

Development Review Projects



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Projects

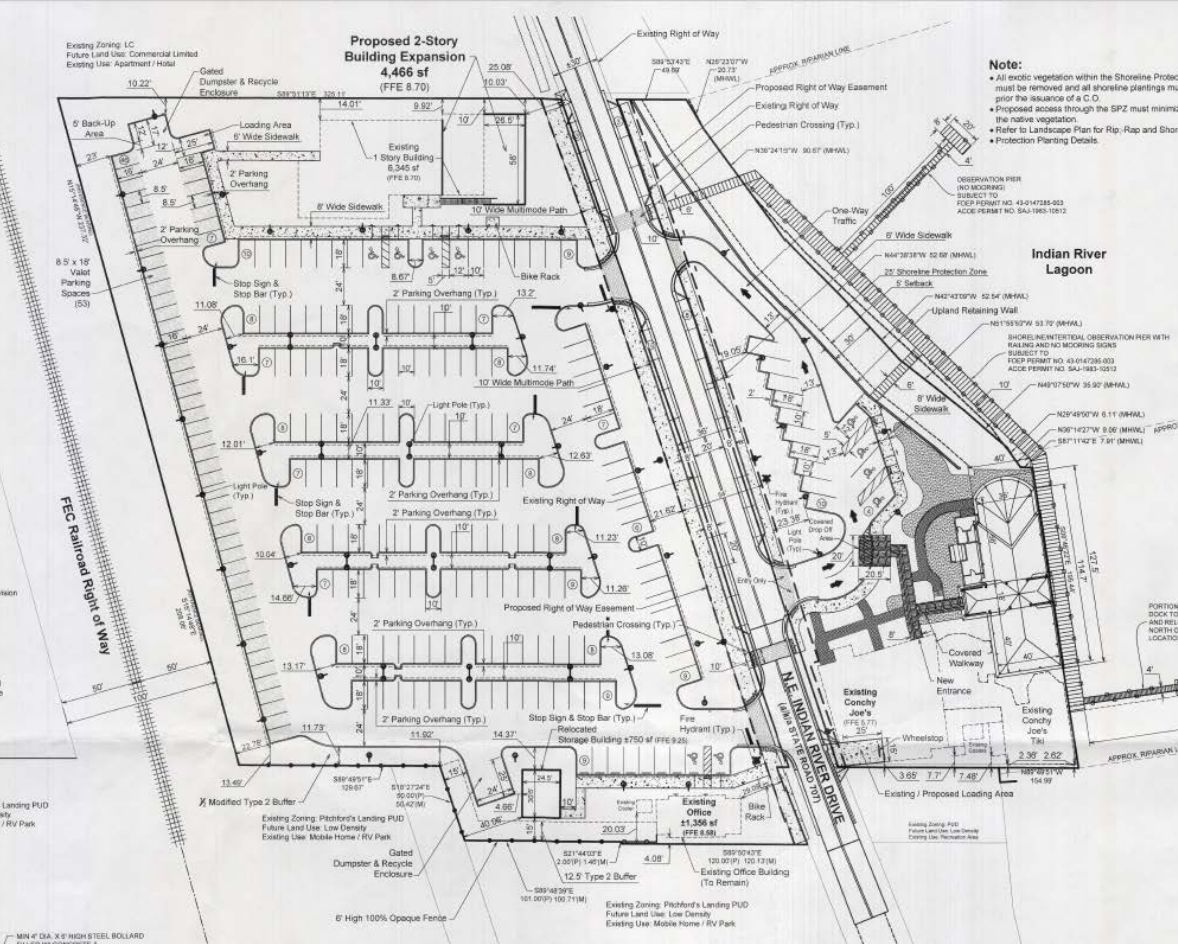
PROPOSED DEVELOPMENT PROJECTS

Private developer projects found in the Proposed Developments map include residential, commercial and industrial applications which are currently under review or have been approved.



 **SEARCH PROPOSED DEVELOPMENT PROJECTS** 

Conchy Joe's



- 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.

This project is located just outside of the Jensen Beach CRA boundary.

Existing Zoning: LC
Future Land Use: Commercial Limited
Existing Use: Apartment / Hotel

Proposed 2-Story Building Expansion 4,466 sf (FFE 8.70)

Note:

- All exotic vegetation within the Shoreline Protection Zone (SPZ) must be removed and all shoreline plantings must be installed prior to the issuance of a C.D.
- Proposed access through the SPZ must minimize impacts to the native vegetation.
- Refer to Landscape Plan for Rip, Rap and Shoreline Protection Planting Details.

Parcel Data

Existing Zoning:	LC (Limited Commercial)
Future Land Use Designation:	Commercial Limited
Existing Use:	Restaurant, Apartment/Hotel, Office
Proposed Use:	Restaurant / Office
Parcel I.D. Numbers:	15-37-41-004-006-00041-8 15-37-41-004-006-00030-1 15-37-41-001-004-00010-3

Site Areas

Total Site Area:	214,274 s.f.	4.92 ac.	100%
Impervious Area:	146,945 s.f.	3.37 ac.	68.6%
Building Footprints:	25,150 s.f.	0.58 ac.	
Vehicular Use Area:	92,432 s.f.	2.12 ac.	
Curb, Sidewalks, Pedestrian:	29,363 s.f.	0.67 ac.	
Pervious Area:	67,329 s.f.	1.55 ac.	31.4%
Landscape / Open Space:	67,329 s.f.	1.55 ac.	

Open Space Data

Total Site Area:	214,274 sf	4.92 ac.	100%
Required Open Space:	64,282 sf	1.48 ac.	30.0%
Provided Open Space:	67,329 sf	1.55 ac.*	31.4%
25' Shoreline Protection Zone:	7,733 sf	0.18 ac.	
Landscape area:	59,596 sf	1.37 ac.	

*Not including vehicle overhangs

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

Office: 1,356 sf gross floor area

Standard requirement: 1 space per 300 sf = 5 spaces

Total Parking Required: 387 spaces

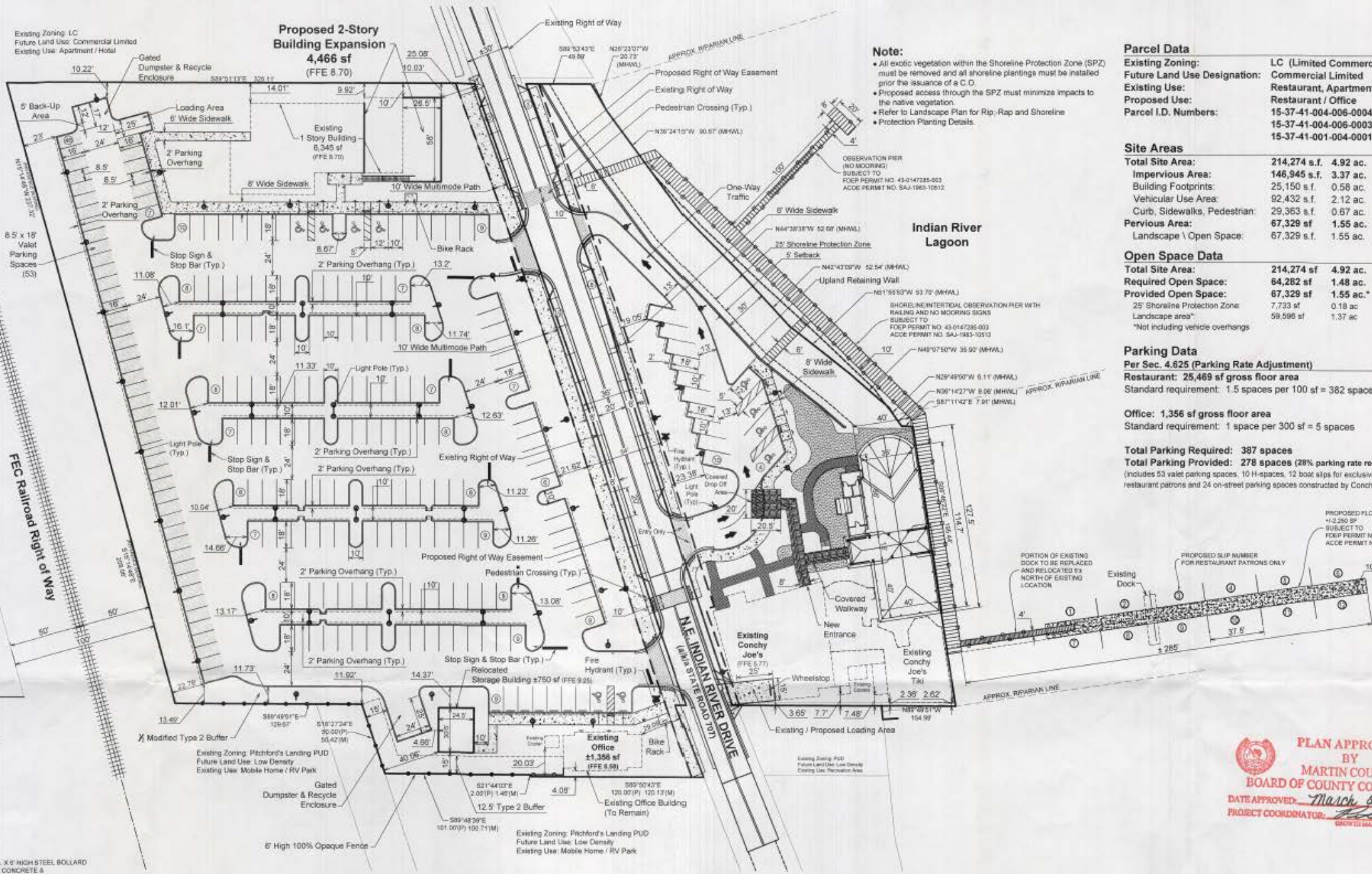
Total Parking Provided: 278 spaces (28% parking rate reduction)

(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)

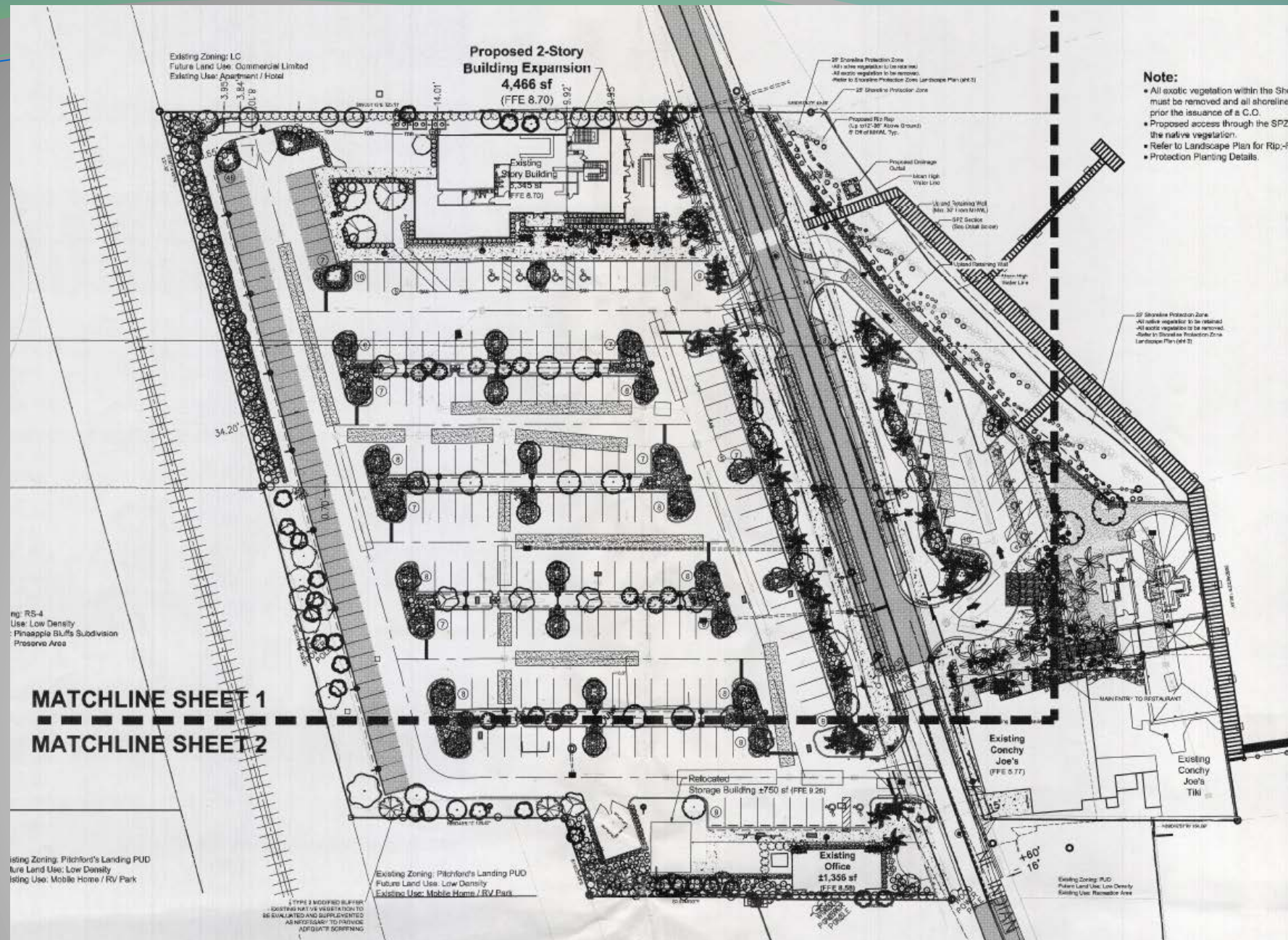


**PLAN APPROVED
BY
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS**

DATE APPROVED: *March 24, 2020*
PROJECT COORDINATOR: *[Signature]*
GROW TO MANAGE OUR NATURAL



MIN 4" DIA. X 8" HIGH STEEL BOLLARD
FILLED W/ CONCRETE &
PAINTED WHITE



Up

4,466 sf

(FFE 8.70)

S89°51'13"E 325.11'

Parking
Overhang

2' Parking
Overhang

- Stop Sign & Stop Bar (Typ.)

Existing
Story Building
6,345 sf
(FFE 8.70)

8' Wide Sidewalk

10' Wide Multimode Path

— Bike Rack

2' Parking Overhang (Typ.)

Existing Right of Way

S89°53'43"E

N26°23'07"W
20.73'
(MHWL)

APPROX. RIPARIAN LINE

Proposed Right of Way Easem

Existing Right of Way

—Pedestrian Crossing (Typ.)

—N36°24'15"W 90.67' (MHWL)

One-Way Traffic

1

30'

1

