



lucido&associates

February 18, 2020

Subject and Location: **Conchy Joe's Restaurant (C110-008)** Request for a revised major final site plan for the redevelopment of a restaurant and office complex on three parcels totaling approximately 4.9 acres located at 3945 and 4000 NE Indian River Drive in Jensen Beach. Included with this application is a request for a Certificate of Public Facilities Reservation.

Dear Property Owner:

As a landowner within 500 feet of the property identified in the above description and shown on the map please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, March 5, 2020

Time and Date: **BOARD OF COUNTY COMMISSIONERS**

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, March 24, 2020

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter

on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please feel free to contact me directly at 772-220-2100 or call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Attachment: Location Map
 Legal Description
 Revised Final Site Plan
 Revised Final Site Plan Rendering

Martin County, FL



Date: 3/12/2019
This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
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EXHIBIT A
CONCHY JOE'S RESTAURANT
LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATED AND BEING IN MARTIN COUNTY, FLORIDA, TO WIT:

PROPERTY APPRAISER'S PARCEL I.D. NO. 15-37-41-004-006-00041-8

PARCEL 1:

ALL THAT PART OF THE SOUTH 200 FEET OF LOT 6A, GAINES ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LYING EAST OF STATE ROAD 707.

PARCEL 2:

A PARCEL OF FORMERLY SUBMERGED LAND IN THE INDIAN RIVER IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE POINT WHERE THE SOUTH LINE OF THE SOUTH 100 FEET OF TRACT 6A OF GAINES ESTATES, AS RECORDED IN PLAT BOOK 1, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, INTERSECTS THE MEAN HIGH WATER MARK OF INDIAN RIVER; THENCE EASTERLY ALONG THE EXTENSION OF THE SAID SOUTH LINE OF THE SOUTH 100 FEET OF TRACT 6A, 85 FEET; THENCE NORTHERLY PARALLEL TO THE MEAN HIGH WATER MARK TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERN LINE OF THE SOUTH 100 FEET OF SAID TRACT 6A; THENCE WESTERLY ALONG SAID EXTENSION OF THE NORTH LINE OF THE SOUTH 100 FEET OF TRACT 6A, 85 FEET TO THE SAID MEAN HIGH WATER MARK OF INDIAN RIVER, THEN SOUTHERLY ALONG SAID MEAN HIGH WATER MARK TO THE POINT OF BEGINNING

PROPERTY APPRAISER'S PARCEL I.D. NO. 15-37-41-004-006-00030-1

PARCEL 3

LOTS 1 AND 12, BLOCK 1, BLOUNT PITCHFORD PROPERTY AS RECORDED IN PLAT BOOK 1, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LESS AND EXCEPT LAND CONVEYED TO MARTIN COUNTY RECORDED IN OFFICIAL RECORDS BOOK 669, PAGE 1312.

PARCEL 4

THAT PART OF SOUTH 200 FEET OF LOT 6A, GAINES ESTATES, AS RECORDED IN PLAT BOOK 1, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING EAST OF THE FEC RAILROAD AND WEST OF STATE ROAD 707.

PARCEL 5:

A PARCEL OF FORMERLY SUBMERGED LAND IN THE INDIAN RIVER IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING EASTERLY OF AND ADJOINING THE NORTH 100 FEET OF THE SOUTH 200 FEET OF LOT 6A, GAINES ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE EAST COAST RAILWAY WITH THE SOUTH LINE OF THE NORTH 86.90 FEET OF SAID LOT 6A OF GAINES ESTATES; THENCE SOUTH 89°50'48" EAST ALONG SAID SOUTH LINE OF THE NORTH 86.90 FEET OF LOT 6A, 445.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°50'48" EAST ALONG SAID SOUTH LINE, 108.34 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING THREE (3) COURSES; (1) SOUTH 36°14'27" EAST, 9.06 FEET; (2) SOUTH 87°11'42" EAST, 7.91 FEET; (3) SOUTH 08°46'22" EAST, 94.21 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THAT TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED 20774; THENCE ALONG SAID NORTH LINE, NORTH 89°49'51" WEST, 97.12 FEET TO AN INTERSECTION WITH THE SHORE LINE OF THE INDIAN RIVER PER SAID PLAT OF GAINES ESTATES; THENCE

ALONG SAID SHORE LINE FOR THE FOLLOWING FOUR (4) COURSES; (1) NORTH 28°32'49" WEST, 15.47 FEET; (2) NORTH 21°36'29" WEST, 23.01 FEET; (3) NORTH 14°37'29" WEST, 47.62 FEET; (4) NORTH 29°00'01" WEST, 22.58 FEET TO THE POINT OF BEGINNING.

PARCEL ADDRESS: 3930 NE INDIAN RIVER DR, JENSEN BEACH

PARCEL ADDRESS: 3945 NE INDIAN RIVER DR, JENSEN BEACH

AND TOGETHER WITH

PROPERTY APPRAISER'S PARCEL I.D. NO. 15-37-41-001-004-00010-3

ADMIRALS PARCEL

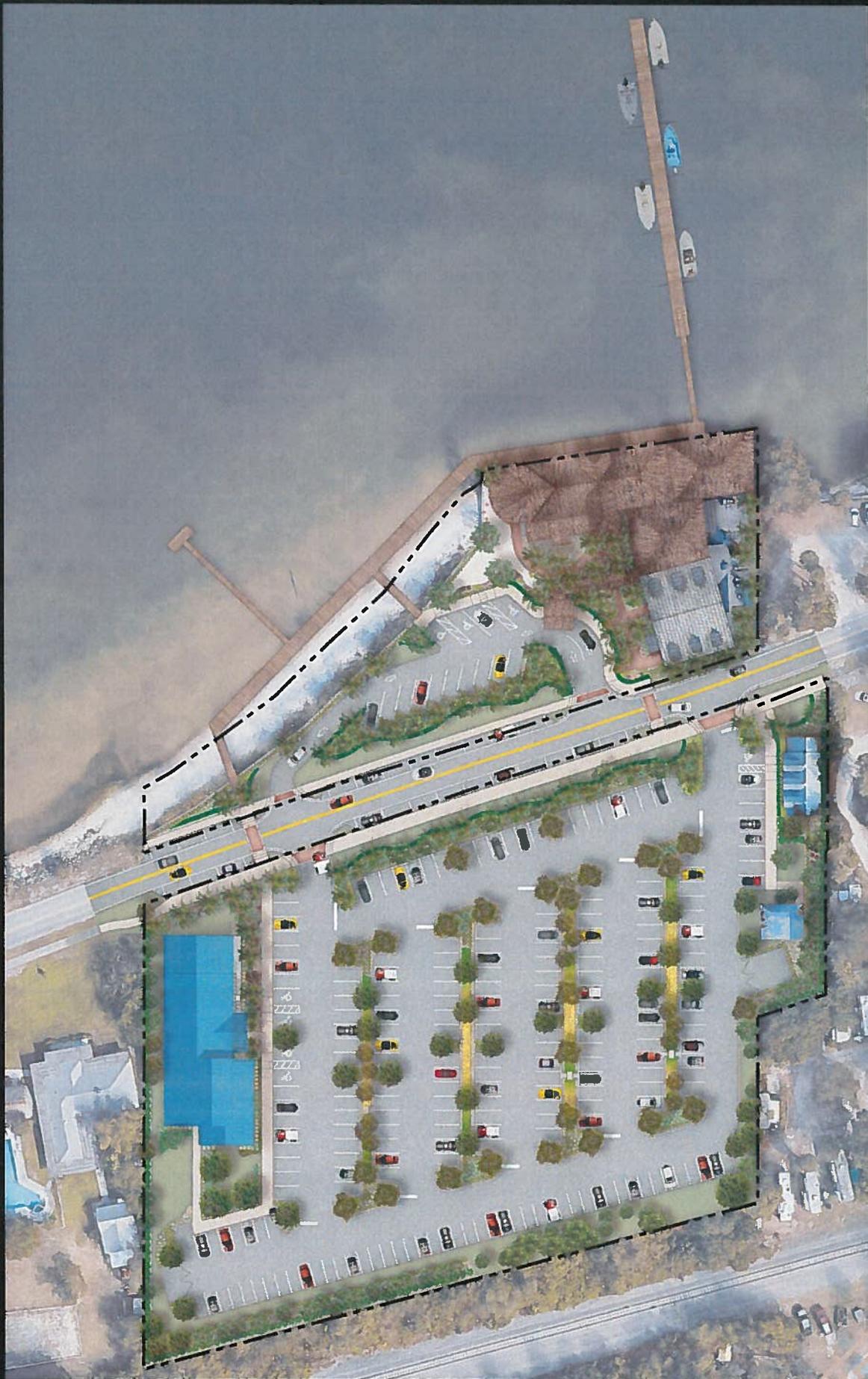
THE PART OF LOT 4 LYING EAST OF THE F.E.C. RAILROAD RIGHT-OF-WAY IN BALLANTINE & MOORE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 205, PUBLIC RECORDS OF ST LUCIE (NOW MARTIN) COUNTY, FLORIDA AND THE NORTH 86.9 FEET OF TRACT 6A LYING EAST OF THE F.E.C. RAILROAD RIGHT-OF-WAY IN GAINES ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

SAID PARCEL CONSISTING OF 2.289 ACRES OR 100,640 SQUARE FEET MORE OR LESS.

SAID PARCEL SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR DEDICATIONS.

PARCEL ADDRESS: 4000 NE INDIAN RIVER DR, JENSEN BEACH

THE COMBINATION OF ALL PARCELS CONTAINING 214,218 SQUARE FEET OR 4.92 ACRES MORE OR LESS



CONCHY JOE'S

CONCEPT

luendo & associates

