



lucido&associates

**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	April 2, 2019		
To:	Catherine Riiska Martin County Growth Management Dept.		
From:	Morris A. Crady, AICP		
Subject:	Conchy Joe's Restaurant Major Revised Final Site Plan Application (C110-008)	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 \$9,127, the original application package, an additional set of the 24x36 plans, and a CD with PDF copies of the application.

The items needing additional attention have been addressed as follows:

Item #1: Application – The application form correctly states this application as “major revised final site plan”. We are not aware of any other application materials that are incorrectly labeled.

Item #2 & 3: Boundary and Topographic Survey – The project surveyor confirmed the survey was updated December 10, 2018 as shown thereon, which is within the 180 days of the application.

Item #4: Architectural Drawings – The elevation dimensions have been revised to demonstrate compliance with height requirements, and the plans have been signed and sealed.

Item #5: Lighting Plan – The lighting plan has been revised to demonstrate light levels off the project site onto adjacent properties.

Item #6: Commercial Design Drawings – The enclosed signed and sealed architectural drawings are the same as the commercial design drawings. As discussed at the workshop, the proposed building additions are consistent with the existing architectural style and theme.

Item #7: Disclosures of Interest Affidavit – The affidavits have been revised as requested.

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

701 SE Ocean Blvd., Stuart, FL 34994 P (772) 220-2100 F (772) 223-0220
email: mcrady@lucidodesign.com



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

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March 22, 2019

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

Application No: DEV2019030011
Project Number: C110-008

RE: Completeness Review
CONCHY JOE'S RESTAURANT MAJOR REVISED FINAL SITE PLAN

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: APPLICATION: Application type.

Comments: During the preapplication process, this application was determined to meet the threshold of Major Revised Final Site Plan. Please update all materials to reflect correct plan type.

Item #2: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Please update field dated certification to within 180 days.

Item #3: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Please update field dated certification to within 180 days and extend the topographic survey, as required above.

Item #4: Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.

Comments: Please revise dimension elevations to demonstrate compliance with height requirements. Plans must be signed and sealed by a registered architect.

Item #5: A lighting plan.

Comments: Required to demonstrate light levels off the project site onto adjacent properties.

Item #6: Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]

Comments: Required, please provide.

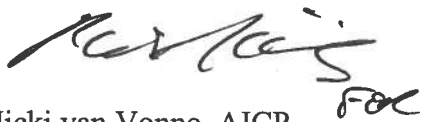
Item #7: DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2. B.3., LDR, MCC].

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 **\$9,127.00** (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 **C110-008** 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
Growth Management Director

NvV:PW:kk

cc: Fred Ayres, FM Ayres 2, LLC and Sunrise Restaurants, LLC,
3945 NE Indian River Drive, Jensen Beach, FL 34957



March 13, 2019

HAND DELIVERY

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

**Re: Conchy Joe's Restaurant – Application for Revised Final Site Plan with Certificate of Public Facilities Reservation
(Our ref. #18-041)**

Dear Nicki:

On behalf of the owner/operator of Conchy Joe's Restaurant, which is located on Indian River Drive north of the Jensen Beach causeway, we are pleased to submit this application for Revised Final Site Plan. As discussed at the pre-application workshop on September 13, 2018 and more specifically described in the attached project narrative, the revised final site plan will include the following improvements:

- Renovation and expansion of the existing Conchy Joe's restaurant to include the elimination of most of the parking on the waterfront parcel in favor of expanding the existing waterfront "tiki" dining area by approximately 7,000 square feet (sf);
- Addition of a valet service and covered drop-off area at Conchy Joe's entrance;
- Improvement to the existing boat dock to accommodate up to 12 boat parking spaces for the restaurant patrons;
- Renovation of the former Admiral's Table restaurant including an expanded 2-story waterfront dining area of approximately 4,500 sf, a microbrewery and expanded parking areas on both sites that will service both restaurants;
- Construction of an elevated "riverwalk" along the waterfront that provides a safe pedestrian link to both restaurants, expands waterfront access by boaters, and includes signage and educational kiosks that promote environmental awareness of the Indian River Lagoon; and
- Improvements along Indian River Drive to provide landscaping, 24 parallel parking spaces, sidewalks and pedestrian-activated street crossings, all of which will help "calm" traffic on this stretch of Indian River Drive and significantly improve pedestrian safety.

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 (the additional set of the 24x36 plans will be submitted upon a completeness determination):

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The notarized power of attorney for representation by Lucido & Associates by F.M. Ayres 2, LLC;
5. The notarized power of attorney for representation by Lucido & Associates by Sunrise Restaurants, LLC
6. The Disclosure of Interest Affidavit by F.M. Ayres 2, LLC
7. The Disclosure of Interest Affidavit by Sunrise Restaurants, LLC;

8. The recorded deeds documenting ownership by .FM Ayers 2, LLC and Sunrise Restaurants, LLC;
9. The no property transfer statement;
10. The legal description;
11. The proposed Unity of Title;
12. Aerial map;
13. Signed & sealed engineer's opinion of probable excavation, fill and hauling;
14. Signed & sealed stormwater report with stormwater maintenance plan;
15. Signed & sealed traffic impact analysis;
16. Environmental assessment;
17. Utility service letters;
18. Proposed water sources;
19. Water and Wastewater Service Agreement Information Form;
20. Utility related calculations;
21. Parking rate adjustment;
22. Signed & sealed boundary and topographic survey (includes tree survey), and digital copy of same;
23. The proposed revised final site plan, and digital copy of same;
24. Open space exhibit;
25. The current approved revised final site plan;
26. Signed & sealed construction plans with land clearing and erosion control plan;
27. Preliminary architectural elevations and floor plans;
28. Landscape plan; and
29. Lighting plan.

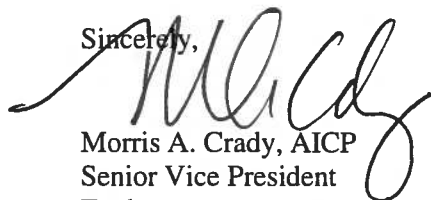
The required state and federal permits will be provided prior to commencement of construction (Option 2). The following standard application materials are not provided for the reasons indicated:

- **Land dedication documentation** – These documents will be provided upon confirmation from the County Engineer that the proposed right-of-way donation along Indian River Drive is acceptable.
- **Evacuation Plan** - Not applicable since the property will not be occupied during a hurricane threat.
- **Wildfire Scoresheet** – Not applicable because the property is fully developed and not adjacent to any wildfire threats.
- **School Impact Worksheet** - Not applicable to commercial projects.
- **PAMP** – Not applicable because the project site is fully developed and contains no required preserve areas.

Upon a determination of completeness, we will submit the additional set of 24x36 plans for and the application fee in the amount of \$9,127.00.

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
Encl.
Copy Team



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:** Revised Major Final Site Plan
2. **Proposed Development's Name:**
CONCHY JOE'S RESTAURANT
3. **Former Development's Name:**
N/A
4. **Previous Project Number:** _____
5. **Pre-Application Meeting Date:** SEPTEMBER 6, 2018
6. **Property Owner:**
Name or Company Name F.M. AYRES 2, LLC and 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 772 - 220 - 2100 Fax 772 - 223 - 0220
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 _____

Same as Agent

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 BETSY LINDSAY, INC.
Company Representative BETSY LINDSAY
Address 7997 SW JACK JAMES DRIVE
City STUART State FL Zip 34997
Phone 772 - 286 - 5753 Fax _____ - _____ - _____
Email BLINDSAY@BETSYLINDSAY.COM

Select from the list

12. Civil Engineer:

Name or Company Name THE MILCOR GROUP
Company Representative MELISSA CORBETT
Address 10975 SE FEDERAL HIGHWAY
City HOBE SOUND State FL Zip 33455
Phone 772 - 223 - 8850 Fax _____ - _____ - _____
Email MELISSAC@THEMILCORGROUP.COM

Same as Civil Engineer

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 JOSEPH P. MCCARTY ARCHITECT
Company Representative JOE MCCARTY
Address 900 EAST OSCEOLA STREET
City STUART State FL Zip 34994
Phone 772 - 287 - 6735 Fax _____ - _____ - _____
Email MCCARTY_ARCHITECT@HOTMAIL.COM

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):**
15-37-41-004-006-00041-8 _____
15-37-41-001-004-00010-3 _____
15-37-41-004-006-00030-1 _____

19. Certifications by Professionals:

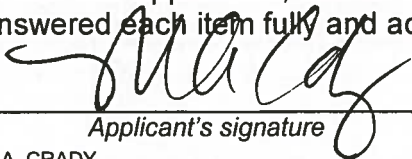
Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

3-13-19

Date

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 13th day of March, 2019, by MORRIS A. CRADY.

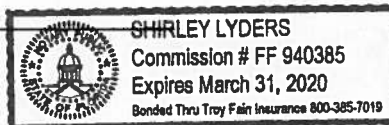
He or she

☒ 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 Conchy Joe's revised FSP 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

3-13-19
Date



PROJECT NARRATIVE

Conchy Joe's Restaurant Revised Final Site Plan Application March 11, 2019

Existing Property Characteristics

The subject property is approximately 5 acres and composed of two fully developed restaurant parcels located on NE Indian River Drive, less than ¼ mile north of the Jensen Causeway.

Conchy Joe's Restaurant

One of the parcels consists of the "historic" Conchy Joe's waterfront restaurant, which was originally developed in the 1950's. A revised final site plan was approved in 2008 that enhanced the existing parking on the west side of Indian River Drive by providing paved parking spaces and landscaping. The existing improvements on the 2.58-acre site include the 9,015 sf waterfront restaurant and 40 waterfront parking spaces located immediately adjacent to an existing seawall that extends along the entire waterfront. The revised final site plan allowed the restoration of 4 outbuildings on the west side of the road and 103 paved parking spaces. The 4 outbuildings, which total approximately 3,516 sf, are approved for up to 2 apartment-hotel units, office and storage use. Water and wastewater treatment services are provided by way of an existing service agreement with Martin County Utilities.

Admiral's Table Restaurant

The other parcel is approximately 2.3 acres in size and consists of the former "Admiral's Table" restaurant, which 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.

Both parcels are designated for Limited Commercial future land use. The Conchy Joe's parcel is zoned LC and the Admiral's Table parcel is zoned R-3A, which will be rezoned to LC in conjunction with the revised final site plan application.

Proposed Revised Final Site Plan

As shown on the revised final site plan, the owner of Conchy Joe's desires to redevelop the parcels as a single restaurant "campus" featuring the history and culture of the local area, and consisting of the following elements:

- Renovation and expansion of the existing Conchy Joe's restaurant to include the elimination of most of the parking on the waterfront parcel in favor of expanding the existing waterfront "tiki" dining area by approximately 7,000 square feet (sf);
- Addition of a valet service and covered drop-off area at Conchy Joe's entrance to include a vehicular and pedestrian connection to the former Admiral's Table restaurant;
- Improvement to the existing boat dock to accommodate up to 12 boat parking spaces for the restaurant patrons;

- Renovation of the former Admiral's Table restaurant including an expanded 2-story waterfront dining area of approximately 4,500 sf, a microbrewery, and expanded parking areas on both sites that will service both restaurants;
- Construction of an elevated "riverwalk" along the waterfront that provides a safe pedestrian link to both restaurants, expands waterfront access by boaters, and includes signage and educational kiosks that promote environmental awareness of the Indian River Lagoon; and
- Improvements along Indian River Drive to provide landscaping, 24 parallel parking spaces, sidewalks and pedestrian-activated street crossings, all of which will help "calm" traffic on this stretch of Indian River Drive and significantly improve pedestrian safety.

Environmental

The site is fully developed and contains no native habitat or environmentally sensitive areas except for the natural shoreline on an existing lot of record across from the Admiral's Table restaurant, which is less than one-half acre in size. This area has been impacted by extreme storm events and efforts to stabilize the east bank of Indian River Drive. Some native plants including sea grape, coin vine and isolated cabbage palms remain intact, but the area is also heavily infested with exotic plants including Brazilian pepper trees and Australian pines.

Except for the trees that have been retained or planted within the parking areas, no native trees exist on the balance of property. The existing native trees have been surveyed and will be retained where possible. A 25' wide shoreline protection zone restoration plan for the waterfront parcel has been provided along with a revised landscape plan for the entire site. No preserve areas or Preserve Area Management Plan are required.

Architectural Plans

The proposed Conchy Joe's building addition has been designed to match the "tiki-style" architectural style and character of the existing building. Historic features have also been incorporated in the renovation and building addition to the Brewery/Restaurant (former Admiral's Table).

Drainage and Water Use

The project's existing drainage infrastructure will be redesigned to meet the requirements of Martin County and the South Florida Water Management District (SFWMD). Proposed landscape materials will consist of drought-tolerant species that require temporary irrigation during initial establishment and supplemental irrigation during extended droughts.

Traffic Impact

Because the majority of uses already exist, the proposed building expansion will have minimal impact on the surrounding roads. The proposed improvements to Indian River Drive will help calm traffic and greatly improve public safety. Additional traffic impact fees will be required for the expanded building area.

Water and Wastewater Service

The existing Conchy Joe's restaurant is provided water and wastewater service by an existing service agreement with Martin County Utilities, which will be modified as needed to support the building expansion and the addition of the Admiral's Table restaurant.

F.M. Ayres 2, 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: Conchy Joe's Restaurant
Parcel I.D. #15-37-41-004-006-00041-8
and #15-37-41-004-006-00030-1

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent F.M. Ayres 2, LLC during the governmental review process of the application.

Sincerely,

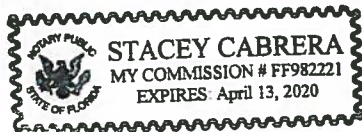
F.M. AYRES 2, LLC,
a Florida limited liability company

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 F.M. AYRES 2, 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

*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,

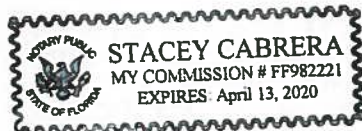
SUNRISE RESTAURANTS, LLC,
a Florida limited liability company


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