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Alyssa Dickinson
Licensing Specialist
850-577-9090

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March 16, 2021

VIA FEDEX

Starr Paton
Village Clerk
Village of Sea Ranch Lakes
1 Gatehouse Road
Sea Ranch Lakes, FL 33308
(954) 943-8862

Re: First Watch Restaurants, Inc. d/b/a First Watch Restaurant #134
Special Exception Application

Dear Ms. Paton:

GrayRobinson, PA represents First Watch Restaurants, Inc. ("First Watch") as it relates to liquor licensing and has been authorized to file the enclosed Special Exception Application on their behalf. First Watch would like to make application to the Florida Division of Alcoholic Beverages & Tobacco for a 4-COP Special Food Service License at their restaurant located at 4715 N. Ocean Drive. As part of the AB&T application, we need to obtain zoning approval and signature from the Village.

This restaurant is located within 300 feet of a currently licensed retail store/lounge; therefore we are submitting the enclosed Special Exception Application for review by the Village, along with a check in the amount of \$500.00 to cover the application fee. Also included is a copy of the AB&T application for reference.

If you have questions or need any additional information, please contact me directly at (850) 577-6962 or via e-mail at alyssa.dickinson@gray-robinson.com. Thank you for your assistance.

Sincerely,



Alyssa Dickinson
Licensing Specialist

AD/AD
Enclosure

#43745834 v1



VILLAGE OF SEA RANCH LAKES

1 Gatehouse Road, Sea Ranch Lakes, FL 33308

Phone: 954 943-8862 Fax: 954 943-5808

SPECIAL EXCEPTION APPLICATION FORM

1. Date of Application: 03/15/2021

2. Name of Applicant: First Watch Restaurants, Inc. d/b/a First Watch Restaurant #134

3. Address: 4715 N. Ocean Drive, Sea Ranch Lakes, FL 33308

4. Telephone: (754) 220-6923

5. Describe your request here:

First Watch would like to ask for a special exception pursuant to Village Code Section 3-9, due to the lounge that serves alcohol for on-premises consumption that is within 300 feet of First Watch's premises. First Watch would like to apply for a 4COP-SRX special restaurant license where the sale and service of alcoholic beverages is incidental to the sale and service of food.

6. Date of Hearing: 04/07/2021

7. In accordance with the Village of Sea Ranch Lakes Code of Ordinances, you may file an application for special exception if such special exception from the terms of the Village Code will not be contrary to the public interest and the following criteria are met:

(a) That special conditions and circumstances exist which are peculiar to the lands, structure or building involved and which are not applicable to other lands, structures or buildings.

(b) That the special conditions and circumstances do not result from the actions of the applicant.

(c) That granting the special exception requested will not confer on the applicant any special privilege that is denied by this Code, to other lands, buildings, or structures.

(d) That literal interpretation of the provisions of the Code will deprive the applicant of rights commonly enjoyed by other properties under the terms of the Code and would work unnecessary and undue hardship on the applicant.

(e) That the special exception granted is the minimum special exception that will make possible the reasonable use of the land, building or structure.

(f) That the grant of the special exception will be in harmony with the general intent and purpose of the Code and that such special exception will not be injurious to the area involved or otherwise detrimental to the general welfare.

8. One public hearing is required before the Village Council. All property owners within 300 feet must be notified of hearing.

9. You or your appointed representative will be responsible for presenting your case and answering any questions the Village Council may have.

PLEASE ATTACH A STATEMENT IN RESPONSE TO THE BELOW:

- Specify the regulations from which you seek a special exception.
- Briefly describe why the regulations will not permit your project
- Describe the special conditions or justification for your request
- Explain how you attempted to comply

I do hereby attest that all the information on this application is true and all facts presented are represented accurately.

Signature of Applicant: _____


Jay Wozniak, Chief Legal Officer

Special Exception Statement

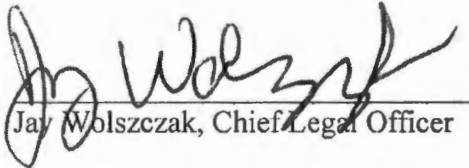
**First Watch Restaurants, Inc.
4715 N. Ocean Drive, Sea Ranch Lakes, FL 33308**

The Village of Sea Ranch Lakes municipal code Section 3-9, Distances between Establishments, states that any business that is within 300 feet of an existing on-premises alcohol license and that is applying for a special restaurant license must ask the Village for a Special Exception to grant approval of their alcohol license.

There is a lounge within 300 feet that serves alcohol for on-premises consumption.

The sale and service of alcoholic beverages is incidental to the sale and service of food for First Watch.

First Watch is submitting a Special Exception Request Application in order to comply with the Village Code as noted in Section 3-9(b).


Jay Wolszczak, Chief Legal Officer

3/1/2021
Date