



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PARROT CIRCLE STORAGE FACILITY REVISED MAJOR FINAL SITE PLAN

F/K/A C & C RECREATIONAL VEHICLE (RV) RESORT DEVELOPMENT

Applicant:	Land America 225, LLC (David Cloran)
Property Owner:	Land America 225, LLC
Agent for Applicant:	HJA Design Studio, LLC (Erika Beitler)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C145-017
Record Number:	DEV2022110004
Report Number:	2025_0326_C145-017_DRT_STAFF_FINAL
Application Received:	11/23/2022
Transmitted:	11/29/2022
Date of Report:	01/26/2023
Application Received:	06/01/2023
Transmitted:	06/02/2023
Date of Report:	01/09/2024
Application Received:	03/18/2024
Transmitted:	03/19/2024
Date of Report:	05/14/2024
Application Received:	07/12/2024
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Date of Report:	09/13/2024
Application Received:	10/31/2024
Transmitted:	11/01/2024
Date of Report:	12/19/2024
Application Received:	01/23/2025
Transmitted:	01/27/2025
Date of Report:	03/11/2025
Additional Items Submitted:	03/13/2025
Date of Report:	03/26/2025

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B. Project description and analysis

This is a request by HJA Design Studio, LLC on behalf of Land America 225, LLC for approval of a revised major final site plan to construct a 59,857 square foot, two-story self-storage facility and associated infrastructure on approximately 4.5 acres of an 11.1-acre undeveloped parcel. The subject site is located at 450 SE Parrot Circle, generally on the east side of South Kanner Highway, approximately 0.3 miles south of SE Pomeroy Street and directly north of Charlie's Neighborhood Bar and Grill, in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

The current zoning on the property is CC, Community Commercial District, and RS-3, Low Density Residential District. The Future Land Use is Commercial General and Low Density. A mandatory rezoning was approved by the Board December 6th, 2022 MARTIN COUNTY, FLA. RES. NO. 22-12.2 (2022), rezoning the portion of land with the Low-Density FLU from A-1A, Agricultural District to RS-3, Low Density Residential District.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section 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 Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A

Section	Division or Department	Reviewer	Phone	Assessment
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

D. Review Board action

This application meets the threshold requirements for processing as a major development MARTIN COUNTY, FLA., LDR, §10.2.C.1. (2024). Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024), 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, March 11, 2025 with the resubmittal dated March 13, 2025. 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:	553841000060000306
Address:	450 SE Parrot Circle, Stuart
Existing zoning:	CC, Community Commercial and RS-3, Low Density Residential District
Future land use:	Commercial General and Low Density
Nearest major road:	South Kanner Highway
Gross area of site:	11.08 acres
Non-residential gross floor area:	59,932 square feet

Table 1: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Undeveloped	Low Density	Residential PUD
South	Martins Crossing	Low Density	Residential PUD
East	Undeveloped	Low Density	RM-3, Low Density Residential District
West	ROW & Restaurant	Commercial General	CC, Community Commercial District

Figure 1: Location Map

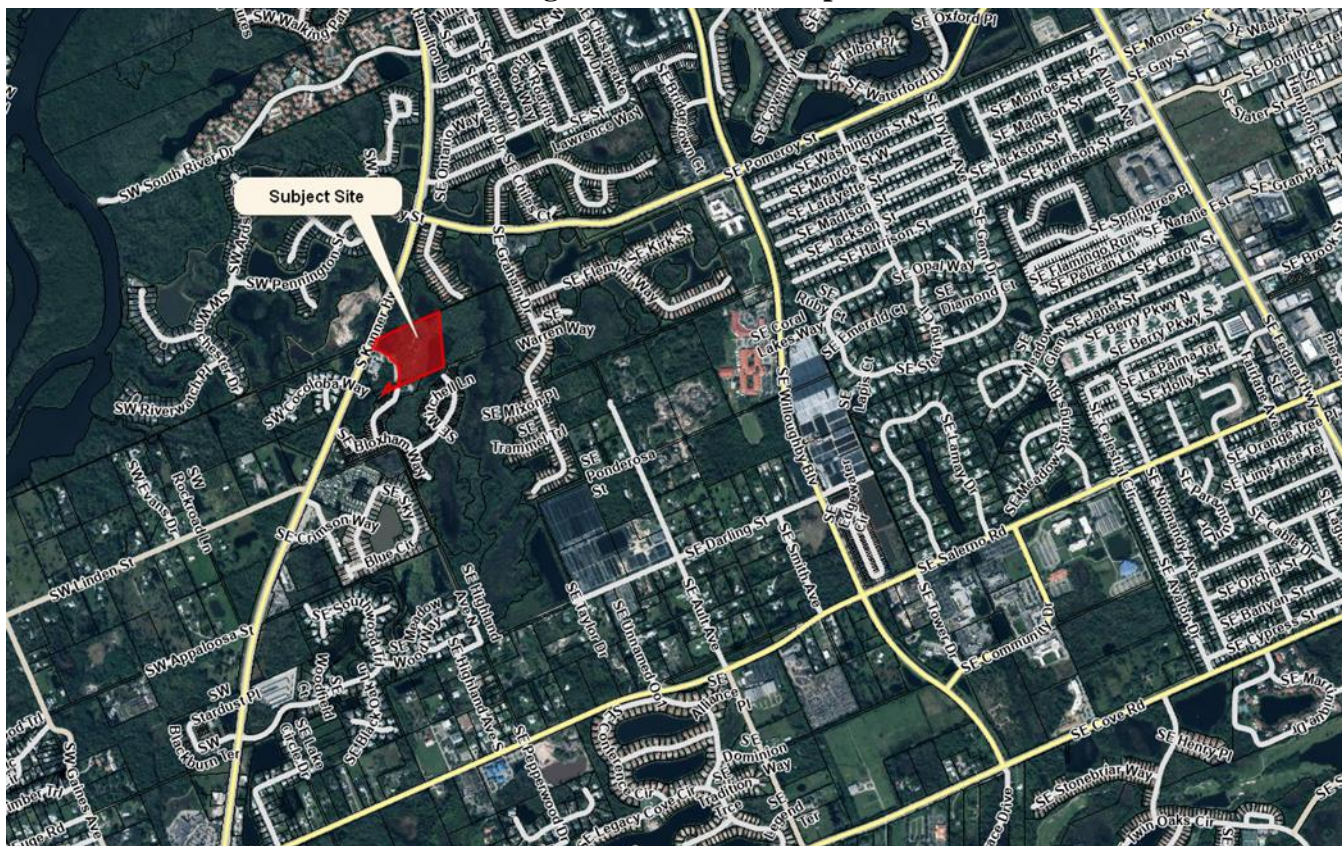


Figure 2: Subject Site Aerial

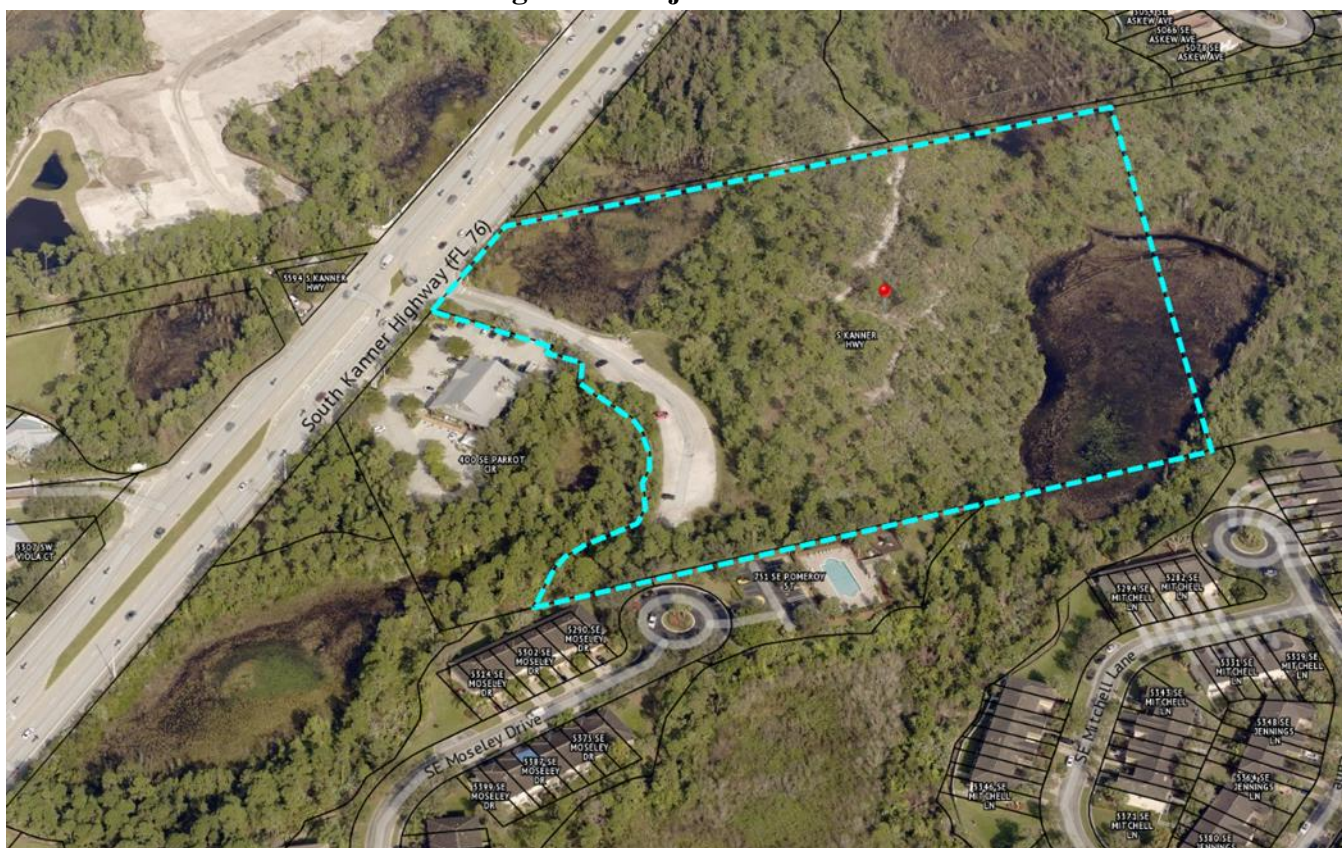


Figure 3: Zoning Atlas

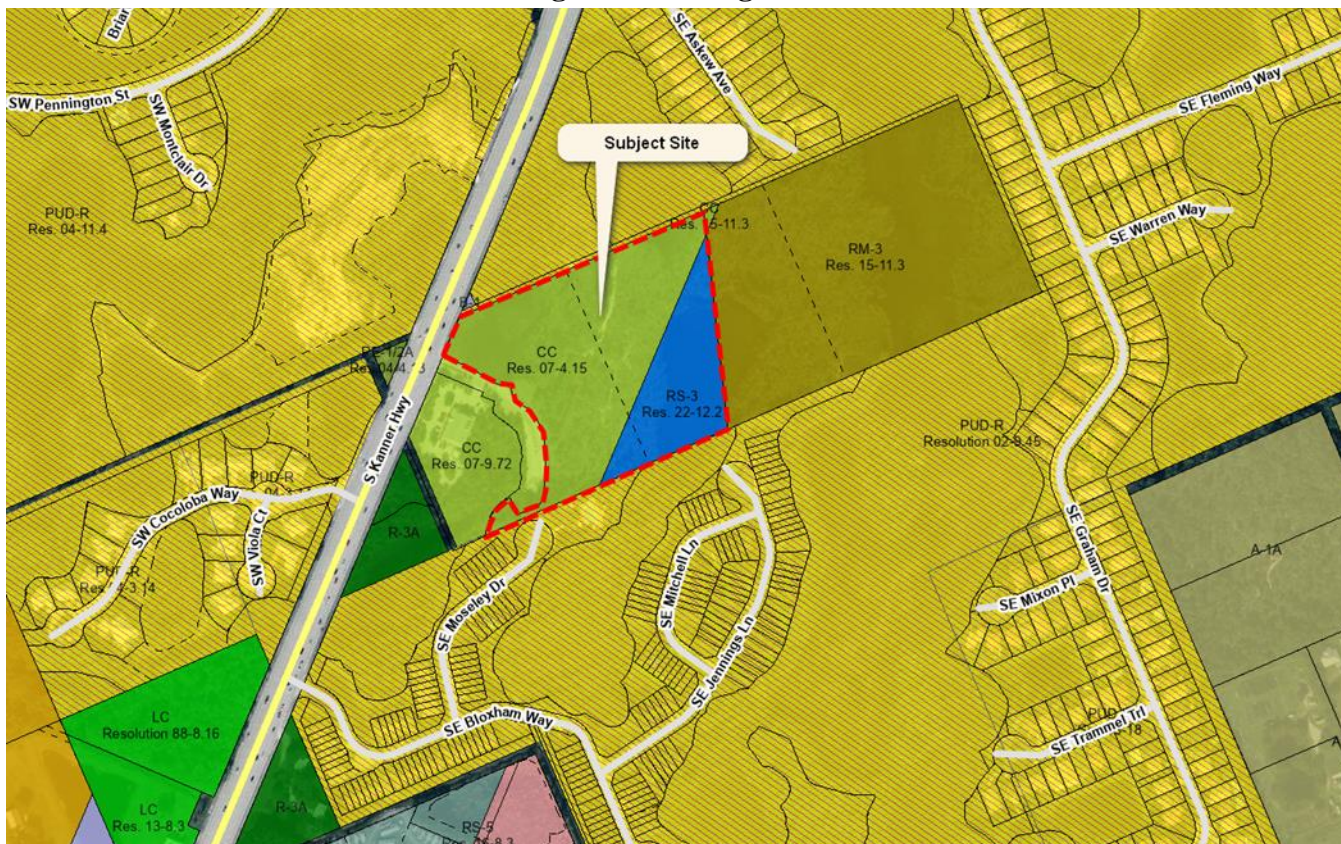
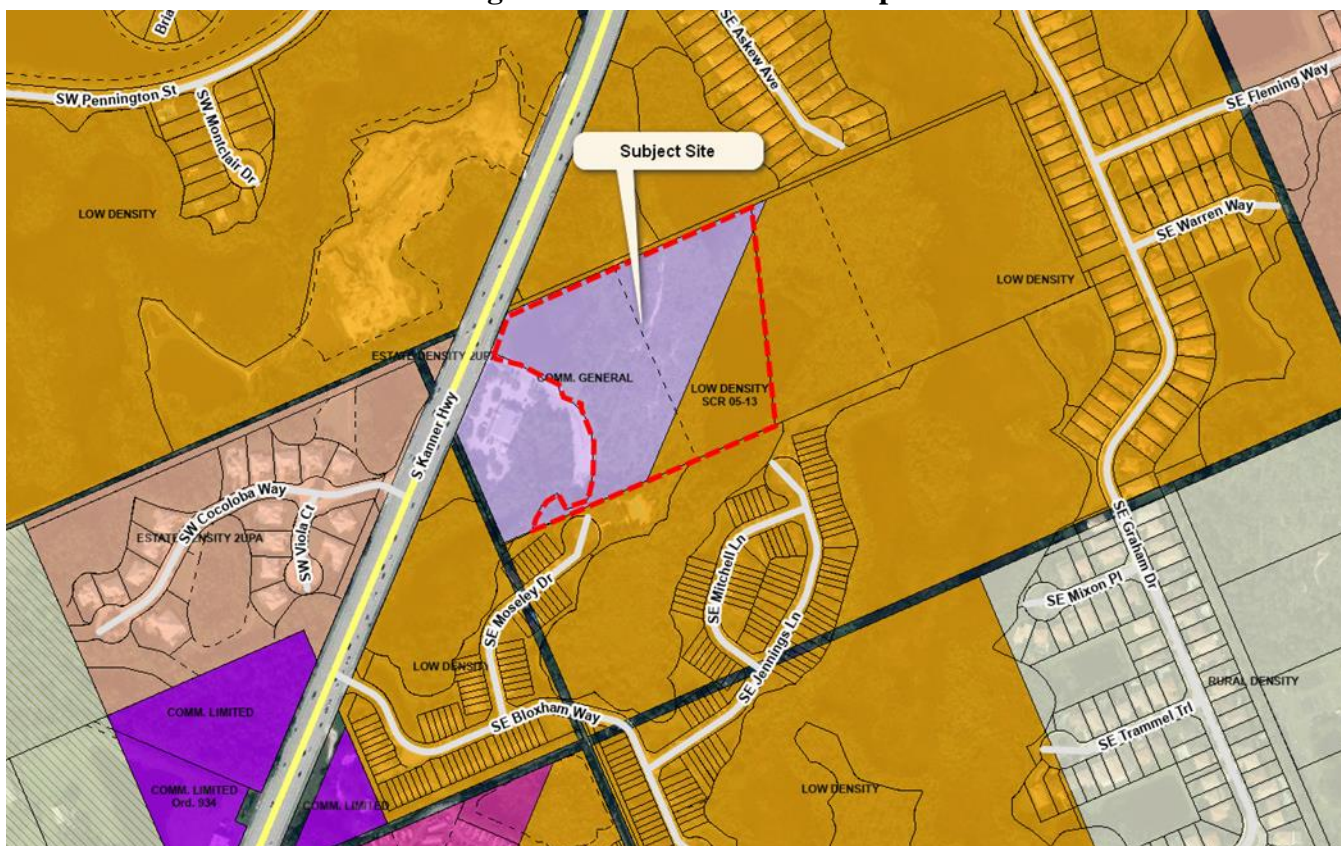


Figure 4: Future Land Use Map



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

Findings of Compliance:

Staff has reviewed this application and finds 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:

Staff has reviewed this application and finds 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.

Information #1:

NOTICE OF A PUBLIC HEARING:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

Information #2:

LAND CLEARING

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

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

Commercial Design

Findings of Compliance:

Development review staff have reviewed the application and finds that it complies with Article 4, Division 20, Commercial Design Standards of the Martin County Land Development Regulations.

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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. There are no proposed changes to the existing preserve areas or PAMP with this application.

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 construction of a self-storage facility. The applicant has submitted landscape plans that provide 1.95 acres of landscape area which equates to 43% of the square feet of 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.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential developments provide at least one tree per 2,500 sq. ft. of site area: a total of 78 trees for this project. To demonstrate compliance the applicant has proposed the planting of 119 trees for this 193,981 square-foot site.

Section 4.663.A.4.a. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential developments provide a ten-foot-wide strip of landscaping around the perimeter of vehicular use areas that includes one tree for every 30 linear feet or one tree for 300 square feet of landscape area (42 trees). To demonstrate compliance the applicant has proposed the planting of 44 trees for this perimeter of 1,260 feet.

Section 4.663.A.4.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential developments provide one 500-square-foot planting area for every 5,000 feet of vehicular use area that includes three two-inch or two three-inch diameter trees per planting area. This vehicular interior area (47,301 square feet) requires 4,730 square feet of interior planting; 12,237 square feet were provided.

One half of a Type 3 bufferyard is required for 397 feet that borders Martins Crossing to the south; 20 trees are required, and 26 trees were provided.

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.

Landscape material must be bonded for 24 months prior to the certificate of occupancy. These forms may be found on the Martin County website by searching for Financial Assurance and selecting Landscaping Commitment. <https://www.martin.fl.us/martin-county-services/financial-assurance-documents>

<https://www.martin.fl.us/martin-county-services/financial-assurance-documents>

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 O'Rourke Engineering & Planning, dated November 2022. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 10 directional trips during the PM peak hour. Staff finds that SW Kanner Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Kanner Highway is 3020. The project impact is 0.33% of the maximum volume of that roadway. SW Kanner Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2023).

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility) (Article 5, Division 1, Section 5.3).

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 project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division

Compliance with Adequate Public Facilities Ordinance:

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

Findings of Compliance:

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

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the 25- year, 3-day storm event prior to discharging into the adjacent wetlands and finally into the South Fork River. The applicant proposed a stormwater system consisting of a stormwater treatment area. The applicant demonstrated the water quality volume is being met in the proposed prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: A portion of the parcel falls within a Special Flood Hazard Area A without a determined Base Flood Elevation. The proposed improvements fall outside of the Special Flood Hazard Area and propose a finished floor elevation of 15.50-feet NAVD, which is higher than the 100 year, 3 day zero discharge storm stage of 15.23-feet NAVD; therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19- Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed connection to SE Parrot Circle.

DEVELOPMENT ORDER CONDITIONS:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply withal County excavation and fill regulations.

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. (2023).

Electronic File Submittal

Findings of Compliance

The AutoCAD dwg file of the final site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)

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 Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. 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.

INFORMATIONAL:

NEEDED FIRE FLOW REQUIREMENT FOR WATER SUPPLY BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004

Relocate proposed hydrant to the same side of the road as the FDC.

BDA REQUIREMENTS

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2.If a Two-Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132

rnorvell@martin.fl.us

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us <https://www.martin.fl.us/resources/bda-codes-and-standards>

NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system (www.click2enter.net) and an electric key switch (www.knoxbox.com)

Martin County Fire Rescue utilizes the Knox Access system. www.knoxbox.com

Click2enter Inc. www.click2enter.net

Contact the Fire Prevention office at (772)288-5633 for information.

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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. [2020 Florida Building Code, Accessibility, 7th Edition].

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

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Review ongoing.

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.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 – Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider - Martin County Utilities

Findings - Positive Evaluation

Source – Martin County Utilities

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 Services Department

Reference - see Section M of this staff report

Community park facilities

Findings - In Place

Source - Growth Management Department

Road's facilities

Findings - Positive Evaluation

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings - Positive Evaluation

Source - Engineering Services Department

Reference - see section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R 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

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

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	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
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.
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.
4.	Warranty Deed	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 letter stating that no title transfer has occurred.
5.	Unity of Title	Original executed version Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.

Item	Description	Requirement
6.	Construction Plans	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. Rolled.
7.	Approved Revised Final Site Plan	One (1) copy 24" x 36" of the approved revised final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Approved Elevations	One (1) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Design Certification	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.
12.	Water & Wastewater Service Agreement	A copy of the executed Water and Wastewater Service Agreement. Original executed agreement and payment shall be provided directly to Martin County Utilities prior to submittal of the post approval package to Growth Management.
13.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

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.

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>
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Application review fees:	\$11,409	\$11,409	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:			

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

** Recording fees will be identified after the post approval package has been submitted.

***Impact fees are required at building permit.

X. General application information

Applicant:	Land America 225 LLC David Cloran 101 Puglieses Way 2 nd FL Delray Beach, Florida 33444 561-454-1625 azurita@puglieseco.com
Owner:	Land America 225 LLC David Cloran 101 Puglieses Way 2 nd FL Delray Beach, Florida 33444 561-454-1625 azurita@puglieseco.com
Agent:	HJA Design Studio, LLC Erika Beitler 50 SE Ocean Boulevard, Suite 101 Stuart, Florida 34994 772-678-7200 erika@hjastudio.com
Engineer of Record:	Bowman Consulting Richard Barnes 301 SE Ocean Boulevard, Suite 301 Stuart, Florida 34994 772-678-4035 rbarnes@bowmanconsulting.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/Wastewater Service Agreement

Z. Attachments