

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.