

PARROT CIRCLE STORAGE FACILITY

REVISED MAJOR FINAL SITE PLAN

C145-017

Local Planning Agency

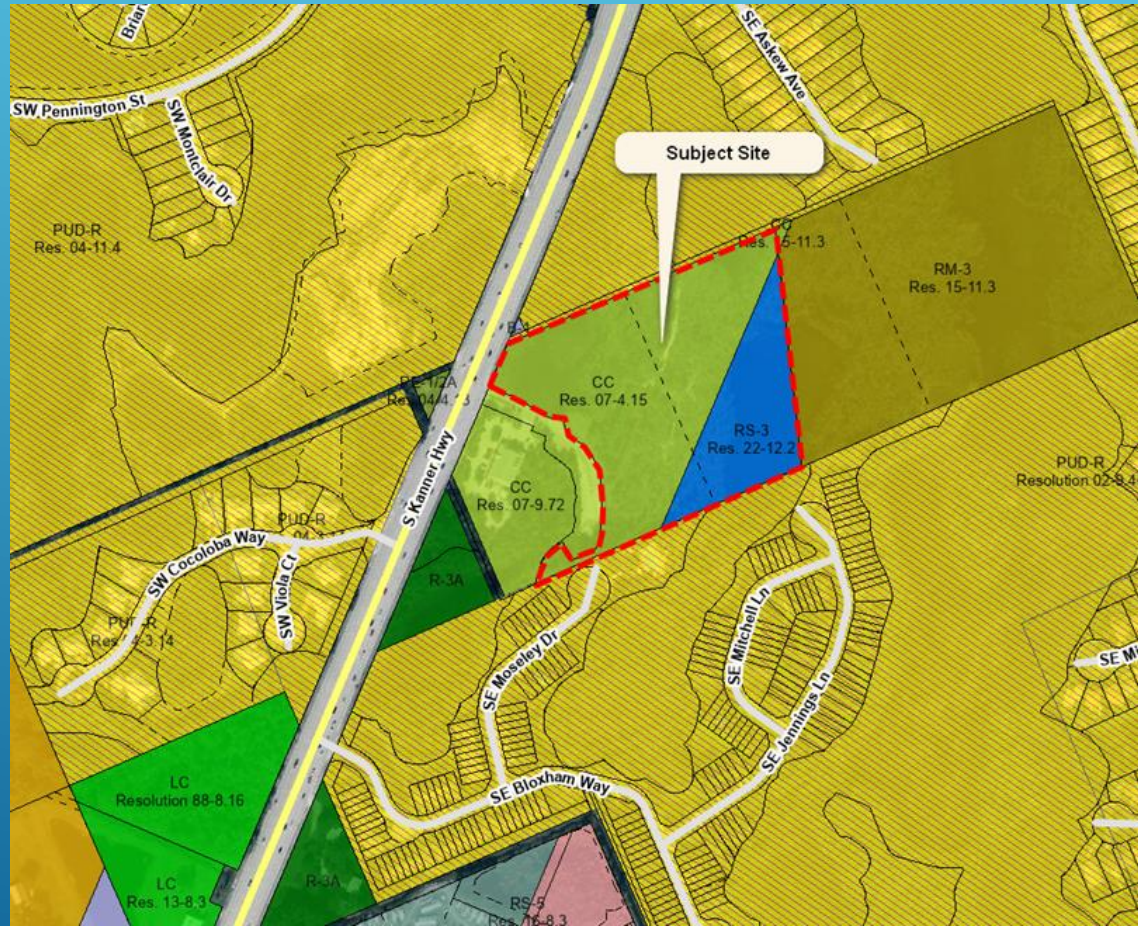
Public Hearing

June 5, 2025

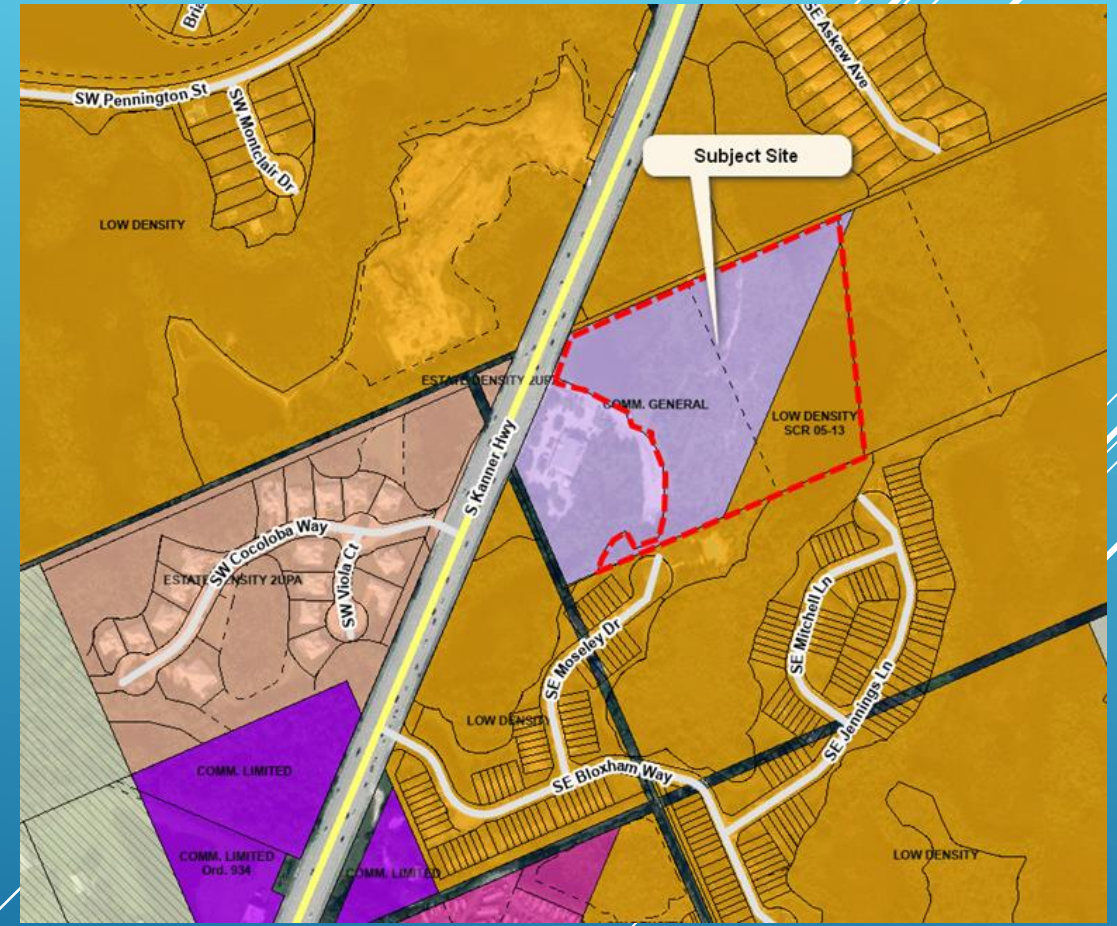
Owner:	Land America 225 LLC (David Cloran)
Applicant:	Land America 225 LLC
Requested by:	HJA Design Studio, LLC (Erika Beitler)
Project Coordinator:	Brian Elam, PMP, Principal Planner

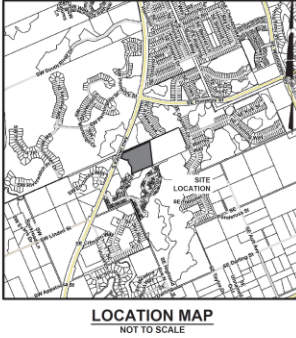
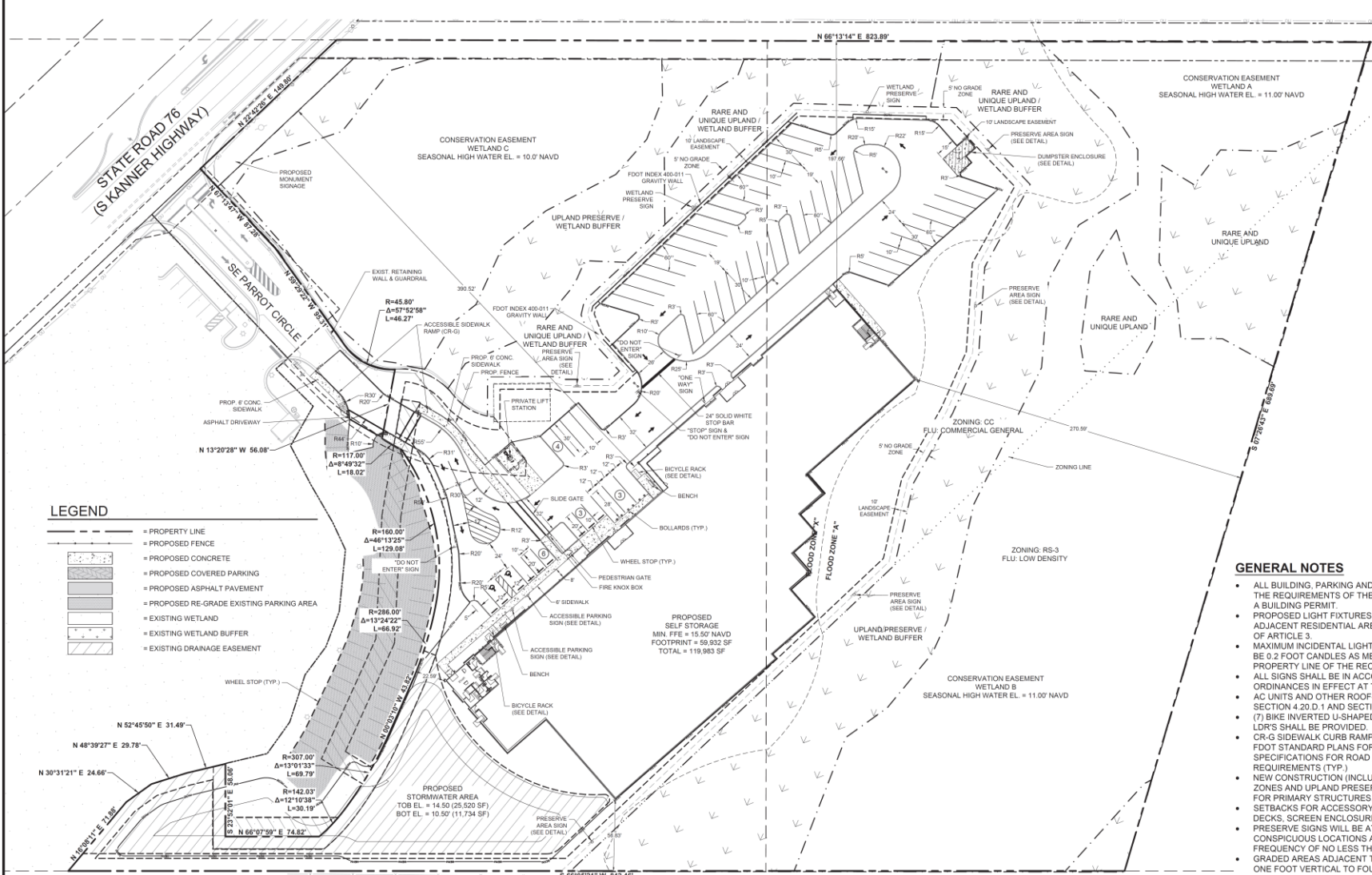


Zoning Atlas



Future Land Use





Bowman

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd., Suite 301
Stuart, Florida 34984
Phone: (772) 283-1413
Fax: (772) 283-7881
www.bowman.com
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PARROT CIRCLE STORAGE FACILITY
REVISED FINAL SITE PLAN
MARTIN COUNTY
FLORIDA

PROJECT NO
030028-01-007

OCTAVIO "GATS" REIS, P.E.
FL LICENSE NO. 65661

PLAN STATUS
03/28/24 REVISED SITE PLAN

JOB NO. 030028-01-007
DATE OCT 2022
FILE NO. 010563-02-006 - SITE
SHEET



SITE DATA			
TOTAL SITE AREA	482,756 SF	11.08 AC	(100%)
IMPERVIOUS AREA	279,107 SF	6.41 AC	(58%)
BUILDING FOOTPRINT	59,932 SF	1.37 AC	(13%)
PAVEMENT/CONCRETE	49,465 SF	1.14 AC	(10%)
WETLAND PRESERVE	169,760 SF	3.90 AC	(35%)
PERVIOUS AREA			
GREEN SPACE	203,599 SF	4.67 AC	(42%)
STORMWATER AREA	21,606 SF	0.50 AC	(4%)
UPLAND & WETLAND BUFFER EASEMENTS	116,930 SF	2.68 AC	(24%)
	2,071 SF	0.05 AC	(1%)
PARKING CALCULATIONS			
TOTAL PARKING REQUIRED:	119,884	1,500	80 SPACES REQUIRED
TOTAL PARKING PROVIDED:	161		
STANDARD (10' X 20'):	7		
ADA ACCESSIBLE (12' X 20'):	2		
LARGER (10' X 30'):	4		
LOADING ZONE (12' X 28'):	3		
*PARKING RATE ADJUSTMENT APPROVED			

SITE CALCULATIONS			
OPEN SPACE REQUIRED	144,823 SF	3.32 AC	(30%)
OPEN SPACE PROVIDED	373,359 SF	8.57 AC	(72%)
TOTAL OPEN SPACE AREA	203,599 SF	4.67 AC	(42%)
GREEN SPACE	62,992 SF	1.44 AC	(13%)
STORMWATER AREA	21,606 SF	0.50 AC	(4%)
UPLAND / WETLAND BUFFER EASEMENTS	116,930 SF	2.68 AC	(24%)
	2,071 SF	0.05 AC	(1%)
WETLANDS	169,760 SF	3.90 AC	(35%)
ZONING / LAND USE			
EXISTING ZONING:	COMMUNITY COMMERCIAL DISTRICT / RS-3		
EXISTING LAND USE:	COMMERCIAL GENERAL / LOW DENSITY		
EXISTING ZONE:	VACANT		
FUTURE LAND USE:	COMMUNITY COMMERCIAL DISTRICT		
PROPOSED:	SELF STORAGE		

COMMUNITY COMMERCIAL COVERAGE			
REQUIRED	PROVIDED		
MAX BUILDING HEIGHT	30'		
MAX BUILDING COVERAGE	50%		
MIN OPEN SPACE	30%		
*MAXIMUM HEIGHT EXCEPTION PER MARTIN COUNTY.FLA., LDR §3.14.B.2			
VEHICULAR USE LANDSCAPE			
SECTION 4.683.B.			
500 SF OF LANDSCAPE PER 5,000 SF OF PAVEMENT			
48,732 SF / 5,000 X 500 = 4,873 SF			
REQUIRED: 4,873 SF			
PROVIDED: 10,340 SF			
STRUCTURE SETBACKS			
REQUIRED	PROVIDED		
FRONT 25'	FRONT 30'		
REAR 20'	REAR 57' MIN.		
SIDE 10'	SIDE 22' MIN.		

CONTACTS

CIVIL ENGINEER
OCTAVIO "GATS" REIS, PE
BOWMAN
301 SE OCEAN DRIVE, SUITE 301
STUART, FL 34984
PHONE: (772) 283-1413
OREIS@BOWMAN.COM

LANDSCAPE ARCHITECT
ERIKKA BETHLER
H&A DESIGN STUDIO
50 EAST OCEAN BLVD., SUITE 101
STUART, FL 34984
PHONE: (772) 678-7200
ERIKKA@H&ASTUDIO.COM

ARCHITECT
D. ADRIAN LEBLANC, P.E.
SPECIALTY ENGINEERING AND DESIGN, LLC
1599 SW 30TH AVENUE, SUITE 1
BOYNTON BEACH, FL 33426
PHONE: (561) 752-5440

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NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

REVIEW OF APPLICATION

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
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

Development review staff have found the Land America 225 LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

Staff recommends approval of this application.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

