

Sand Dune Café Replacement Amended 01/14/2025

Category	Concurrency	
Project Number	2012E	
Location	Jensen Beach	
District	1	
Project Limits	Jensen Beach - Sand Dune Café	
Related Projects	N/A	
Lead Dept/Division	Parks and Recreation	
Year Project Initiated	2023	
Project Life Cycle	30 Years	
Resilience Requirements	<input checked="" type="checkbox"/> 2040 Vulnerability <input checked="" type="checkbox"/> 2070 Vulnerability <input type="checkbox"/> 2100 Vulnerability	



DESCRIPTION

The proposed capital improvement project aims to revitalize the 34-year-old beachside café into a revenue-generating destination that will operate without the need for ongoing subsidies. The redesign and permitting process is currently underway, with completion expected by the end of 2026. The reimagined café will offer a fresh concept focused on breakfast and lunch, similar to the popular Sand Dune Café, but with a new menu, updated aesthetics, and enhanced ambiance. The new design will optimize the existing 8,750 square feet of deck space on the dune and will incorporate key upgrades, including the replacement of restrooms and improvements to public beach access and dune crossovers.

BACKGROUND

The Sand Dune Café is a rare and valuable public asset located at Jensen Beach on Hutchinson Island, serving as one of the few beachfront restaurants in Martin County. It occupies a prime location along a wide sandy beach on the Atlantic Ocean, which draws visitors for activities such as sunbathing, surfing, and swimming. Originally built in 1991 under a 20-year lease, the café's lease expired in April 2012. Following the lease's expiration, the building's condition deteriorated significantly, and two attempts to re-lease the property were unsuccessful. As a result, the county took over operations in 2014, investing in minor improvements and self-operating the café. Unfortunately, due to declining sales and worsening building conditions, the café was permanently closed in October 2024.

PROJECT ORIGINATION

Infrastructure Needs

JUSTIFICATION

This project is in line with Goal 1 – Maintain and Improve Facilities, Objective 1.1 - Maintain and improve existing facilities, Objective 1.8 - Upgrade convenience and customer service amenities to existing facilities; Goal 3-Continue to improve Program and Service Delivery, Objective 3.1-Explore opportunities to increase recreational opportunities based on demand and trend.

Expenditures	Total	To Date	Funded					Unfunded
			FY25	FY26	FY27	FY28	FY29	
Design & Permitting	263,285	15,600	247,685	0	0	0	0	0
Construction	800,000	0	0	0	0	800,000	0	0
Expenditure Total	1,063,285	15,600	247,685	0	0	800,000	0	0
Revenues	Total	To Date	Carryover	FY25	FY26	FY27	FY28	FY29
Impact Fees	163,285	8,300	154,985	0	0	0	0	0
District 1 MSTU	900,000	7,300	92,700	800,000	0	0	0	0
Revenue Total	1,063,285	15,600	247,685	800,000	0	0	0	0

Total Unfunded **TBD**

OPERATING BUDGET IMPACT

It is anticipated that a newly constructed beach café will have an offsetting revenue and expenses and have long term building deferred maintenance cost savings.