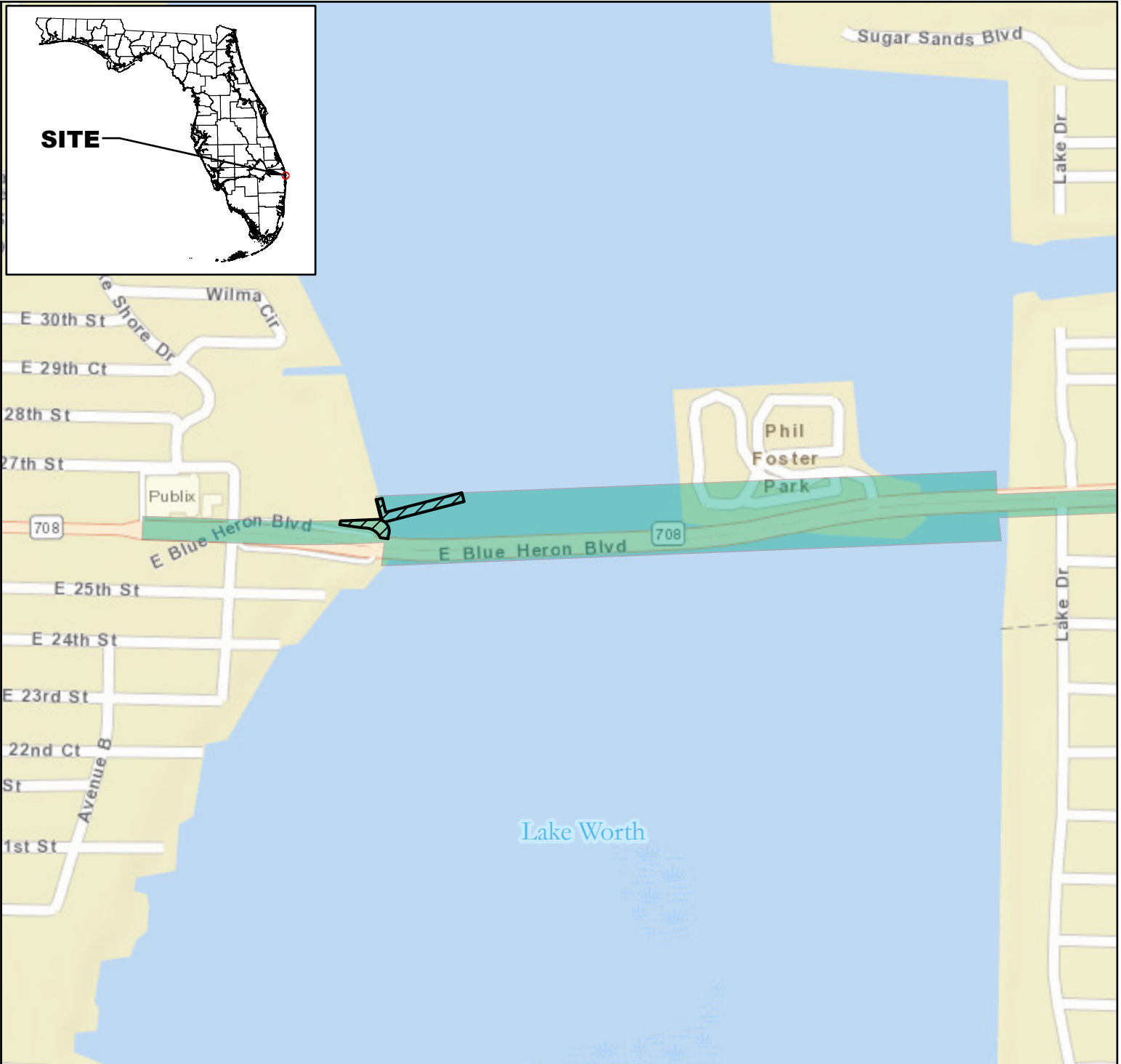




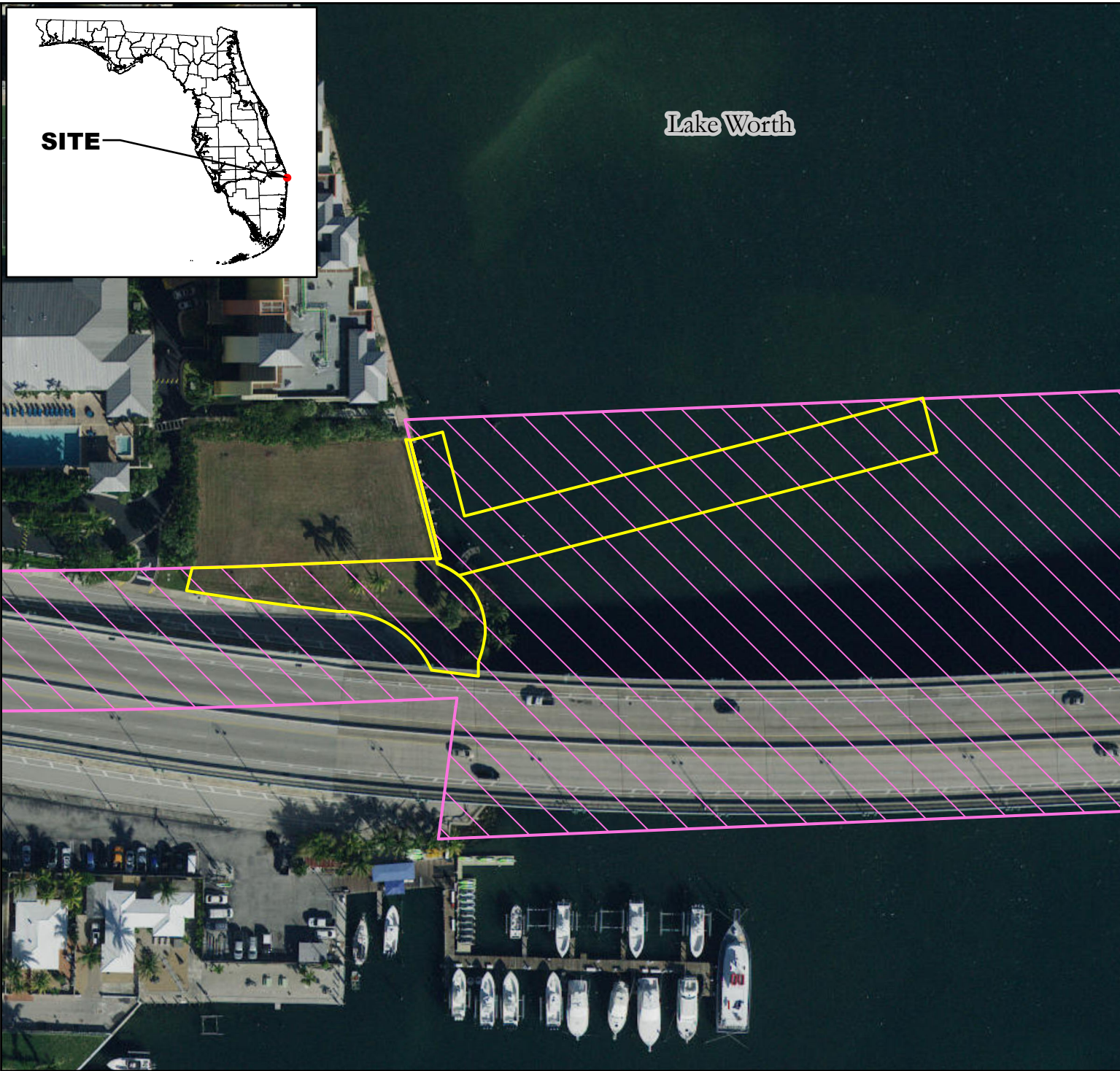
 Subject Parcels
 FDOT Deeded Area

0 300 600 1,200

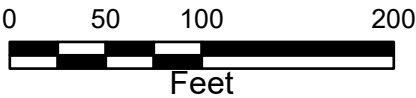
 Feet



Crab Pot Site
 Owner: Seven Kings Holding, Inc.
 Palm Beach County, Florida



-  Subject Parcels
-  FDOT Dedeed Area



Crab Pot Site
Owner: Seven Kings Holding, Inc.
Palm Beach County, Florida

FILE IN CRAB POT - 15-101 DRAWINGS 02-10 FINAL SITE PLAN 16- CONTINGENT PLANDWG
PLOTED: 10/25/18 AT 3:55 PM BY: DEEMSEY
REF: FUNDING SP-2 RESIDENTIAL-LAND/UTLITIES/DWG

0' MIN. SIDE SETBACK
ACCORDING TO THE
DOWNTOWN GENERAL
REGS. TABLE 31-536(C)

Note:

IN THE EVENT THE DEVELOPER FAILS TO OBTAIN THE FDOT LEASE OR THE FDOT LEASE IS SUBSEQUENTLY TERMINATED OR MODIFIED AFFECTING THE IMPROVEMENTS PROPOSED WITHIN THE FDOT LEASE AREA, IN LIEU OF SUCH IMPROVEMENTS PROPOSED THEREIN THE DEVELOPER SHALL CONSTRUCT THE CONTINGENT ACCESS DESIGN SHOWN HEREIN, WHICH DESIGN IS HEREBY APPROVED BY THE CITY COUNCIL, OR, IN THE ALTERNATIVE, THE DEVELOPER MAY SEEK AN ADMINISTRATIVE AMENDMENT PURSUANT TO CITY CODE SECTION 31-534(E)(1) TO MODIFY ACCESS TO THE SITE AND THE USE OF ALL OR A PORTION OF THE FDOT LEASE AREA

0' MIN. SIDE SETBACK
ACCORDING TO THE DOWNTOWN
GENERAL REGS. TABLE
31-536(C)

Site Data

SUBJECT SITE AREA
ZONING DISTRICT
LAND-USE CLASSIFICATION
TOTAL BUILDING AREA
TOTAL PERVIOUS AREA
PERVIOUS AREA

0.34 ACRE (14,818.95 S.F.)
DG, DOWNTOWN GENERAL
DOWNTOWN MIXED USE
4,482 S.F.
10,371.71 S.F. (70%)
4,447.24 S.F. (30%)

Building Data

TOTAL BUILDING AREA:
FAR (2.0 MAX)

4,482 S.F.
0.30 FAR

BUILDING LOT COVERAGE

PERMITTED
PROVIDED

80% MAX.
30%

NUMBER OF STORIES
BUILDING HEIGHT

1 STORY
3 STORY MAX.

SETBACKS

FRONT
REAR
SIDE CORNER

REQ.
10' MIN.
10' MIN.
0 MIN.
PROVIDED
13.42'
10'
5.61', 71.35'

Parking Data

PARKING REQUIRED
RESTAURANT: 1 PER 300 (Sec. 31-539)

15 SPACES

PARKING PROVIDED

ON-SITE
FDOT AGREEMENT (Permitted by Sec. 31-539(b)(2))
PARKING EASEMENT AT INLET HARBOR
Recorded in: O.R.B. 280633, PG 363
(Permitted by Sec. 31-539 (c) (10))

12 SPACES
6 SPACES
75 SPACES

TOTAL PARKING PROVIDED

HANDICAPPED REQUIRED
HANDICAPPED PROVIDED

93 SPACES
1 SPACE
1 SPACE

LAKE WORTH LAGOON

PROPOSED DECK EXTENSION
FINAL DESIGN DETERMINED
THROUGH AGENCY PERMITTING
PHASE.

WOOD DECK
(1129 S.F.)
OUTDOOR
SEATING
AREA

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

PROPOSED DOCK EXTENSION
FINAL DESIGN DETERMINED
THROUGH AGENCY PERMITTING
PHASE.

GRAVEL AREA
LIMITS OF FDOT
LEASE AREA

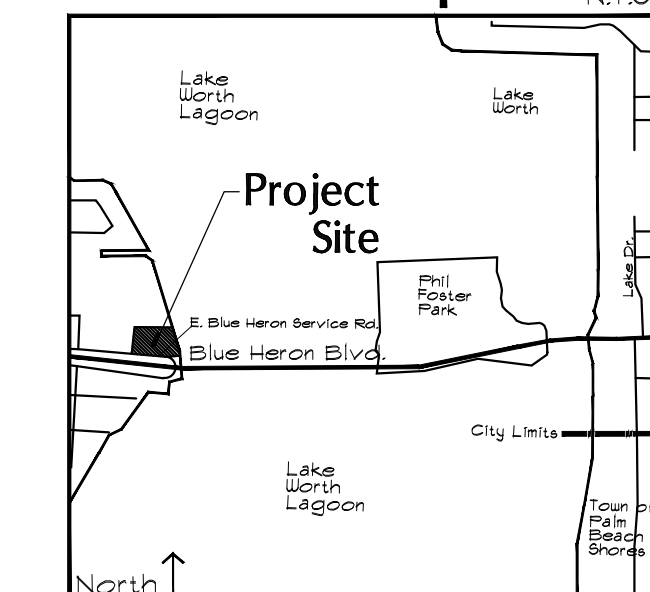


35' Flag Pole

N.T.S.

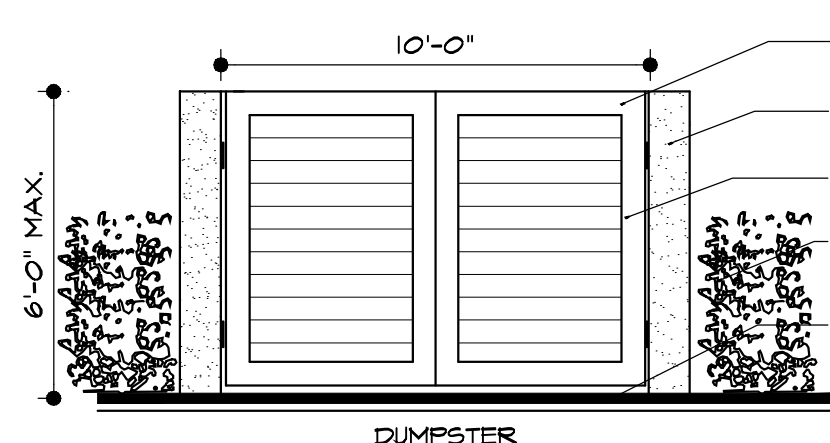
*FLAGS ONLY AS PERMITTED
UNDER THE CITY OF RIVIERA
BEACH ORDINANCES

Location Map



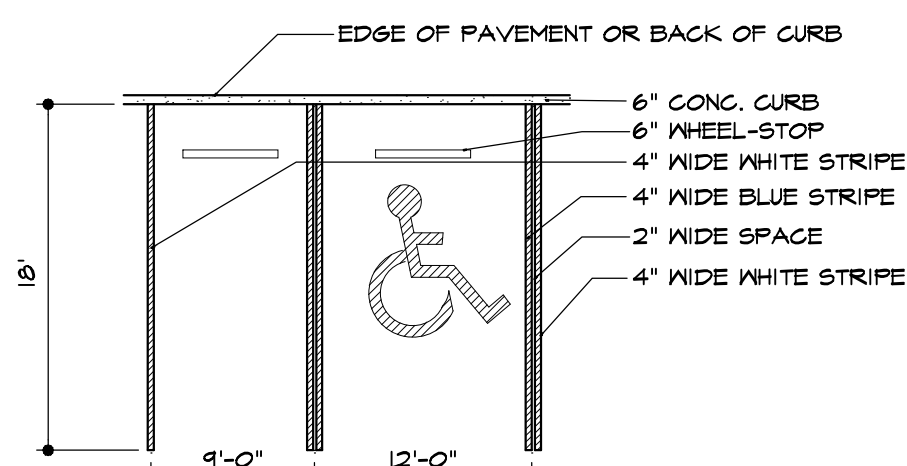
BLUE HERON BOULEVARD (S.R. A1A)

EAST BLUE HERON BLVD. SERVICE RD.



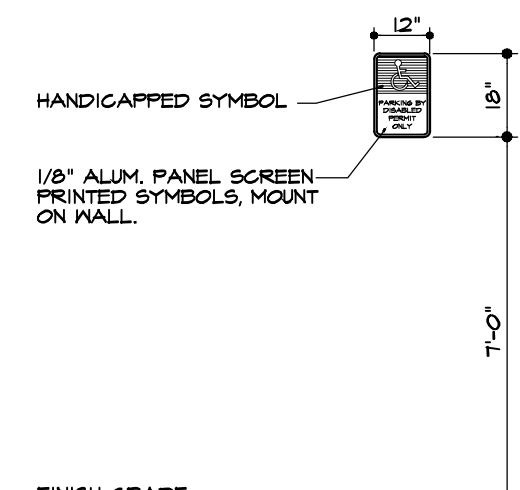
Dumpster Enclosure Detail

N.T.S. FRONT ELEVATION



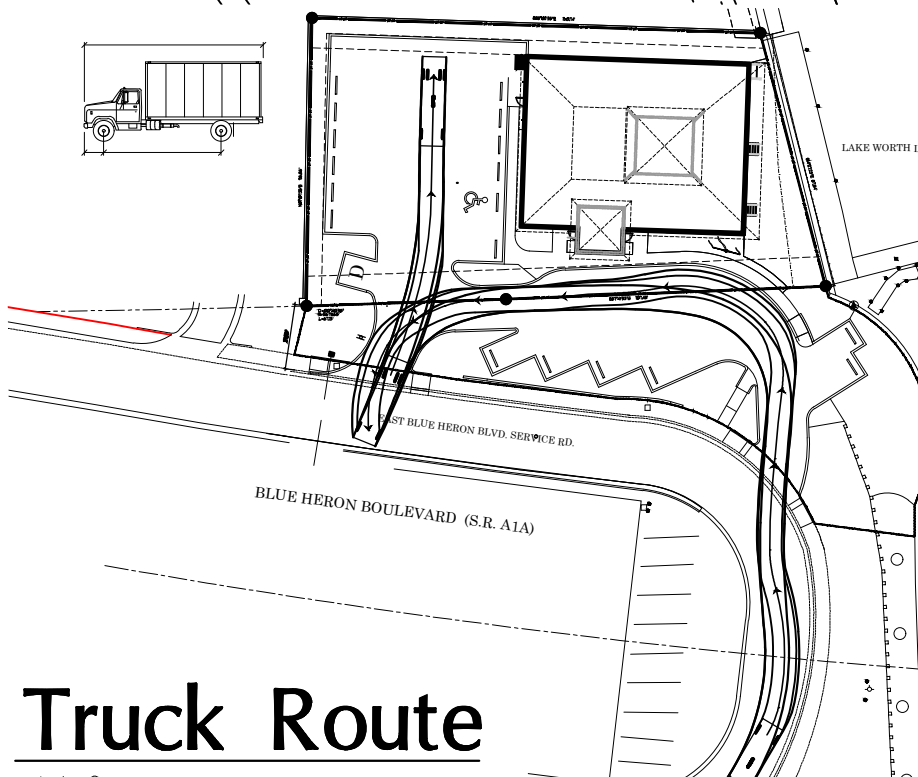
Parking Stall Detail

N.T.S.



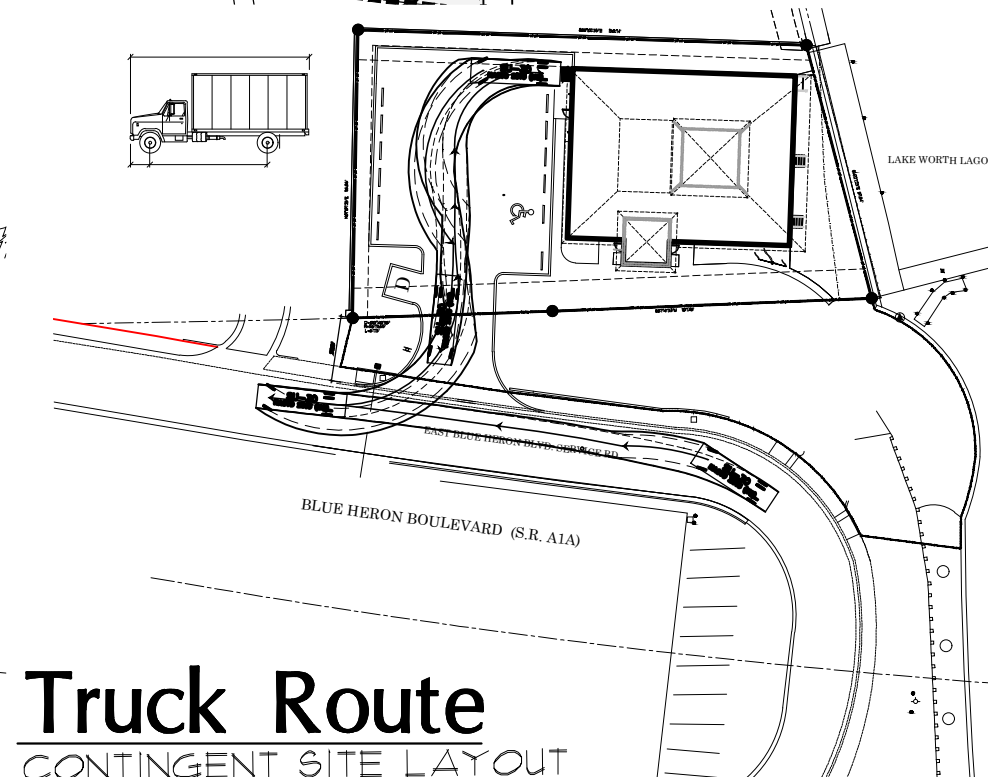
Disabled Parking Sign

N.T.S.



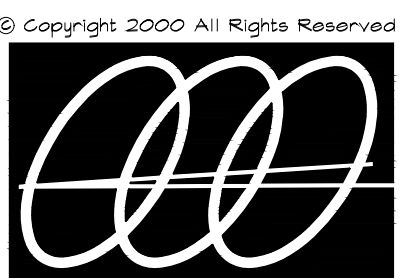
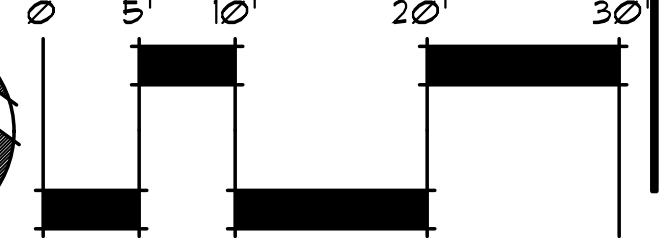
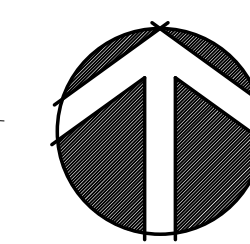
Truck Route

N.T.S.



Truck Route

CONTINGENT SITE LAYOUT
N.T.S.



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.landscapes-architects.com

Crab Pot Site

Final Site Plan

Riviera Beach, Florida

Designed: PSS, GGG
Drawn: PSS
Approved: GGG/EOM/MT/H/ML
Date: 10-2-16
Job no. 15-1017
Revisions: 3-10-17
10-24-18

Seal

LC 0000177

Sheet Title:

Final
Site Plan

Scale: 1"=10'-0"

Sheet No.

FSP-1

15-1017

816/212
7-17-47SED NO. 1
Section 9308
State Road No. 703
Palm Beach CountyDeed No. 19334

TRUSTEES I. I. FUND DEED

WHEREAS, pursuant to application by the State Road Department of Florida, dated 21st day of June A. D. 1947, for a parcel of land for a State Road across certain lands held by the Trustees of the Internal Improvement Fund of Florida, and pursuant to approval of said application by the said Trustees at a meeting held on the 24th day of June A. D. 1947,
Now Therefore

THIS INDENTURE Made this 30th day of June A. D. 1947, between the Trustees of the Internal Improvement Fund of the State of Florida, and the State Road Department of the State of Florida,

WITNESSETH, that the Trustees of the Internal Improvement Fund of the State of Florida, for and in consideration of the sum of One Dollar and other valuable consideration paid, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey, in fee simple, unto the State Road Department of the State of Florida and its successors, forever, the following described land, situate, lying and being in the County Palm Beach, State of Florida, to-wit:

That portion of

the submerged and tidal lands in Sections 28 and 27, Township 42 South, Range 43 East lying within:

- (a) 50 feet each side of the centerline of Section 9308 of State Road 703 from the West U. S. meander line of Lake Worth at centerline Station 105 + 00 more or less to the waters edge on the Westerly side of said Lake Worth at centerline Station 115 + 50 more or less;
- (b) 150 feet each side of the centerline of said Section 9308 of State Road 703 from the waters edge on the Westerly side of Lake Worth at centerline Station 115 + 50 more or less to the waters edge on the Easterly side of said Lake Worth at centerline Station 142 + 50 more or less;
- (c) 50 feet each side of said centerline of Section 9308 of State Road 703 from the waters edge on the Easterly side of said Lake Worth at centerline Station 142 + 50 more or less to the Easterly U. S. Meander line of Lake Worth at centerline Station 153 + 27 more or less;

the said centerline being described as follows:

DESCRIPTION APPROVED
DIVISION OF RIGHTS OF WAY
STATE ROAD DEPT. OF FLORIDA
[Signature]
JUN 21 1947



Commence at the intersection of the centerline of State Road 5 with the West line of U. S. Government Lot 3, which point is 710.86 feet South of the NW corner of said Government Lot 3, Section 28, Township 42 South, Range 43 East; thence run South 88°02'35" East a distance of 1198.82 feet more or less to the Westerly meander line of Lake Worth the POINT OF BEGINNING; from said POINT OF BEGINNING thence continue South 88°02'35" East a distance of 500 feet, more or less to the beginning of a curve concave to the North having a radius of 5729.65 feet and a total central angle of 4°16'15" thence Easterly along the arc of said curve 427.09 feet to the point of tangency; thence run North 87°41'10" East a distance of 3800.34 feet to the beginning of a curve concave to the Northwesterly having a radius of 573.69 feet and a total central angle of 85°03'; thence Northeasterly along the arc of said curve 100 feet, more or less to the Easterly meander line of Lake Worth, being lands shown in red upon map attached hereto and made a part hereof. *X*

The Trustees of the Internal Improvement Fund reserve to themselves and their successors the entire interest in and title in and to all the petroleum, phosphate, minerals and metals that are or may be in, on or under the said above described land, with the privilege and right to mine and develop the same.

PROVIDED, HOWEVER, this grant is upon the express condition that if hereafter, the land herein above described shall be abandoned for road purposes, then the fee simple title hereby granted to said State Road Department shall automatically revert to the Trustees of the Internal Improvement Fund; and

PROVIDED FURTHER that it is expressly agreed upon by the parties hereto as a condition to this conveyance that the State Road Department shall have no right or authority to sell, lease or encumber the above described property without the written consent of said Trustees or their joinder in any sale, lease or encumbrance.

IN TESTIMONY WHEREOF, the Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the seal of the Department of Agriculture of the State of Florida, at the Capitol, in the City of Tallahassee, the day and year last above written.



GOVERNOR

COMPTROLLER

STATE TREASURER

ATTORNEY GENERAL

COMMISSIONER OF AGRICULTURE

AS AND CONSTITUTING THE TRUSTEES OF THE
INTERNAL IMPROVEMENT FUND OF THE STATE
OF FLORIDA.