



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

CONCHY JOE'S RESTAURANT MAJOR REVISED FINAL SITE PLAN

Applicant:	Sunrise Restaurants, LLC, and F.M. Ayres 2, LLC, Fred Ayers
Property Owner:	Sunrise Restaurants, LLC, and F.M. Ayres 2, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	C110-008
Record Number:	DEV2019030011
Report Number:	2020_0224_C110-008_Staff_Final.docx
Application Received:	04/02/2019
Transmitted:	04/05/2019
Staff Report:	05/29/2019
Workshop Meeting:	06/06/2019
Resubmittal Received:	09/25/2019
Transmitted:	09/26/2019
Staff Report:	11/19/2019
Workshop Meeting:	12/12/2019
Resubmittal Received:	01/09/2020
Transmitted:	01/09/2020
Date of report:	02/02/2020
Revised Final Staff Report;	02/24/2020

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B. Project description and analysis

This application is a request by Sunrise Restaurants, LLC, and F.M. Ayer 2, LLC, for approval of a major revised 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, adjacent to the Indian River Lagoon and bisected by Indian River Drive, approximately 1,000 feet north of NE Causeway Blvd.

The site includes two separate locations which were previously developed. The southern approximate half of the subject site contains the existing Conchy Joe's restaurant on the east side of Indian River Dr, and an office building with associated storage and two apartment hotel units on the west side of Indian River

Dr, with associated infrastructure and parking. The northern portion of the site contains a structure formerly known as the Admiral's Table restaurant that was originally developed in the 1970's and has been vacant for approximately 20 years, with associated paved parking in various states of deterioration. The portion of the Admiral's table property is undeveloped east of Indian River Dr.

The future land use designation for the entire site is Commercial Limited. The south portion of the site, containing Conchy Joe's has the appropriate LC Limited Commercial zoning district and the northern portion of the site has the R-3A Liberal Multiple-Family zoning district, which is a Category C zoning district that is incompatible with the underlying designated future land use. A concurrent application (C110-007) is under review for a mandatory rezoning for the northern portion of the site to change the zoning district from R-3A to the contemporary LC zoning district. The project is designed and is being reviewed under the existing and anticipated LC zoning standards and this application is dependent upon the completion of the rezoning action.

Proposed is the development of a unified complex to include the existing Conchy Joe's restaurant and the redevelopment of the abandoned Admiral's table as a restaurant with brewery to result in a riverfront destination as a historical attraction. Improvements proposed to the Conchy Joe's property include the addition of approximately 7,000 s.f. outdoor tiki-style seating area, a valet service area, a new observation pier, redevelopment of an existing pier to add dockage for 12 vessels, and a Riverwalk marginal pier along the entire riverfront. Improvements proposed to the Admiral's Table property include the renovation of the existing structure for use as a restaurant and microbrewery with an addition of approximately 4,500 s.f. and a second story, and Riverwalk marginal pier connecting to the southern property. The parking area and Indian River Drive right-of-way area also proposed for redevelopment to provide shared parking infrastructure, interconnectivity for vehicles and pedestrians, on-street parking and related right-of-way improvements. The existing apartment hotel use is proposed to be eliminated and the existing office use and structure is proposed to remain.

In addition to the zoning standards, the application will be required to comply with the commercial design standards, landscape buffering requirements for commercial development adjacent to residential uses, and applicable Comprehensive Plan requirements for the Commercial Limited future land use designation. Access is proposed via NE Indian River Drive and the applicant has proposed a reduced parking rate and has provided a parking rate adjustment analysis for consideration. The project is located within the Primary Urban Services District and will be serviced by Martin County Utilities for water and wastewater services.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply

L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	David Moore	320-3057	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Michele Jones	219-4942	N/A
Q	ADA	David Moore	320-3057	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, November 19, 2019 with its resubmittal dated January 9, 2020. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number(s) and address:

153741001004000103 4000 NE Indian River Dr

153741004006000301 3930 NE Indian River Dr

153741004006000418 3945 NE Indian River Dr

Existing Zoning: R-3A, Liberal Multi-Family (Rezoning Pending)

LC, Limited Commercial

LC, Limited Commercial

Future land use: Commercial Limited

Gross area of site: 4.94 acres

Figure 1: Location Map



Figure 2: Subject Site 2018 Aerial



Adjacent existing or proposed development:

To the north:	Medical Office
To the south:	RV/Mobile Home Park
To the east:	NA (Indian River)
To the west:	Single Family Residential (across FEC Railway)

Figure 3: Subject Site 2019 Aerial with Linework



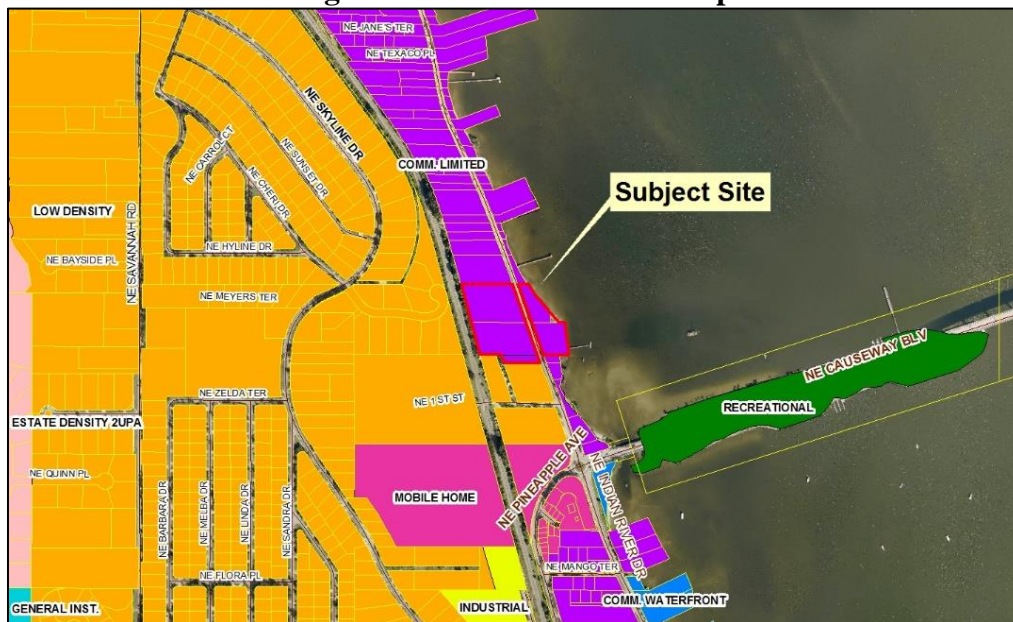
Figure 4: Local Area 2018 Aerial



Future land use designations of abutting properties:

To the north: Commercial Limited
To the south: Low Density Residential
To the east: N/A (Indian River)
To the west: Low Density Residential (across FEC Railway)

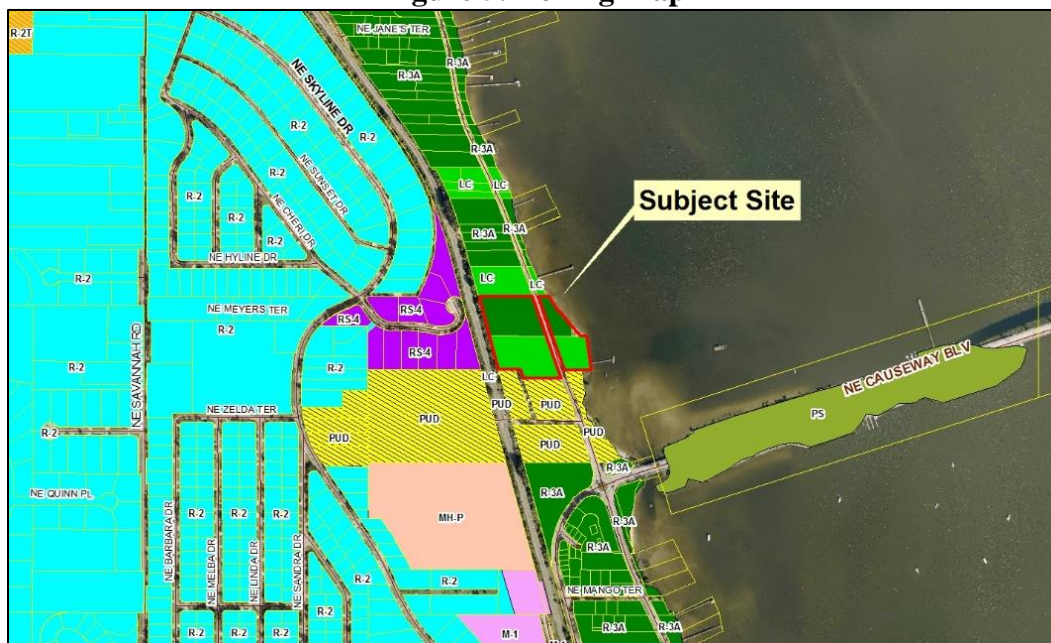
Figure 4: Future Land Use Map



Zoning district designations of abutting properties:

To the north: LC, Limited Commercial (Pending application)
To the south: PUD, Planned Unit Development
To the east: N/A (Indian River)
To the west: RS-4, Single Family Residential (across FEC Railway)

Figure 5: Zoning Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1A.1., states: 'The County's existing Land Development Regulations shall conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and the FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Fish and Wildlife Conservation Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:
 - (a) Protect environmentally sensitive areas and/or historic resources; and
 - (b) Specify those receiving zones in the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

Additional Information:

Information #1:

A parking rate Adjustment request has been provided by the applicant. The request is considered compatible with the proposed uses. The BCC, as the final decision maker for the project will need to approve the parking request pursuant to Sec. 4.625 LDR.

Information #2:

A reduction in the posted speed limit of 35 MPH on Indian River Drive to 30 MPH is necessary to accommodate the on-street parking proposed by the project. The Board of County Commissioners will be asked to consider the reduction at the Public Hearing regarding site plan approval.

Information #3:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.2.e AND 5.32 (2019)

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Commercial Design

The proposed development complies with the requirements of Art. 4, DIV. 20 - Commercial Design - of the Martin County, FL, Land Development Regulations.

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

I. Determination of compliance with the property management requirements – Engineering Department

The Applicant will be required to dedicate Right of Way Easements on either side of NE Indian River Drive. The Right-of-Way Easements must be dedicated in accordance with Sheet 10 and 11 of the Construction Plans revised per Martin County Comments on 8/20/19.

The following due diligence materials are required:

Item 1: OWNERSHIP AND ENCUMBRANCE REPORT

The Applicant must provide an Ownership and Encumbrance Report showing the owner of the property and any mortgages on the property. If there are any mortgages on the property, the mortgage holders must sign a Consent of Mortgagee attached to the Right-of-Way Easement(s).

Item 2: SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida.
3. Parcel ID number(s) must be included.

4. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.

7. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The Applicant has complied with the requirements.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscaping

Findings of Compliance

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed renovation and expansion of the existing Conchy Joe's restaurant and the former Admiral's Table restaurant. The applicant has submitted landscape plans that provide 65,054 sq. ft. of landscape area which equates to 30% of the 214,274 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

To compliment stormwater management on the site the applicant has proposed construction of green infrastructure in the form of bioswales within the parking lot landscape medians. These median swales have been planted with native species to document compliance with Section 4.663.E, Land Development Regulations, Martin County, Fla. (2013) which requires that preserve areas, landscape areas and stormwater treatment areas be consolidated to the extent feasible. Plantings adjacent to a preserve are also limited to native species; to document compliance plantings adjacent to the shoreline area consist of 100% native species.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 86 trees for this project. To demonstrate compliance the applicant has proposed the planting of 97 trees and the planting or preservation of 115 palms

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Adjacent land use to the south is residential and a Type 2 Buffer is required. Since the adjacent property is vacant this buffer can be reduced to ½ of the Type 2 Buffer. This parcel will provide the other half when it comes in for re-development. The adjacent parcel to the north is commercial so a non-compatibility buffer is not required.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 2 trees for each 5000 s.f. of interior vehicular use area. This project has 92,432 sq.ft. of paving requiring 9,244 sq.ft. of interior vua landscape area and the planting of 38 trees. To document compliance the applicant is proposing the installation of 42 native trees within 10,697 sq.ft.of interior vehicular use landscape area of the site.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by The MilCor Group, Inc, dated January 2020. Staff determined that the site's maximum impact was assumed to be 47 directional trips during the PM peak hour. Staff finds that CR-707 (Indian River Dr) is the recipient of a majority of the generated trips. The generalized service capacity of CR-707 (Indian River Dr) is 675. The project impact is 6.9% of the maximum volume of that roadway. CR-707 (Indian River Dr) is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2022).

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1., LDR, Martin County, Fla. (2016)

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

Engineering - Compliance Determination

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation is less than the amounts of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management: The applicant proposes a stormwater management system consisting of an interconnected system of inlets and bioswales connected to a series of exfiltration trenches discharge through drainage control structures and ultimately to the intercoastal waterway. The applicant has demonstrated the proposed development will limit the discharge from the project to rates less than pre-development conditions. The applicant demonstrated the water quality volume is being met in the proposed exfiltration trenches and bioswales throughout the development prior to discharge; thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site falls within a Special Flood Hazard Area that has an established base flood elevation of 5.00 NAVD. The applicant demonstrated that the minimum finished floor elevations will be constructed at least one foot above the current FEMA base flood elevation or above the maximum predicted stage of the 100-year 3-day zero-discharge storm event, whichever is greater; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 with the proposed design of the parking lots and on-street parking facilities for the project.
5. Division 19- Roadway Design: The applicant has demonstrated compliance with the design of the driveway connections and offsite improvements to NE Indian River Drive; therefore, the applicant demonstrated compliance with Division 19.

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. A Right-of-Way Maintenance Agreement must be executed by the applicant for the drainage infrastructure improvements, including, but not limited to inlets, culvert pipes, and exfiltration trenches within the NE Indian River Drive right-of-way.
2. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in

Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic Files

Findings of Compliance:

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Finding of Compliance;

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Development Review Informational

Martin County Code of Laws and Ordinances, Section 79.121, adopts the Florida Fire Prevention Code (NFPA 1 and NFPA 101) as the County's fire prevention code. The Code is to prescribe minimum requirements for emergency vehicle access and water supply, necessary to establish a reasonable level of fire and life safety and property protection from the hazards created by fire, explosion, and dangerous conditions for site development. This is in accordance with Chapter 633, F.S. All construction, including, but not limited to, fire sprinklers, fire alarms and fire suppression systems, shall be subject to

these codes. All documents including specifications and hydraulic calculations in accordance with FS 61G15-32 are required at the time of the application for a building permit for the property that is the subject of this application for site plan approval.

Emergency Management

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.E. (2019)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.E. (2019)

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities
Findings – positive evaluation

Source - Environmental Services Department
Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities
Findings – positive evaluation
Source -Environmental Services Department
Reference - see Section O of this staff report

Solid waste facilities
Findings – In Place
Source - Growth Management Department

Stormwater management facilities
Findings – positive evaluation
Source - Engineering Department
Reference - see Section N of this staff report

Community park facilities
Findings – N/A
Source - Growth Management Department

Roads facilities
Findings – positive evaluation
Source - Engineering Department
Reference - see Section M of this staff report

Mass transit facilities
Findings – In Place
Source - Engineering Department
Reference - see Section L of this staff report

Public safety facilities
Findings – N/A
Source - Growth Management Department
Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a certified letter stating that no title transfer has occurred.

Item #5:

Original of the executed Unity of Title, consistent with the draft Unity of Title approved by staff during the review process. If there has been a property title transfer since the approval, provide an original and one (1) copy of the Unity of Title, executed by the new property owner, consistent with the County approved format.

Item #6:

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #7:

One (1) 24" x 36" copy of the approved site plan.

Item #8:

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #9:

One (1) digital copy of site plan in AutoCAD 2014 - 2017 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #10:

Original of the construction schedule.

Item #11:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #12:

Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County within sixty (60) calendar days of the project approval.

Item #13:

The applicant must execute the Agreement and pay the resultant fees within sixty (60) days of final Martin County approval of the request. [ref. Code, LDR, s.5.32.D.1, 2.(a)(b) and (c)Code, LDR, Art.5, Div.2]

Item #14:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting and commencement of any construction.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection fees:	\$4,000.00	\$4,000.00	
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees are required at building permit.

X. General application information

Applicant: Sunrise Restaurants, LLC, and F.M. Ayres 2, LLC
Fred Ayres
3945 NE Indian River Dr
Jensen Beach, FL 34957

Agent: Lucido and Associates
Morris A. Crady
701 SE Ocean Blvd
Stuart, FL 34994
772-220-2100
mcrady@lucidodesign.com

Engineer: The Milcor Group

Melissa Corbett
10975 SE Federal Hwy
Hobe Sound, FL 33455
772-223-8850
melissac@themilcorgroup.com

Y. Acronyms

ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments