

Increased need for police presence caused by this type of restaurant

I think this development would be very short sighted on the city's behalf. Proper development to this entire Broadway, Blue Heron area offers a great opportunity for the city of Riviera Beach, let's try to get it right this time. The small taxable value will be offset by Lower property values at Marina Grande.

Richard Giles
Unit 910 Marina Grande
Sent from my iPad

Velasquez, Mario

From: Caroline Goodman <Caroline@exclusivegroupfl.com>
Sent: Thursday, May 11, 2017 10:32 AM
To: Velasquez, Mario
Subject: Marina Grande letter from William Gould regarding Crab Pot site
Attachments: Marina Grande letter.pdf

Attached is a letter from William Gould. He is a resident of Marina Grande. This is a letter of support.

Caroline Goodman

Caroline@exclusivegroupFL.com

561-745-2780 Office
561-531-2166 Mobile
561-745-2781 Fax



May 10, 2017

via e-mail to MVelasquez@Rivierabch.com

Mr. Mario Velasquez
Senior Planner / GIS Specialist
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, FL 33404

Re: Crab Pot site and application for proposed restaurant; Blue Heron Boulevard,
Riviera Beach, Florida

Dear Mr. Velasquez:

I am a resident in the adjacent Marina Grande complex and would like to express my support for the pending application for a new restaurant on the adjacent property next to the Blue Heron bridge (commonly referred to as the Crab Pot property). I have been in the area for many years and remember with fondness the Crab Pot restaurant that used to be located on the property before it was damaged in the 2005 hurricanes. Myself and many others were extremely sad to see the restaurant go but were excited when we heard an application had been submitted with the City to resurrect a restaurant on the site. As a realtor in the area, I can appreciate the limited opportunities that exist for waterfront dining. The City, and community, are in need of a waterfront restaurant like the one proposed. The restaurant will be an asset to the community, to the City and, in my opinion, to the Marina Grande development.

I would hope, and ask, the City supports this application.

Sincerely,

A handwritten signature in black ink, appearing to read "William Gould". The signature is fluid and cursive, with a large loop at the end.

William Gould

Velasquez, Mario

From: Karen Christopher <parrotfisch@gmail.com>
Sent: Tuesday, May 9, 2017 12:08 PM
To: Gagnon, Jeff; Velasquez, Mario; Kashamba Miller-Anderson; Masters, Thomas A
Cc: Police; City Attorney Department; Community Development Department; Hubbard, Lynne; Davis Johnson, Tonya; Pardo, Dawn S.; Davis, Terence; City News; Pelican2is@bellsouth.net
Subject: Proposed Crab Pot restaurant

Attachment available until Jun 8, 2017

Attached is a letter outlining my objections to the proposed development of the Crab Pot restaurant that will be presented to Planning and Zoning Thursday night, May 11, 2017.

I will be at the Thursday meeting to speak about this proposal as well.

Thank you for your attention to this matter.

My best,
Karen Christopher
Marina Grande Unit #416

Karen Christopher
parrotfisch@gmail.com

772-285-9123

[Click to Download](#)

restaurant letter.pdf
96.9 MB

May 9, 2017

To: The City Riviera Beach Planning and Zoning Board

Re: Proposed Crab Pot Restaurant

As a ten-year homeowner at Marina Grande Condominium and a resident of Riviera Beach the proposed development presents with many issues that need to be addressed before any approval is given to this project.

For nearly eight years the owners on the south side of Marina Grande had been plagued with ongoing disturbances from under the bridge. There was a constant presence of vagrants, drug deals, graffiti, loud music from parked cars, people urinating in public, an inordinate amount of trash, people sleeping overnight in their cars and on occasion, people engaging in sexual activity. This was not an occasional disturbance. It was daily. Finally, after a concerted effort of calls to the police and emails to the FDOT, City Council, Mayor and every name on the Riviera Beach website actions were taken that cleaned up this area.

Now we can enjoy sitting on our balconies without having to endure these nuisances. Allowing an open-air restaurant to operate under our homes will destroy the quiet enjoyment we have had for the last few years. This area has been a testament to our City and shown that with a collaborative effort between residents, city officials and police areas of Riviera Beach can be cleaned up. Here are some examples of we lived with before actions were taken to clean up the bridge:

Graffiti and garbage

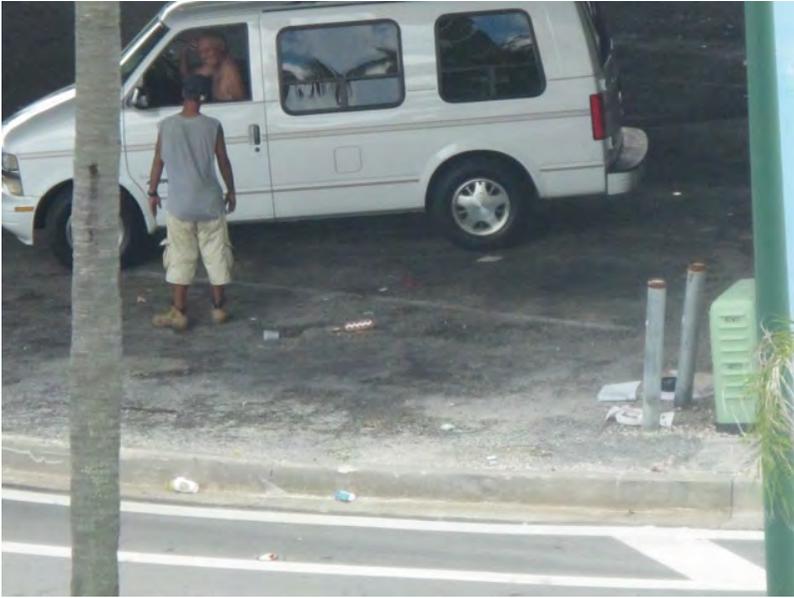




Vagrants







People cooking





The Homeless





Public urination



Marina Grande is a prominent luxury condominium community with a resident population of nearly 700+ individuals. The address on our tax bills and voter's registration is Riviera Beach. Our home values took a plunge during the recession and have started to rebound but now the rumors of a "tiki restaurant" opening is having an impact on showings and sales.

We have finally ended the problems that plagued us when we first moved in and now we are possibly looking at an establishment that will bring in a rowdy drinking crowd, noise from music until 11:00 at night, garbage, smells from cooking and more vermin. In addition to this the developers are proposing attracting boat traffic which will bring additional noise, fumes from boats and foot traffic that will create a security breach on our southern perimeter.

This proposal needs to be diligently scrutinized. This developer has no track when it comes to running successful restaurants. They are not restaurateurs. Allowing them to open this type of establishment on a "whim" is not in the best interest of our community or the City of Riviera Beach. If the restaurant fails, which many do in their first year, it will leave another vacant building to attract the undesirable elements we worked so tirelessly to clean up.

This is a unique piece of property and needs to be developed to enhance our area and keep the peaceful atmosphere we have been able and should be able to enjoy in the future.

Thank you for your time.

Sincerely,
Karen Christopher
Marina Grande Unit #416

Velasquez, Mario

From: Gagnon, Jeff
Sent: Tuesday, May 9, 2017 11:39 AM
To: 'EAPAY@aol.com'
Cc: Velasquez, Mario; Bailey, Terrence; Kashamba Miller-Anderson; Masters, Thomas A; Jones, Danny
Subject: RE: Crab Pot Restaurant Approval Process
Attachments: MGPropertyMemo05072017.doc

Good morning Mr. Payne,

We have received your correspondence regarding the Crab Pot development proposal. City staff will provide this document to the Planning and Zoning Board for their review. Thank you.

Jeff Gagnon, AICP - Assistant Director of Community Development - City of Riviera Beach, FL 33404 - JGagnon@RivieraBch.com - Phone: (561)845-4037 - Fax: (561)845-4038 - www.rivierabch.com

"This message may contain confidential and/or proprietary information and is intended for the person/entity to which it was originally addressed. Any use by others is strictly prohibited."

From: EAPAY@aol.com [mailto:EAPAY@aol.com]
Sent: Monday, May 08, 2017 1:10 PM
To: Gagnon, Jeff <Jgagnon@Rivierabch.com>
Cc: Velasquez, Mario <mvelasquez@Rivierabch.com>; Bailey, Terrence <TBailey@Rivierabch.com>; Kashamba Miller-Anderson <kmiller@Rivierabch.com>; Masters, Thomas A <Mayormasters@Rivierabch.com>; djones@rivierabch.com
Subject: Crab Pot Restaurant Approval Process

Please see attached letter addressing some of the concerns I and most of the residents of the Marina Grande Condominium have regarding this site and proposed use as a restaurant.

Thank you for your anticipated continued cooperation.

Edward A. Payne

Velasquez, Mario

From: Gagnon, Jeff
Sent: Tuesday, May 9, 2017 2:07 PM
To: 'Marybeth Coffe'
Subject: RE: Planning & Zoning Meeting, 11 May 2017 Case Number SP-16-18

Good afternoon Ms. Coffe,

Yes, it was nice to meet Jimmy today and discuss the Crab Pot Restaurant proposal. Thank you for providing the comments, concerns and suggestions below. I will provide this information to the Planning and Zoning Board for their review.

Jeff Gagnon, AICP - Assistant Director of Community Development - City of Riviera Beach, FL 33404 - JGagnon@RivieraBch.com - Phone: (561)845-4037 - Fax: (561)845-4038 - www.rivierabch.com

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From: Marybeth Coffe [mailto:marybeth.coffe@gmail.com]
Sent: Tuesday, May 09, 2017 1:34 PM
To: Gagnon, Jeff <Jgagnon@Rivierabch.com>
Subject: Fwd: Planning & Zoning Meeting, 11 May 2017 Case Number SP-16-18

Jeff

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We are pro development within a sound framework.

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Date: May 8, 2017 at 9:37:09 PM EDT
To: kmiller@rivierabch.com, mayormasters@rivierabch.com
Subject: Planning & Zoning Meeting, 11 May 2017 Case Number SP-16-18

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3. Amplified music may or may not be a problem depending upon the actual sound level. Will the music be loud bands, recorded music, or small combos? Is it possible to conduct a test at a particular decibel level before such a broad approval is granted? Can times be slightly more restricted?
4. The proposed building is wedged into the lot and it appears that the trash facilities will be on the rear side of the building which is the side closest to the Marina Grande fence on the Ocean Tower side. What arrangements are being made to contain trash, schedule pickup, minimize foul odors from decomposing food items, keep the area rodent and small animal free?
5. Understand that the parking lot spacing meets the minimum standards for a downtown location, I would have to argue that this vacant lot is not in a "downtown" location. A downtown location would have access to paid parking garages, paid lots, and metered street parking. The limited proposed parking of 14 on the lot and the possible 6 leased spaces is only 20 spaces. With a capacity of 150 to 250 guests, this makes no sense as this is not a walk to location. Potentially, restaurant/bar staff could take half these places and leave no parking for customers who are more likely to come in cars with loads of 2, 3 or 4 people. In addition, if staff are expected to park elsewhere, this creates an unsafe condition required for the closing staff who might be expected to walk some distances to their cars.
6. The additional street traffic on the service road and the existing confusing intersection with Lake Shore Dr is going to create traffic problems. The no turn on red light is currently slow and I have seen several people become impatient and run it. Further, traffic coming to the west from the bridge is moving at a pretty fast clip and many turn right, either on the green light or the right turn on red. Combining this with alcohol consumption, the Marina Grande entrance, the Publix entrance, and the odd stop signs, it is an accident waiting to happen. Perhaps, the traffic gurus can come up with a better, safer flow.

I am in no way anti development. I want Riviera Beach to improve and develop, but not at the expense of Marina Grande. We have made a huge financial commitment by making our home here. We need to insure our neighbors enhance our investments and make Marina Grande a place folks want to live. We currently have about 10% of the units for sale, the last thing we

want is a neighbor that takes that number higher. I believe a well defined restaurant operation can be a plus for the neighborhood and draw the support of our residents. Please help us get the right fit neighbor.

Respectfully,

Marybeth & Jimmy Coffey
2640 Lake Shore Dr Unit 909
Riviera Beach FL 33404
561-563-2050

Sent from my iPad

Velasquez, Mario

From: Gagnon, Jeff
Sent: Tuesday, May 9, 2017 11:22 AM
To: 'manager@marinagrande.org'
Cc: Kashamba Miller-Anderson; Masters, Thomas A; Jones, Danny; Bailey, Terrence
Subject: RE: Restaurant

Good morning Mr. Anglin,

Other than the current Crab Pot Restaurant proposal, (scheduled for the May 11, 2017 Planning and Zoning Board Meeting), I am not familiar with any other restaurant use proposed adjacent to Marina Grande.

Jeff Gagnon, AICP - Assistant Director of Community Development - City of Riviera Beach, FL 33404 - JGagnon@RivieraBch.com - Phone: (561)845-4037 - Fax: (561)845-4038 - www.rivierabch.com

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From: Property Manager [mailto:manager@marinagrande.org]
Sent: Tuesday, May 09, 2017 10:48 AM
To: Gagnon, Jeff <Jgagnon@Rivierabch.com>
Cc: Kashamba Miller-Anderson <kmillier@Rivierabch.com>; Masters, Thomas A <Mayormasters@Rivierabch.com>; Jones, Danny <ddjones@Rivierabch.com>
Subject: Restaurant

Hi,
It is my understanding that a few months ago a proposal was submitted to the City regarding the use of the adjacent lot next to Marina Grande for a restaurant use and the proposal was denied. If you concur with this, would you be kind enough to share with the Marina Grand Association any documentation to substantiate the denial. This information was shared with us by the former City Manager.

Thank you,



Delroy Anglin, LCAM
Community Association Manager
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Riviera Beach, FL 33404
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Email manager@marinagrande.org
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