

PARKING RATE STUDY FOR
CONCHY JOE'S WATERFRONT RESTAURANT
&
MICRO-BREWERY
March 11, 2019
(revised September 23, 2019)

Existing Property Characteristics

The subject property is approximately 5 acres and composed of two fully developed restaurant sites located on NE Indian River Drive, approximately 600 feet north of the Jensen Causeway.

Conchy Joe's Restaurant

The southernmost parcel 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 2.6-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 on the east side of Indian River Drive. The revised final site plan also included the restoration of 4 outbuildings and 103 paved parking spaces on the west side of Indian River Drive.

Admiral's Table Restaurant

The northernmost 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 20 years or more. This parcel, which was recently acquired by the owner of Conchy Joe's, includes an existing building of approximately 6,400 sf and approximately 70 paved parking spaces on the west side of Indian River Drive. This parcel also includes an approximately ½ acre parcel on the waterfront, east of Indian River Drive.

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 6,000 square feet (sf);
- Addition of a valet service and covered drop-off area at the Conchy Joe's entrance including vehicular and pedestrian connection to the former Admiral's Table restaurant;
- Improvements to the existing boat dock to accommodate 12 boat parking spaces for the exclusive use of restaurant patrons;

- Renovation of the former Admiral's Table restaurant including an expanded 2-story waterfront dining area of approximately 4,000 sf, a micro-brewery and expanded parking areas on the west side of Indian River Drive that will service both restaurants;
- Construction of an elevated river walk along the waterfront that provides a safe pedestrian link to both restaurants, expands waterfront access and includes signage that promotes the history and 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.

The proposed renovation and expansion plans require a parking rate adjustment of approximately 28% to meet the standard parking rate for a typical restaurant. The proposed parking rate must be approved by the Board of County Commissioners pursuant to the following sections of the Land Development Regulations.

Sec. 4.625. - Parking rate adjustment.

Any deviation in parking from the acceptable thresholds set forth in section 4.623.A., shall require approval by the decision-maker, as defined in [Article 10](#), LDR. This approval shall rely on an application for a parking rate adjustment filed with the County Administrator as defined in [Article 10](#), LDR. At a minimum the application shall include:

1. All data, materials, and information required for site plan approval of the subject site,

Response: All relevant information has been submitted with the revised final site plan application to support the following building and parking data shown on the revised final site plan:

<u>Building Data</u>	<u>Area</u>	
	<u>Proposed</u>	<u>Existing</u>
Conchy Joe's	14,658 sf*	9,015 sf
Includes...		
Gift Shop	1,196 sf	70 sf
*Not including covered drop-off or walkway.		
Brewery/restaurant	10,811 sf	6,345 sf
Includes...		
Micro-Brewery	2,183 sf	0
Stairs/Elevator	826 sf	0
Gift Shop	579 sf	0

	<u>Proposed</u>	<u>Existing</u>
Out-buildings	2,597 sf	4,050 sf
Existing office	1,356 sf	1,356 sf
Storage building	750 sf	750 sf
Apartment/hotel	0 sf	1,453 sf
Exterior coolers:	491 sf	491 sf

Total Building Area: 28,066 sf* 19,410 sf

*Not including covered drop-off or walkway.

Parking Data Per Sec. 4.625 (Parking Rate Adjustment)

Restaurant: 25,469 sf gross floor area*

Standard requirement: 1.5 spaces per 100 sf = 382 spaces

*Not including storage building or exterior coolers

Office: 1,356 sf gross floor area

Standard requirement: 1 space per 300 sf = 5 spaces

Total Parking Required: 387 spaces

Total Parking Provided: 278 spaces (28% parking rate reduction)

(includes 53 valet parking spaces, 10 H-spaces, 12 boat slips for exclusive use by restaurant patrons and 24 on-street parking spaces constructed by Conchy Joe's)

2. A map of the surrounding area reflecting existing zoning,

Response: Existing zoning and land use, CRA limits and the proximity of available parking spaces on the Jensen Beach Causeway, which is less than ¼ mile from the project site, have been identified on the enclosed graphics included with this study. The surrounding zoning is limited to other restaurant uses or transient commercial uses (i.e. seasonal RVs, rental apartments/hotels). Many of these seasonal and transient residents are frequent patrons that are within walking distance of the restaurant.

3. A parking study that identifies the relevant facts upon which the application is based, and describes in detail the basis for the proposed rate adjustment, and

Response: As shown in the parking data above, the proposed parking rate is equivalent to approximately 1.1 spaces per 100 square feet (sf) of gross building area or approximately 11 spaces per 1,000 square feet (sf). The standard requirement for a restaurant is 1.5 spaces per 100 sf or 15 spaces per 1,000 sf.

The parking requirement for the Jensen Beach Community Redevelopment Area (CRA), which is based on a detailed Parking Study prepared by the Treasure Coast Regional Planning Council, is 0.5 spaces per 100 sf or 5 spaces per 1,000 sf.

This parking study is specific to the Conchy Joe's restaurant only and in no way relies on the Parking Study prepared for the CRA. In fact, the parking rate proposed for Conchy

Joe's exceeds the required parking rate for the exact same use in the CRA, which is less than 600 feet to the south, by more than 100%.

The subject property is less than ¼ mile from public parking on the Jensen Beach Causeway. Surrounding uses include transient and seasonal residents that enjoy the waterfront activities on the causeway and the restaurants and shops within the CRA.

Following the intent of redevelopment in the CRAs, the project site will be redeveloped in a fashion that highlights the unique cultural and historical features of downtown Jensen Beach. The project includes the redevelopment of Indian River Drive with on-street parking, landscape areas, lighting and multi-modal paths and sidewalks, all of which are in general compliance with CRA standards. The project will also provide wet slips for the exclusive use of restaurant patrons and a river walk along the waterfront to connect the two restaurants.

4. Documents demonstrating that the applicant controls and will continue to control the property(ies) affected by the application.

Response: Upon approval of the revised final site plan application, a unity of title will be provided that binds the parking between the two restaurants under single ownership. No other properties are affected by the parking rate adjustment.

All parking areas in excess of the acceptable thresholds listed in section 4.623.A. shall be pervious parking as set forth in section 4.627.D.

No excess parking is provided therefore pervious parking is not proposed or required.

4.625.B. The parking study required in section 4.625.B.3. may include, but is not limited to:

1. Local parking studies of the same land use,

Response: Parking in the Jensen Beach CRA has been studied extensively by the County and the Treasure Coast Regional Planning Council. The existing Commercial Limited land use on the subject property is found throughout the CRA, which is located approximately 600 feet south of the subject property. The proposed parking on the subject property exceeds the parking rates within the parking study entitled, "Parking & Community Character – A Strategy for Downtown Jensen Beach" prepared by the Treasure Coast Regional Planning Council, by more than 100%.

2. Shared parking by mixed uses,

Response: As noted in the building data above, significant portions of the gross floor areas will be dedicated to non-restaurant uses that will not add to the project's parking demand such as micro-brewery (2,183 sf), gift shop (1,775 sf) and elevator/stairwell (826 sf). These uses are unique to this project and accessory to the principal use as a restaurant. They serve the patrons of the restaurant. They do not justify the need for an additional 71 parking spaces (standard rate of 15 spaces per 1000 sf).

Shared parking between the types of restaurants proposed and the office use on site will also reduce parking demand. The project is designed to allow a patron of the waterfront restaurant to walk to the micro-brewery after dinner, or vice versa. The existing office use, which is located in an existing historic structure across from Conchy Joe's restaurant, will be used exclusively by Conchy Joe's employees.

The proximity of available public parking spaces on the Jensen Beach Causeway will help meet the demand for overflow parking if needed during peak dinner hours when use of the public spaces on the causeway are waning.

3. On-site trip capture from secondary trip opportunities, and/or

See response above.

4. Utilization of off-site parking, employer-based or other activities and/or provisions that will result in alternative travel modes that are not dependent on on-site parking,

Response: The proximity of available parking on the Jensen Beach Causeway, the trend in transportation by Uber, bicycles, scooters, boats, water taxis, and other alternative modes, especially along the public waterfront in downtown redevelopment areas, will only increase over time and reduce the dependency on on-site parking. The proposed project is also furthering this trend by designing and constructing multi-modal paths, sidewalks, bicycle parking, boat parking, and an elevated river walk connection between the two restaurants.

5. Availability of on-street parking and other relevant features which have the effect of reducing parking demand at the subject site; this must be clearly and unequivocally documented.

Response: The proposed parking rate includes a commitment as part of the revised final site plan application to construct 24 on-street parking spaces and 12 boat slip spaces, which will be available for the exclusive use of restaurant patrons. Approximately 100 public parking spaces are also available on the Jensen Beach Causeway, which is less than 1/4 mile from the subject property.

4.625.C. In granting a parking rate adjustment, the decision-maker shall determine that the proposed rate adjustment would not result in undesirable overflow parking, nor otherwise adversely impact the character and integrity of the surrounding area. The decision-maker may also prescribe appropriate conditions within the development order including, but not limited to, a requirement that the applicant enter into a written multiparty agreement with the County that includes, but is not limited to:

- 1. The location and description of parking areas designated and reserved for shared parking, if relevant, and each specific commitment put forward in the parking adjustment application and during any public hearings on the matter.**
- 2. A requirement that the applicant consistently adhere to the executed agreement.**
- 3. A requirement that failure in any regard will nullify the agreement and the applicant will be required to provide for the full parking requirement.**

Response: Based on the findings in this study which include...

- 1) the transient and seasonal character of the surrounding area and number of patrons within walking or biking distance;
- 2) the on-site capture and mix of uses that do not generate additional parking (i.e. restaurant office, micro-brewery, gift shops, and elevator/stairwells);
- 3) the project's import to local tourism;
- 4) its proximity and similarity to redevelopment in the CRA
- 5) The use of valet parking services; and
- 6) the close proximity and availability of public parking on the Jensen Beach Causeway;

the proposed parking rate adjustment of 28% is appropriate and will *"not result in undesirable overflow parking, nor otherwise adversely impact the character and integrity of the surrounding area."*

As part of the revised final site plan development order, the applicant will agree to conditions that ensure compliance with the proposed parking rate adjustment and conditions applicable to the revised final site plan.