



lucido&associates

**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	March 28, 2019		
To:	Catherine Riiska Martin County Growth Management Dept.		
From:	Morris A. Crady, AICP		
Subject:	Conchy Joe's Restaurant Mandatory Rezoning Application (C110-007)	Project No.	18-041

In response to the attached completeness letter dated March 22, 2019, please find enclosed the application fee check in the amount of \$1,000, the original application package and a CD with PDF copies of the application.

The items needing additional attention have been addressed as follows:

Item #1: Recorded Deed – The certified statement of no transfer of the subject property has been added to the application. For your information, this requirement is not included on the County's rezoning application checklist.

Item #2: Surrounding Property Owners List – The list will be provided no later than 14 days prior to the first scheduled public hearing.

Item #3: Disclosure of Interest Affidavit – The affidavit has been revised as requested.

If you have any questions or need additional information, please feel free to contact me or my assistant, Shirley Lyders.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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March 22, 2019

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34996

Application No: DEV2019030010
Project Number: C110-007

RE: Completeness Review
CONCHY JOE'S RESTAURANT REZONING

Dear Mr. Crady,

The above referenced application has been determined to be complete for review by the County. Catherine Riiska will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention.

Item #1: RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.

Comments: Please submit a certified statement of no property transfer since the deed was obtained.

Item #2: PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.

Comments: Required. Please provide no later than 14 days prior to the first scheduled hearing.

Item #3: DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]

Comments: Please update section 4 to correctly reflect additional application submitted for this site and attach a stand-alone legal description, not the legal deed.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$1,000.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **C110-007** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicki van Vonno', with a stylized flourish at the end.

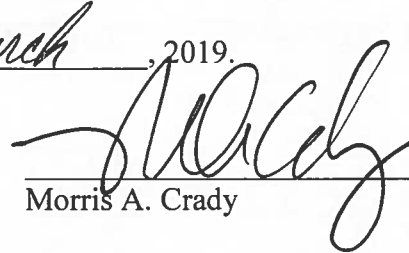
Nicki van Vonno, AICP *FOL*
Growth Management Director

NvV:PW:kk

cc: Sunrise Restaurants, LLC,
3945 NE Indian River Drive, Jensen Beach, FL 34957

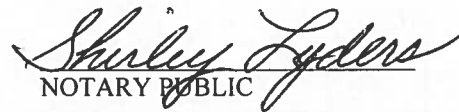
To the best of my knowledge and belief, there has been no transfer of the former Admiral's Table property since the Warranty Deed into Sunrise Restaurants, LLC was recorded in O.R. Book 2983, Page 1301, public records of Martin County, Florida.

DATED THIS 28th DAY OF March, 2019.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF March, 2019 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:





lucido&associates

March 11, 2019

HAND DELIVERY

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Conchy Joe's Restaurant – Mandatory Rezoning Application for Former Admiral's Table Parcel with Certificate of Public Facilities Exemption (Our ref. #18-041)

Dear Nicki:

On behalf of the property owner, Sunrise Restaurants, LLC, we are pleased to submit this application for a mandatory rezoning from R-3A to LC as discussed at the pre-application workshop on September 13, 2018.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials:

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's notarized power of attorney for representation by Lucido & Associates;
5. The Disclosure of Interest Affidavit;
6. The recorded deed documenting ownership by Sunrise Restaurants, LLC;
7. The legal description;
8. Location map;
9. Aerial map;
10. Parcel assessment map;
11. Future land use map; and
12. Zoning map.

The following standard application materials are not provided for the reasons indicated:

- **School Impact Worksheet** - Not applicable to commercial projects.
- **Surrounding property owners list** – To be provided prior to the public hearing.

Upon a determination of completeness, we will submit the mandatory application fee in the amount of \$1,000.00.

Please feel free to contact me or my assistant, Shirley Lyders, if you have any questions or comments.

Sincerely,

Morris A. Crady, AICP
Senior Vice President



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

A. General Information:

1. Type of Application: Zoning Change

2. Proposed Development's Name:

CONCHY JOE'S

3. Former Development's Name:

N/A

4. Previous Project Number:

5. Pre-Application Meeting Date:

6. Property Owner:

Name or Company Name SUNRISE RESTAURANTS, LLC

Company Representative FRED AYRES

Address 3945 NE INDIAN RIVER DRIVE

City JENSEN BEACH

State FL

Zip 34957

Phone

Fax

Email

7. Agent:

Select from the List

Name or Company Name LUCIDO & ASSOCIATES

Company Representative MORRIS A. CRADY

Address 701 SE OCEAN BOULEVARD

City STUART

State FL

Zip 34994

Phone

Fax

Email

MCRADY@LUCIDODESIGN.COM

8. Contract Purchaser:

Select from the List

Name or Company Name

Company Representative

Address

City

State

Zip

Phone

Fax

Email

9. Land Planner:

Same as the Agent

Name or Company Name

Company Representative

Address

City

State

Zip

Phone

Fax

Email

Select from the list

10. Landscape Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

11. Surveyor:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

12. Civil Engineer:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

13. Traffic Engineer:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

14. Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

15. Attorney:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

16. **Environmental Planner:** Same as Agent
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

17. **Other Professional:** _____
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

18. **Parcel Control Number(s):**
15-37-41-001-004-00010-3

19. Certifications by Professionals:

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.

☒ This box must be checked if the applicant waives the limitations.

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.



Applicant's signature
MORRIS A. CRADY

Printed name

3-11-19

Date

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of March, 2019, by MORRIS A. CRADY.

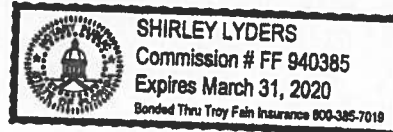
He or she

☒ is personally known to me or ☐ has produced _____ as identification.

Shirley Lyders
Notary public signature

Printed name

State of _____ at-large





Martin County Development Review
Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Admiral's Table Rezoning application is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

3-11-19
Date



PROJECT NARRATIVE

Former “Admiral’s Table” Restaurant Parcel Rezoning from R-3A to LC March 11, 2019

Existing Property Characteristics

The subject property is approximately 2.3 acres located on NE Indian River Drive, less than ¼ mile north of the Jensen Causeway. The former “Admiral’s Table” restaurant was originally developed in the 1970’s and has been vacant for the past 20 years. This parcel, which was recently acquired under a separate business entity by the owner of Conchy Joe’s, includes an existing building of approximately 6,400 sf and associated paved parking in various states of deterioration.

The owner’s intent is to restore and improve the restaurant by adding a micro-brewery, a 2nd-story waterfront dining area and improved parking in conjunction with the proposed expansion and renovation of Conchy Joe’s restaurant.

Proposed Rezoning

The property is designated for Limited Commercial future land use and zoned R-3A. According to our discussion with Growth Management staff at the September 13, 2018 workshop, a mandatory rezoning is required from R-3A to LC in order to redevelop the site.

*Sunrise Restaurants, LLC
P.O. Box 1056
Jensen Beach, FL 34958*

December 17, 2018

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Formerly Admiral's Table Restaurant
Parcel I.D. #15-37-41-001-004-00010-3

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Sunrise Restaurants, LLC during the governmental review process of the application.

Sincerely,

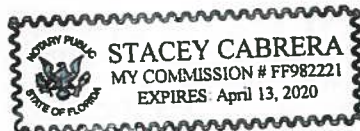
SUNRISE RESTAURANTS, LLC,
a Florida limited liability company


By: 
Frederic M. Ayres, IV, Manager

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me this 13th day of December, 2018,
by FREDERIC M. AYRES, IV, Manager of SUNRISE RESTAURANTS, LLC, a Florida
limited liability company. He ☒ is personally known to me or ☐ has produced _____
_____ as identification.

(Notarial Seal)




NOTARY PUBLIC
My Commission Expires: April 13, 2020



This Instrument Prepared By / Return To:
Jennifer L. Williamson, Esquire
CRARY BUCHANAN, P.A.
759 SW Federal Hwy., Suite 106
Stuart, FL 34994
(772) 287-2600

WARRANTY DEED (from Corporation)

THIS WARRANTY DEED, Made and executed the 23 day of March, 2018, by **Amadco, Inc., a Florida corporation**, existing under the laws of Florida, and having its principal place of business at 4300 Biscayne Blvd., Suite 305, Miami, Florida 33137, hereinafter called the Grantor, to **Sunrise Restaurants, LLC, a Florida limited liability company**, whose post office address is 759 SW Federal Highway, Suite 106, Stuart, Florida 34994, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Martin County, Florida, to-wit:

That part of Lot 4 lying East of the F.E.C. Railroad Right-of-Way in Ballantine and Moore's 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 Estate Subdivision, as recorded in Plat Book 1, Page 90, Public Records of Martin County, Florida.

PARCEL I.D. NO.: 15-37-41-001-004-00010-3

Subject to: restrictions, reservations, covenants, conditions, and easements of record; taxes for 2018 and the years subsequent thereto, and all applicable laws, ordinances and governmental regulations, including without limitation, zoning and building codes and ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Jaymy Bengio, Witness
[Print Name of Witness]

Eckha Gornater, Witness
[Print Name of Witness]

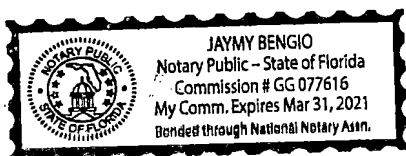
Amadco, Inc., a Florida Corporation

By: Sami S. Qubain
Its: President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 23 day of March, 2018, by Sami S. Qubain, as President of Amadco, Inc., a Florida corporation, on behalf of the corporation. He (PLEASE CHECK ONE OF THE FOLLOWING) [FL DL] is personally known to me, or [X] has produced (TYPE OF IDENTIFICATION) as identification.



Jaymy Bengio (Print Name)
Notary Public – State of Florida
Commission Number:
My Commission Expires:

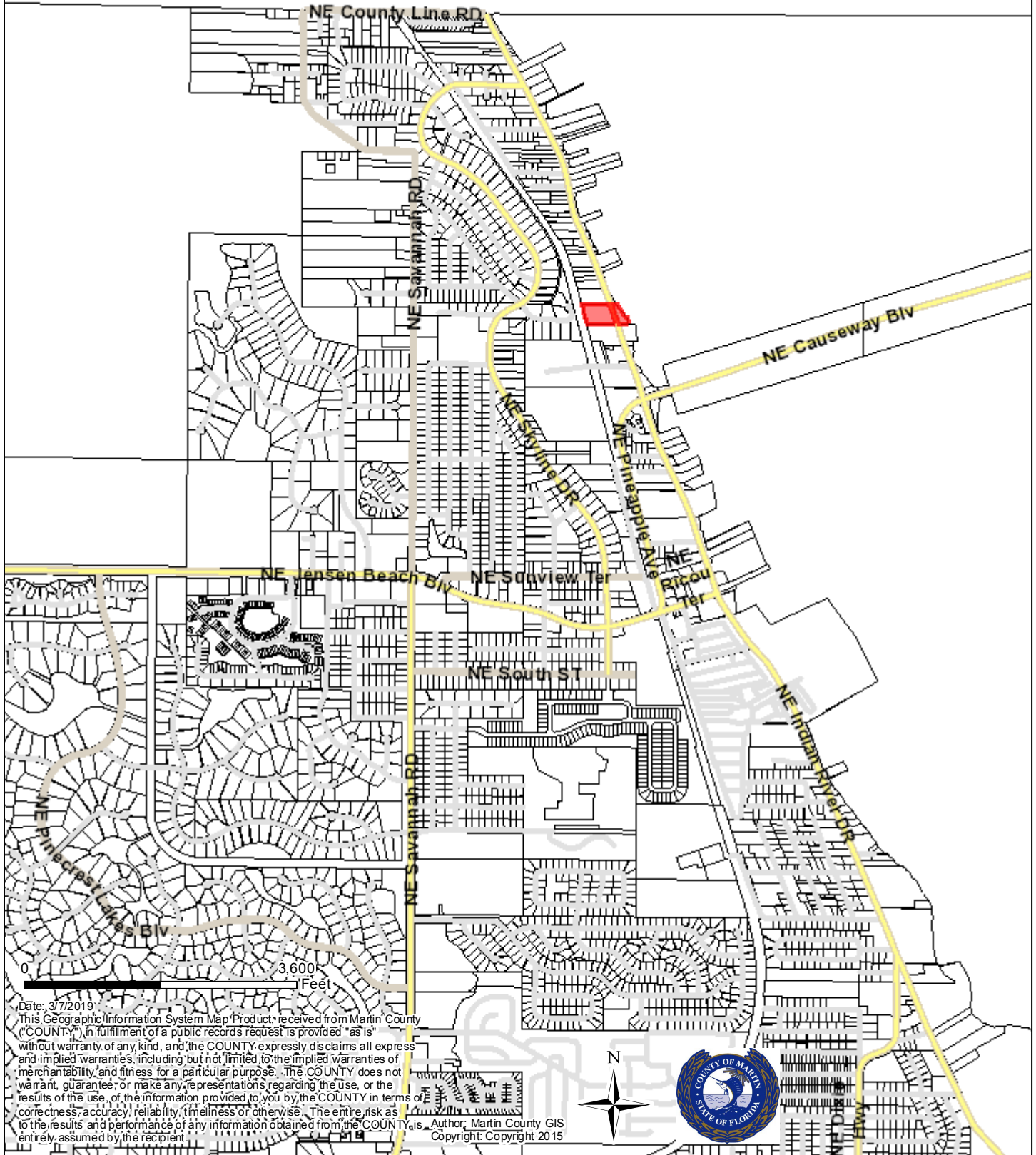
EXHIBIT A
LEGAL DESCRIPTION

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.

Martin County, FL

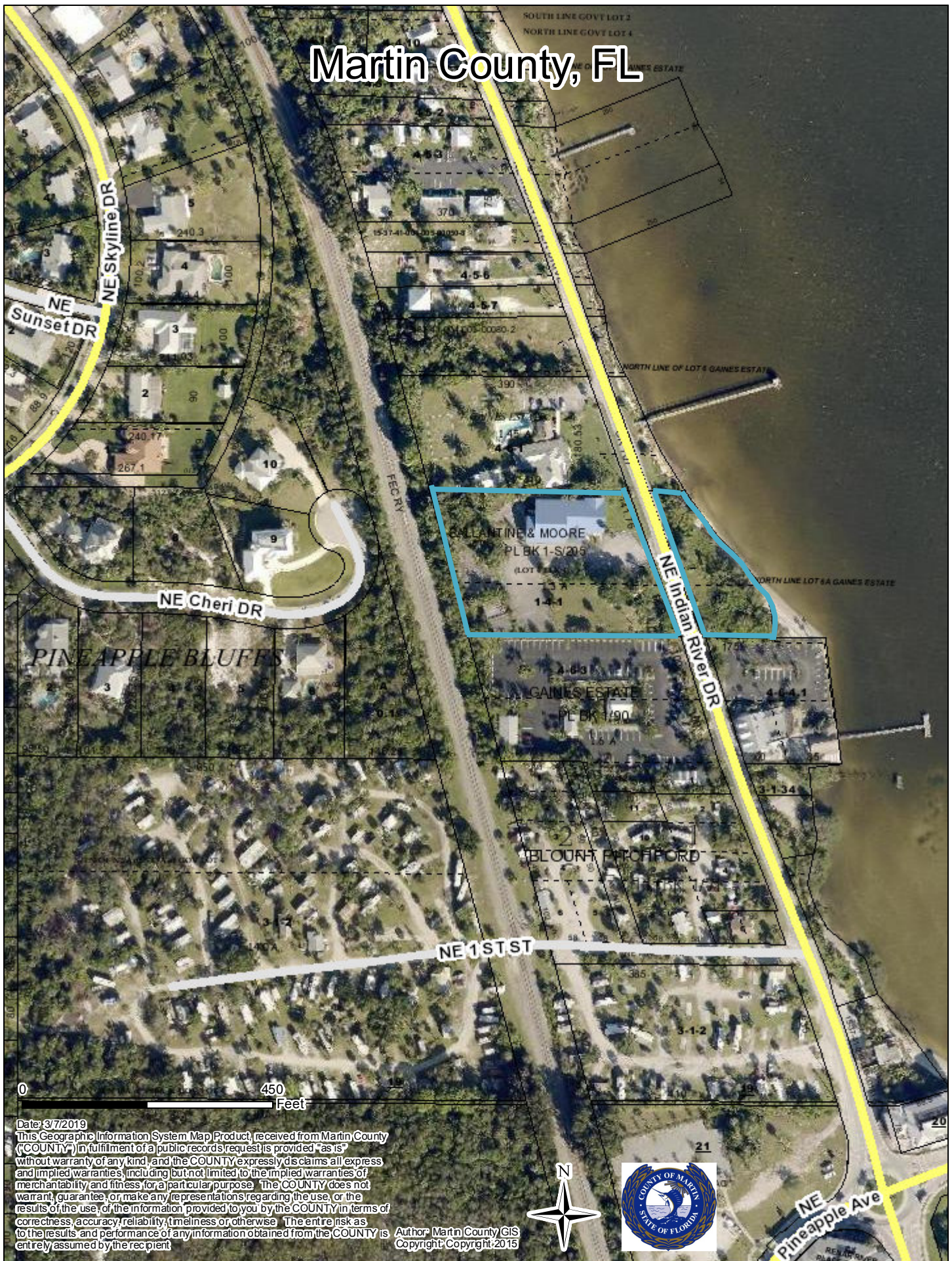


Date: 3/7/2019

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Martin County, FL



Date: 3/7/2019

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Martin County, FL

LOW DENSITY

COMM. LIMITED

NE Skyline DR

NE Sunset DR

LOW DENSITY

LOW DENSITY

NE Cheri DR

NE Indian River DR

COMM. LIMITED

LOW DENSITY

LOW DENSITY

NE 1ST ST

LOW DENSITY

COMM. LIMITED

LOW DENSITY

COMM. LIMITED

COMM. WATERFRONT

0 450 Feet

Date: 3/7/2019

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N

COUNTY OF MARTIN
STATE OF FLORIDA

HOME

Date: 3/7/2019

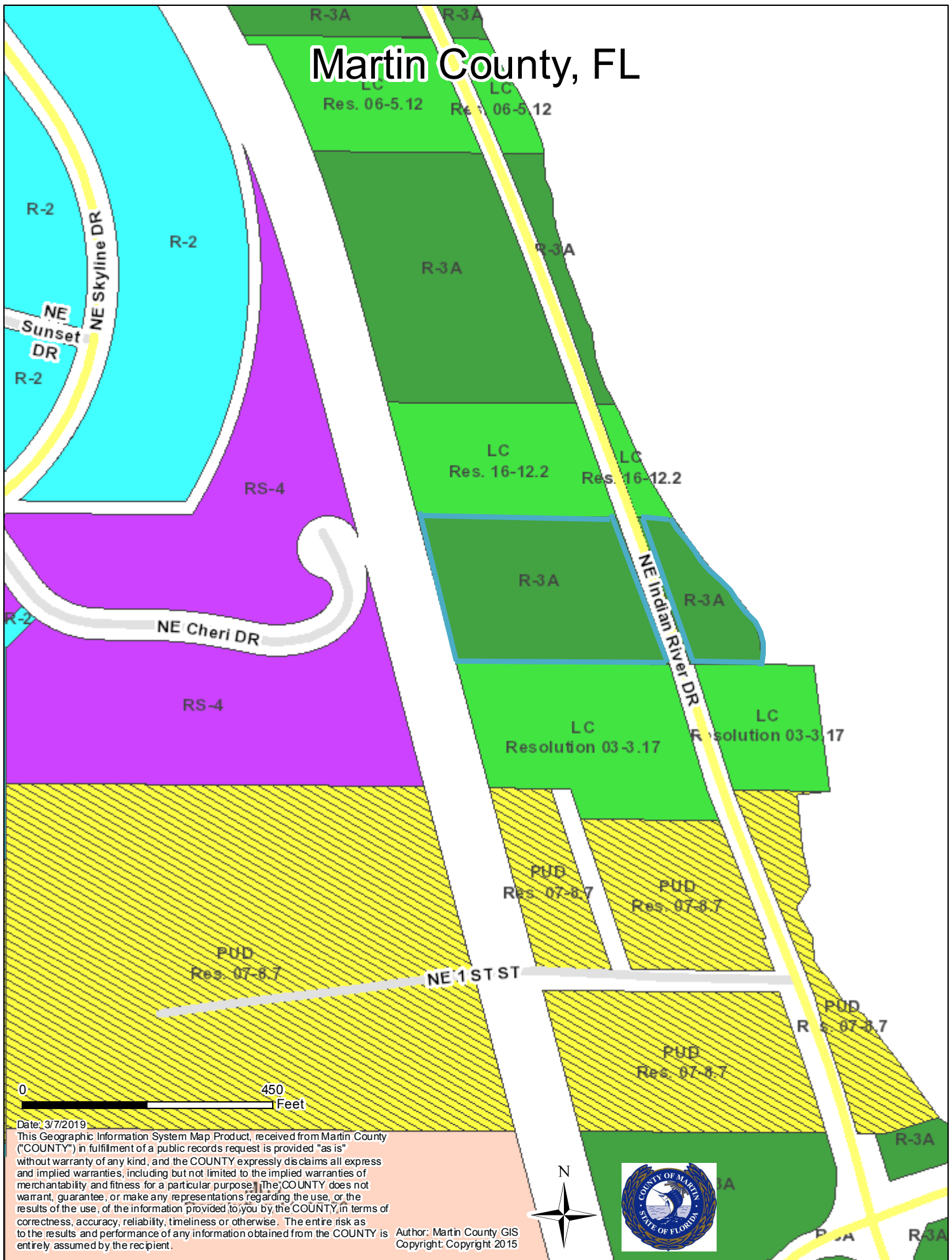
Date: 3/17/2019

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Martin County, FL



0 450 Feet

Date: 3/7/2019

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