

Velasquez, Mario

From: Patricia Morgenthaler <pat.m@seashippingna.com>
Sent: Wednesday, May 24, 2017 11:35 AM
To: Bailey, Terrence; Gagnon, Jeff; Velasquez, Mario; Robinson, Claudene L; Smith, Tawanna
Cc: assistantmanager@marinagrande.org
Subject: Concerns: Proposed Restaurant adjacent to Marina Grande Complex

Good Morning:

We have been informed that there is a proposed restaurant/bar to be constructed on the lot adjacent to the Marina Grande Complex. Please be advised that it is our opinion that this proposal, as it stands, will have a negative effect on the Marina Grande Community as a whole.

The proposed hours of operation with a closing time of 2:00 AM are extremely excessive. Just about every restaurant, in the surrounding area of the Palm Beaches, closes at a considerate time of 10:00 PM. We feel that the proposal for this restaurant (should it be approved) would conform in respect for the community at large. The audibility of the music should be limited to the restaurant facility only.

Trash dumpsters, which will contain mainly discarded food waste and left on the property, will create a considerably unhealthy environment.

Marina Grande's trash receptacle is enclosed and air conditioned – we would expect nothing less from neighbors.

Please note that we totally object to the proposed parking arrangements; specifically to the use of the first floor of the Marina Grande Parking Garage which will raise huge security issues, open the Marina Grande property to the public and reduce the personal safety of all residents.

We also have a concern with the proposed 350' dock as we feel this will promote problems with boating including accidents and noise; and have an adverse affect on the sea grass areas as well as the manatees.

Please also be advised that we feel that the additional automobile traffic and noise from same will add to adverse affect on Marina Grande and the value of each condominium.

We strongly request that these concerns are taken into deep consideration by the powers that be of the City of Riviera Beach. As we are not present in Florida at this time, we ask that the foregoing be shared with all in attendance at the Town Hall meeting to be held in the social room of the Club House at Marina Grande on May 25, 2017.

Thank you

Best Regards,

**Fred and Patricia Morgenthaler
Unit 310
2640 Lake Shore Drive
Riviera Beach, Florida 33404**

Velasquez, Mario

From: Deb Grimwade <debgrimwade@yahoo.com>
Sent: Thursday, June 1, 2017 12:19 PM
To: jevens@rivierabch.com; Jones, Danny; City Attorney Department; Masters, Thomas A; Kashamba Miller-Anderson; Hubbard, Lynne; Davis Johnson, Tonya; Pardo, Dawn S.; Davis, Terence; Bailey, Terrence; Gagnon, Jeff; Velasquez, Mario; Robinson, Claudene L; Smith, Tawanna; Frazier, Jackie P; March, Ladi; Richards, Bovell; Hayes, Clarece D; Williams III, Clarence D; Police; Community Development Department; mmckinlay@pbcgov.org; pelican2is@bellsouth.net
Cc: Jim Grimwade
Subject: Concerns with Proposed Restaurant - Grimwade, Owners of Unit #1106, 2650 Lake Shore Drive, Marina Grande

Dear City of Riviera Beach Officials, City Council Members, Planning & Zoning Staff, Community Development Staff, Chief of Police, CRA, Palm Beach County Commissioner and Waterfront Advisory Board:

My husband and I, Jim and Deb Grimwade, would like to share our thoughts with regards to the proposed restaurant/bar "The Crab Pot".

We were renters at Marina Grande prior to purchasing our new unit #1106 in 2016. We were impressed with the area, the people and the level of security MG provided for the community. It was also a deciding factor MG was "Pet Friendly", as we have two small dogs.

As we are not opposed to a new development going in next door, we certainly would not have purchased knowing there would be a "late night" bar going in right next door. We attended the Board Meeting on May 18th for the hearing of the proposal. We are in our early 50's, love to dine out, seek entertainment and have a beverage or two. However, it is clear to us this proposal is hiding the fact it will be more of a bar than a restaurant. We would be curious for the developer to share their business plan, to include their estimated percentage of "food" and "libation" consumption. We personally know other restaurant/bar owners, and they have shared the norm is about 65% food and 35% for libations for true restaurants that have a bar within. If they are proposing the hours are open until 2:00 am every day of the week, we believe the consumption will be leaning much more heavily on the libation side. We also know that 10:00 pm is a reasonable and consistent closing time for other restaurants in the area, as we frequent them.

We have the security concern. As we are walking our dogs throughout the night (could be at any time), we fear our security will be compromised with patrons having access within our property gate and fences until 2:00 am every day having alcohol involved. MG spends approximately \$300,000 a year to make sure we have proper security 24/7. We don't think MG Security should have to incur additional responsibilities, expense and risk to protect our residents from people we do not know entering our "gated community". We are not aware of a plan for the restaurant to have proper security. Not to mention, loud music that will carry across to all of our homes every day and night.

Very concerned about the safety for pedestrians and traffic. The intersection of Lake Shore Drive and Blue Heron is already very busy with frequent accidents. The developer is planning on using "Golf Carts" for their shuttle service. In order to use the offsite parking locations (two West of the Loggerhead Marina), the golf cart will need to travel several hundred yards on Lake Shore Drive,

through the intersection of Lake Shore and cross busy Blue Heron, drive down the one way road south of the bridge, under the bridge and then into the Crab Pot parking lot. We have attached pictures of these two parking lots on a typical Saturday with the regular Marina parking. There are not many open parking places, so not sure how they believe there will be enough to accommodate both the Marina and the Restaurant.

Now, getting to the proposed dock for the restaurant. 350 ft. It is apparent the water level is quite shallow in that area. Therefore, they would need to dredge causing damage/removal to the preserved sea grass. Surprising this would be allowed by the Florida Environmental & Fish Agencies. Just the other day we had 7 manatees swimming along the boardwalk in front of the proposed restaurant and MG. They are seen regularly in this area.

In summary, like we mentioned, we would love to see something developed on the proposed property. However, we sincerely hope everyone will take a very close look at our concerns and the data available. We ask the developer to make modifications in order to create a friendly water environment and be a nice neighbor as we will be so close in proximity.

Thank you for your time and consideration,
Jim and Deb Grimwade
561.568.5464





Velasquez, Mario

From: ruahbb@aol.com
Sent: Wednesday, May 17, 2017 5:53 PM
To: Davis Johnson, Tonya; Hubbard, Lynne; Williams III, Clarence D; City Attorney Department; Police; Masters, Thomas A; Kashamba Miller-Anderson; Pardo, Dawn S.; Davis, Terence; Bailey, Terrence; Gagnon, Jeff; Velasquez, Mario
Subject: Crab Pot Proposal
Follow Up Flag: Follow up
Flag Status: Flagged

To: Riviera Beach Officials

After watching the on-line video of the Riviera Beach Planning & Zoning meeting that took place last week, we were left with even greater concerns about the Crab Pot Project. As we are not able to attend the meeting in June, we are voicing our concerns to you now.

1. The Crab Pot absolutely is a **BAR**, not a restaurant that they are proposing and that concerns us greatly and our safety and security living in a residential complex immediately next door to it. We foresee drunks staggering around at all hours of the night. Or worse yet, just dropping and sleeping on site.

2. Parking---after hearing their illogical and ill thought-out system (golf carts across Blue Heron Blvd.), we cannot even begin to believe such a convoluted arrangement could possibly get approval from the City of RB. That's just what Blue Heron Blvd. needs are golf carts dashing across a 5-way intersection. It makes absolutely no sense. What will end up happening is they will actually be driving the carts the wrong way down the access road or the easy route along the walkway on the water, thereby compromising our secure perimeter! How could anyone approve a plan that allocates only 18 spaces for a restaurant of 200 capacity and absolutely no possibility of more spaces on their site?

3. Hours of Operation -- until 2AM! The City should insist that they only get approval for the same hours of operation that the other nearby restaurants adhere to - 10:00PM closing. The only one we know that is open until 2:00AM is the Sands Hotel on Singer Island. And Lord knows that certainly we do NOT want THAT next door to our residential community. Sailfish Marina runs a

very successful business adhering to 10:00 closing. But they are a RESTAURANT!

4. They kept comparing themselves to the U-Tiki BAR, when they should be comparing themselves to an operation like Sailfish Marina Restaurant, which is located in a residential area. Their approval should be contingent on a Sailfish Marina type operation, not a U-Tiki BAR! This neighborhood has just seen the light of day and is being cleaned up, why would we ever welcome a BAR, and a rowdy late night one at that, in the area to take us backwards to the bad old days?

5. Noise--They absolutely must adhere to low-level decibels, and music should not be daily and should not extend beyond 9:00PM. Again modeling after Sailfish Marina, they end their music at 9:00 and it is a single guitar player. This is a residential community with 700-1000 people living RIGHT NEXT DOOR. Obviously, the developer could care less.

6. Dock Length--- A 350 foot dock is not what I would call "marginal" as the developer referred to

it several times. That is INSANE. As one of our residents stated, that is like forcing the Manatee population (which is protected) to travel I-95.

It appears to us that the developer has not given any great thought to this project, other than **they want to open a bar that will have loud amplified music and serve alcohol until 2AM.** Without the proper space for adequate parking, they have come up with this insane system of using OUR garage, coming through OUR security system and completely intruding upon OUR right of "peaceful enjoyment" of OUR home.

There are so many things wrong with this application!! Viewing the video of the meeting last week, there were many valid questions that were posed by the Riviera Beach Planning & Zoning Board. And we commend you on that. We certainly hope our elected officials will continue their vigilance and **NOT** approve this **BAR** to open. It serves & benefits no one.....not the City, not Marina Grande or other neighbors, just the developer!

Thank you for your time.

Respectfully,

Judith and Peter Foster
2640 Lakeshore Drive
Unit #1416

Velasquez, Mario

From: Bailey, Terrence
Sent: Wednesday, May 17, 2017 9:06 AM
To: Smith, Tawanna; Gagnon, Jeff; Velasquez, Mario
Cc: Robinson, Claudene L
Subject: FW: Crab Pot - Marina Grande

Follow Up Flag: Follow up
Flag Status: Completed

Ms Smith,
The below appears to be a public records request.

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

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

From: Bill Davidson [mailto:bill@davidsonland.com]
Sent: Tuesday, May 16, 2017 8:31 PM
To: Bailey, Terrence <TBailey@Rivierabch.com>
Cc: Velasquez, Mario <mvelasquez@Rivierabch.com>
Subject: Crab Pot - Marina Grande

Hello Mr. Bailey,

My wife & I reside at 2640 Lake Shore Drive, Unit 1516, in Riviera Beach. You & Mr. Velasquez were kind enough to speak with by phone early last week regarding the subject matter. We attended the meeting Thursday evening. Now I am working with my neighbors & the MG board to evaluate the facts. We need the following items from your department:

1. Traffic study documents discussed at the meeting.
2. Agreement granting parking on Loggerhead Marina and/or Marina Grande property.
3. Agreement with Florida Department of Transportation granting use of State land.
4. Environmental clearance or abatement plan to build on this site (excessive levels of arsenic reported).
5. Details regarding the ordinance sited by Commissioner Terrance McCoy regarding compatibility conflicts with residences & zoning matters
6. Details regarding your staff's study, consideration & recommendations regarding "Compatibility. Specific conditions of approval may be needed to ensure that this use is compatible with the adjacent residential development (Marina Grande), which may include, but not be limited to hours

of operation and specific provisions to govern permitted timeframes for amplified music. " - noted in Section G. Staff Analysis.

7. Details regarding additional restaurant/bar noise abatement conditions prompted by Ritz-Carlton owners.
8. Details regarding restaurants/bars noise complaints & police enforcement (number of calls, parties involved, citations issued, fines imposed) during the past twelve months.
9. The criteria used to adopt Downtown District zoning on the subject site & the date of such change.
10. Any information regarding the proposed 350' dock.

Obviously, time is of the essence since the next meeting is June 8. Please call or email with questions or comments. Email is the best method to deliver these items.

Thank you ~~~ Bill Davidson (972 742 6006)

Velasquez, Mario

From: Gagnon, Jeff
Sent: Tuesday, May 23, 2017 9:35 AM
To: Velasquez, Mario
Subject: FW: Proposed Crab Pot Restaurant on Lakeshore Drive, Riviera Beach

fyi

From: Elaine Ferm [mailto:elaineferm@gmail.com]
Sent: Monday, May 22, 2017 9:54 PM
To: jevans@riverbch.com; Jones, Danny <ddjones@Rivierabch.com>; City Attorney Department <cityattorney@Rivierabch.com>; Masters, Thomas A <Mayormasters@Rivierabch.com>; Kashamba Miller-Anderson <kmiller@Rivierabch.com>; Hayes, Clarece D <CHayes@Rivierabch.com>; Frazier, Jackie P <JPFrazier@Rivierabch.com>; Gagnon, Jeff <Jgagnon@Rivierabch.com>; tbaily@rivierabch.com; MMcKinlay@pbcgov.org; Pelican2is@bellsouth.net; myelasquez@rivierabch.com
Subject: Proposed Crab Pot Restaurant on Lakeshore Drive, Riviera Beach

My name is Elaine Ferm , I have lived in Marina Grande for 8 years . In that eight years I have grown to love my home here in Riviera Beach . I have seen many improvements to the area , the making of Riviera Beach , the building of Publix , redoing the sidewalks and the lights . It's looks beautiful.

When we heard that there was a proposed restaurant going in this location we were extremely concerned not only for the people at Marina Grande but the families in the surrounding neighborhoods. We feel that it will not do anything to improve this area but will only hinder its progress . This is not the location for this restaurant due to the size of the lot , the lack of parking space and the proximity to 350 unit condo building and its surrounding neighborhood. I realize that this location was once a restaurant before , but there was nothing else around it at the time . I feel that by putting this restaurant in this location it will be causing Riviera Beach to go backwards not forwards in its revitalization project. I myself and the people who live in the neighborhood of 2640 Lakeshore Drive in Riviera Beach feel that a restaurant in this location will cause an unsafe environment for the area due to the fact the people will need to walk from their cars to the restaurant at all hours of the day and night due to the fact that the proposed restaurant only has 18 parking spaces for more than 200 patrons this restaurant will be able to serve. This will cause a security issue not only for them but for the people in Marina Grande and its surrounding neighborhoods .The additional parking which is going to be used for this restaurant is right by a bus stop where

children stand and wait for the bus . Also ,this proposed restaurant would be on a very small one way street under a bridge. No telling what could happen there late at night when people are leaving the restaurant especially if they have been drinking. Another reason to not have a restaurant in this area is because of the proposed music that will be coming from it . Due to its proximity to the water the sound will travel to all the people who reside in that area which will impact adults and children alike .

There are many other locations along the water for this restaurant to be placed. There are 700 voting citizens of Marina Grande and the people living in its surrounding neighborhoods that would greatly appreciate your help in preventing this restaurant from getting its proper zoning . Please , please , please join us on June 8 to help block the zoning of this proposed restaurant. Thank you ,Elaine Ferm

Sent from my iPad

Velasquez, Mario

From: theinfotool@aol.com
Sent: Monday, May 22, 2017 4:24 PM
To: Evans, Jonathan; Masters, Thomas A; Davis Johnson, Tonya; Davis, Terence; Kashamba Miller-Anderson; Pardo, Dawn S.; Bailey, Terrence; Gagnon, Jeff; Velasquez, Mario; Robinson, Claudene L; Smith, Tawanna; Frazier, Jackie P; March, Ladi; Williams III, Clarence D; Pelican2is@bellsouth.net
Subject: June 8th Planning Board Meeting

Dear Esteemed Members of the Riviera Beach Government Board;

I am a Florida resident of Marina Grande whose condo, being on the direct south side of the building, will be looking directly at the proposed bar and dock proposed to be built. I strongly object to this permit being approved for a multitude of reasons. We have lived here for 10 years. No doubt, the residence of the entire building will be negatively impacted, but more so those on the 16th stack.

In the even I am unable to make the meeting on the 8th, I needed to express my personal objections.

1. I recognize that the Crab Shack previously occupied that space, but it was then not a residential community. Now with 325 families living next door This elevates a project of this description being a public nuisance, and injuriously injuring and interfering with quiet peace and enjoyment. Property values will be hugely and negatively impacted, especially for all residence on the south side of the building. Noise pollution til 2am, or anytime, will be extremely injurious, causing noise pollution.
2. If Harbourside is being attacked by homeowners across the inter-coastal, imagine being a next door neighbor to the noise.. That said, people across the inter-coastal should be notified, and joined, as to the meeting purpose on June 8 for them to attend and express their concerns about noise pollution to avoid lawsuits. The same noise will travel across the water to Sugar Sands and all the condos and residence on the opposite side of the inter-coastal. Definitely a Harbourside repeat.
3. A 350 foot dock will contribute to the noise pollution, but more importantly, be extremely hazardous to the manatee population. The dock will force the manatee into the channel where propeller and boat injuries will be more dangerous. I wrote to the FPL manatee center to have them join in to the objections to be filed.
4. I cc'ed in the police chief for extreme safety issues. For them to shuttle people on golf carts across blue Heron in the dark, through an intersection already plagued with its share of accidents, is a recipe for multiple death claims, especially when an accident will involve a golf cart and a motor vehicle. I personally have seen these accidents at this intersection.

In addition to my personal concerns, I wish to add to what my fellow owners will be sending:

1. Hours of Operation - The current proposal from the developer specifies a 2:00AM closing time - everyday. Almost every restaurant in the area closes at 10:00 as pointed out by a member of the city development board during the Planning and Zoning meeting last Thursday. A 10:00 closing time very reasonable and consistent with other restaurants in the area.
1. Amplified Music - The current proposal from the developer specifies that amplified music is permissible on Fridays and Saturdays until 11:30PM and 10:00PM from Sunday through Thursday. Needless to say, being forced to listen to loud and in some cases live music until 11:30 is not what many of us signed up for when we bought units at Marina Grande. Reduced hours allowed and specific noise levels should be a consideration.
1. Garbage Dumpsters - Due to the very small building lot, the developer's plan is to leave the garbage dumpster on the property and immediately adjacent to the walkway that is used daily by numerous residents as well as being in full view of all residents of the Marina Grande residents. There is concern that the dumpster will attract rats and

other animals and will create a generally unhealthy environment. Marina Grande's trash receptacle is enclosed and air-conditioned and many believe that the developer should follow the same policy.

1. Parking - The current proposal from the developer specifies that onsite parking will be provided for 18 vehicles for a "restaurant" that has a minimum seating capacity of 150. All other parking will be handled offsite and via a valet service. The developer has proposed three offsite locations including two west of the Loggerhead Marina as well as the first floor of the Marina Grande parking garage for a total of 93 parking spaces.

With restaurant parking being allowed on the first floor of our parking garage, the residents of Marina Grande would be sharing an entrance and exit point in the garage as well as entrance into property via the front guard shack. Peak traffic at the restaurant will coincide with normal peak traffic coming into and exiting Marina Grande creating congestion and a bottleneck for anyone driving in or out of the parking garage.

1. Security - There is a concern that some restaurant patrons who will be using the first floor of the garage as well as the remote parking locations will cut through the Marina Grande property thereby reducing the distance and time to get to the restaurant by roughly two thirds. The same thing works in reverse when the patrons leave the Crab Pot. The concerns is that security and personal safety will be compromised with this new restaurant.
1. Traffic - The intersection of Lake Shore Drive and Blue Heron Blvd is already a very busy intersection with frequent accidents. The developer has filed an application with the Palm Beach County Traffic department but the application did not mention the developer plans for using golf carts to move patrons back and forth to their cars. Golf carts would be required to travel several hundred yards on Lake Shore Drive, through the intersection of Lake Shore and Blue Heron and then down the one way road south of the bridge, under the bridge and then into the Crab Pot parking lot.
1. Dock Length - A 350 foot dock has been proposed that would extend into the intercostal. Anticipated problems include boating accidents, damage to the preserved sea grass areas, limits on the ability for manatees to freely through the intercostal and loud music coming from the docked boats.

The next meeting of Planning & Zoning Board is scheduled for June 8th. This board has already heard from roughly 50 residents who attended that last Planning & Zoning Board meeting but they haven't heard from the many residents who were unable to attend the meeting. This is your opportunity to share your opinions and concerns with the individuals who will be making the decisions on the above issues as well as many others.

Stanley S. Labovitz, Principal
SurveyTelligence, Inc.
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Velasquez, Mario

From: BILL DAVIDSON <bill@davidsonland.com>
Sent: Wednesday, May 31, 2017 8:42 PM
To: Bailey, Terrence
Cc: Velasquez, Mario
Subject: Marina Grande - Crab Pot

Hello Mr. Bailey,

Have you obtained a lease & further details regarding the Developer's off-site parking arrangements? As you will recall the commissioners asked many questions about the parking. The information provided by the Developer's engineer was incomplete & unclear.

In the Developer's December 8, 2016 letter to your assistant, Mr. Gagnon, he represented ownership of the adjoining marina & thus access to that parking. On April 17, 2017, the Developer sold all his interest in the marina to an unrelated entity according to Palm Beach County Public Records.

After closely monitoring the parking of the Marina (four lots - three owned & one leased) over the past several weeks it has become obvious there are not adequate spaces to accommodate the employees (30) & patrons (230) - the Developer's own numbers in the same letter.

Also, the assumptions in the traffic study do not match the peak loads at the restaurant. Please remember that with the use of valet the count of one vehicle becomes two (it comes to the front door twice) at an already crowded intersection. Has your staff reviewed it for accuracy?

Thank you ~~~ Bill Davidson (972 742 6006)

2640 Lake Shore Drive - 1516

Velasquez, Mario

From: Chris Farrell <CFarrell@sbgvtv.com>
Sent: Tuesday, May 23, 2017 9:13 AM
To: Velasquez, Mario
Subject: NO "BAR" by bridge and Marina Grande!

From: Chris Farrell
Sent: Tuesday, May 23, 2017 9:13 AM
Subject: NO "BAR" by bridge and Marina Grande!

Imagine someone opening a "BAR" in your neighborhood that is open EVERY DAY until 2AM... plays music EVERY NIGHT until 2 am... serves alcohol EVERY DAY until 2am EVERY DAY OF THE WEEK!?

Then imagine the "BAR" has a golf cart or valet, to take the drunk people and drop them off at YOUR FRONT DOOR ON YOUR PROPERTY SO THEY CAN WALK AROUND YOUR HOUSE...TO AND THROUGH YOUR GARAGE AND PICK UP THEIR CAR AND DRIVE HOME!?

Imagine that golf cart is going to drive across busy Blue Heron Boulevard to pick up "more drunk customers" to take them to their cars.

This will go on for hours every day and night as long as the restaurant is open!
How long before that golf cart gets into an accident?
How long before one of the drunk "customers" falls out of the cart?
How long before a car hits the cart crossing the street?
How long before one of the customers walks into traffic and gets hit by a car?

THAT IS EXACTLY WHAT IS GOING TO HAPPEN WITH THE "PROPOSED" BAR AT THE OLD CRAB POT SITE!

This whole restaurant concept on the north side of the Blue Heron bridge next to "our community" Marina Grande is a DISASTER WAITING TO HAPPEN! THIS ENTIRE IDEA IS A LAWSUIT WAITING TO HAPPEN!

The presentation by the attorney and developer stated "This will be like "U-TIKI" in Jupiter! Well take a look at the U-TIKI website and look at the Happy Hours and Alcohol Drink specials! <https://www.utikibeach.com/> You might also include that alcohol and alcohol related incidents can and will be expected! This will be a "bar" ...not a "restaurant". There will be music at all hours, there will be "drunk customers" ...walking in... around... and through our property! There will be drunk boaters, there will be fights, there will be people urinating on our property as they walk through and around it! The developer wants to stay open until 2am! How long will we have to wait for drunk people to "pass out" on our property?

This is a residential area! These are 350 homes! These are 350 families! There are children and seniors and families who's lives are going to be ruined by this "BAR" !

WE ARE A RESIDENTIAL NEIGHBORHOOD! THIS IS NOT CLEMATIS IN DOWNTOWN WEST PALM BEACH! THIS IS A FAMILY NEIGHBORHOOD NOT A DOWNTOWN!

If the developer thinks he's going to let a valet "drop-off" drunk customers at our gate, so they can walk in and get their cars...on our property and then drive through it!? THAT IS ABSURD! We will not tolerate any coming on to our property "under the influence"!

WE PAY A LOT FOR SECURITY TO KEEP PEOPLE OUT WHO DO NOT LIVE HERE! AND THEY ARE GOING TO DROP OFF INTOXICATED/DRUNK STRANGERS ON OUR PROPERTY!?

There are not enough parking places for his "concept"... 18 SPACES ISNT EVEN ENOUGH FOR THE PEOPLE WHO WOULD WORK THERE!

THIS IS A BAD IDEA! NO!NO!NO!AND..... NO!
We have over 700 VOTES (and voices) from our community and WE WILL USE THEM AND

WE
VOTE!

Velasquez, Mario

From: Daniel McGilvery <info@bpiplans.com>
Sent: Thursday, May 25, 2017 12:19 PM
To: Gagnon, Jeff
Subject: Proposed Crab Pot Restaurant

Mr. Jeff Gagnon,

As a member of the Board of Directors of the Marina Grande condominiums, I've been inundated with comments and concerns from my fellow residents regarding the proposed new Crab Pot restaurant that will be located directly next to our complex on Blue Heron Blvd. The primary concerns include the following:

1. Hours of Operation - The current proposal from the developer specifies a 2:00 closing time - everyday. If the proposed new Crab Pot restaurant is in fact a restaurant rather than a bar, the developer should have no problem with a 10:00 PM closing time. Virtually all of the restaurants that we contacted in Riviera Beach close between 8:00PM and 10:00PM every evening. In the developer's application, this project is in every case referred to as a "restaurant." The word "bar" is never used in the description. There is no rational reason why a restaurant would need to be open until 2:00AM unless they are in fact a bar.
2. Amplified Music - The current proposal from the developer specifies that amplified music is permissible on Fridays and Saturdays until 11:30PM and 10:00PM from Sunday through Thursday. Forgetting for a moment the problems with controlling the volume of amplified and live music, imagine living within a few yards of this operation and having to endure this music and general noise level - every evening. The developer's application made no mention of noise level restrictions. How do we measure the volume of the music and how do we handle excessive volume violations. I'm sure that you're familiar with Harbourside Place and the many law suits that have been filed in that case.
3. Parking - The current proposal from the developer specifies that onsite parking will be provided for 18 vehicles for a "restaurant" that has a minimum seating capacity of 150. All other parking will be handled offsite and via a valet service. As a point of comparison, Frigates which has a maximum seating capacity of 180 has parking for 140 vehicles. The developer has proposed three offsite locations including two West of the marina and the first floor of the Marina Grande parking garage for a total of 93 parking spaces.

We strongly object to having restaurant patrons using the Marina Grande parking garage. The residents of Marina Grande would be sharing an entrance and exit point in the garage as well as entrance into property via the front guard shack. Peak traffic at the restaurant will coincide with normal peak traffic coming into Marina Grande. This will create a constant congestion getting in and out of the parking garage. There is also the issue of how patrons get from the parking garage to the restaurant. The correct way would be to go back out through the entrance, past the guard shack, then walking South on Lake Shore and then down the one-way street to the Crab Pot. Realistically, many patrons will gain access to the restaurant by walking through the Marina Grande property thereby reducing the distance by roughly two thirds. And of course the same thing works in reverse when the patrons leave the Crab Pot.

We will have the exact same problem with patrons who park in the west Loggerhead Marina parking lot(s). There is currently an open gate between the Lake Shore Drive and the marina road entrance. By far, the easiest and fastest method of getting to the restaurant is through this gate and through our property. Marina Grande residents would be continually exposed to restaurant patrons who are walking through our property and who in many cases will be under the influence of alcohol.

4. Security - We envision the above parking issue creating many serious security problems and a clear safety hazard to the Marina Grande Residents. The additional security guards that will be needed should NOT be the responsibility of the Marina Grande residents. Approval of the restaurant / bar will compromise the safety and security of our residents.
5. Traffic - The intersection of Lake Shore Drive and Blue Heron Blvd is already a very busy intersection and there are frequent accidents. It is very hard to believe that adding additional traffic from this proposed restaurant will

get the approval of the Palm Beach County Traffic department. We have been advised that an application has been filed but this application did not mention that the developer plans to use golf carts to move patrons back and forth to their cars. Golf carts would be required to travel several hundred yards on Lake Shore Drive, through the intersection of Lake Shore and Blue Heron Blvd and then down the one way road south of the bridge, under the bridge and then into the Crab pot parking lot.

6. Garbage Dumpsters - Due to the very small building lot, the developer's plan is to leave the garbage dumpster on the property and immediately adjacent to the walkway that is used daily by numerous residents as well as being in full view of all residents of the Marina Grande residents. The dumpster will attract rats and other animals and will create a generally unhealthy environment.
7. Dock Length - A 350 foot dock is clearly excessive. A reasonable recommendation is the Crab Pat dock should be equivalent to the average length of other docks currently used by waterfront restaurants.
8. Business Failure – What happens if this business fails? The failure rate for restaurants is something like 50%. Does that mean that we could be stuck with a vacant building that would attract vagrants, homeless and who would responsible to keep the building maintained. Case in point is the Olive Garden on Palm Beach Lakes next to I-95. It's an eyesore with seemingly no one responsible for upkeep.
9. Resale Value - Many of the residents of Marina Grande have invested their life savings in their condominium and having a bar located within a few yards of their units will have negative impact on their property values. Lower property values means lower property taxes and less income for Riviera Beach.

I know there is probably some resistance from local residents whenever there is a new commercial development is planned. What makes our circumstances unique, however, is the extremely close proximity of our buildings to the proposed Crab Pot restaurant. I'm not aware of any commercial building that is physically as close to a large residential building anywhere else in the entire county. The fact that this new restaurant is actually a bar that will be open until 2:00 every evening with loud music, outdoor seating on an extended deck with a 350 foot boat dock, it becomes painfully clear that we desperately need fair representation from our city officials. We look to you as an elected official to listen to our concerns and assure that proper decisions are made that protect the lives and interests of your constituents.

Thank you for your time and efforts.

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