

PARROT CIRCLE STORAGE FACILITY

REVISED MAJOR FINAL SITE PLAN

C145-017

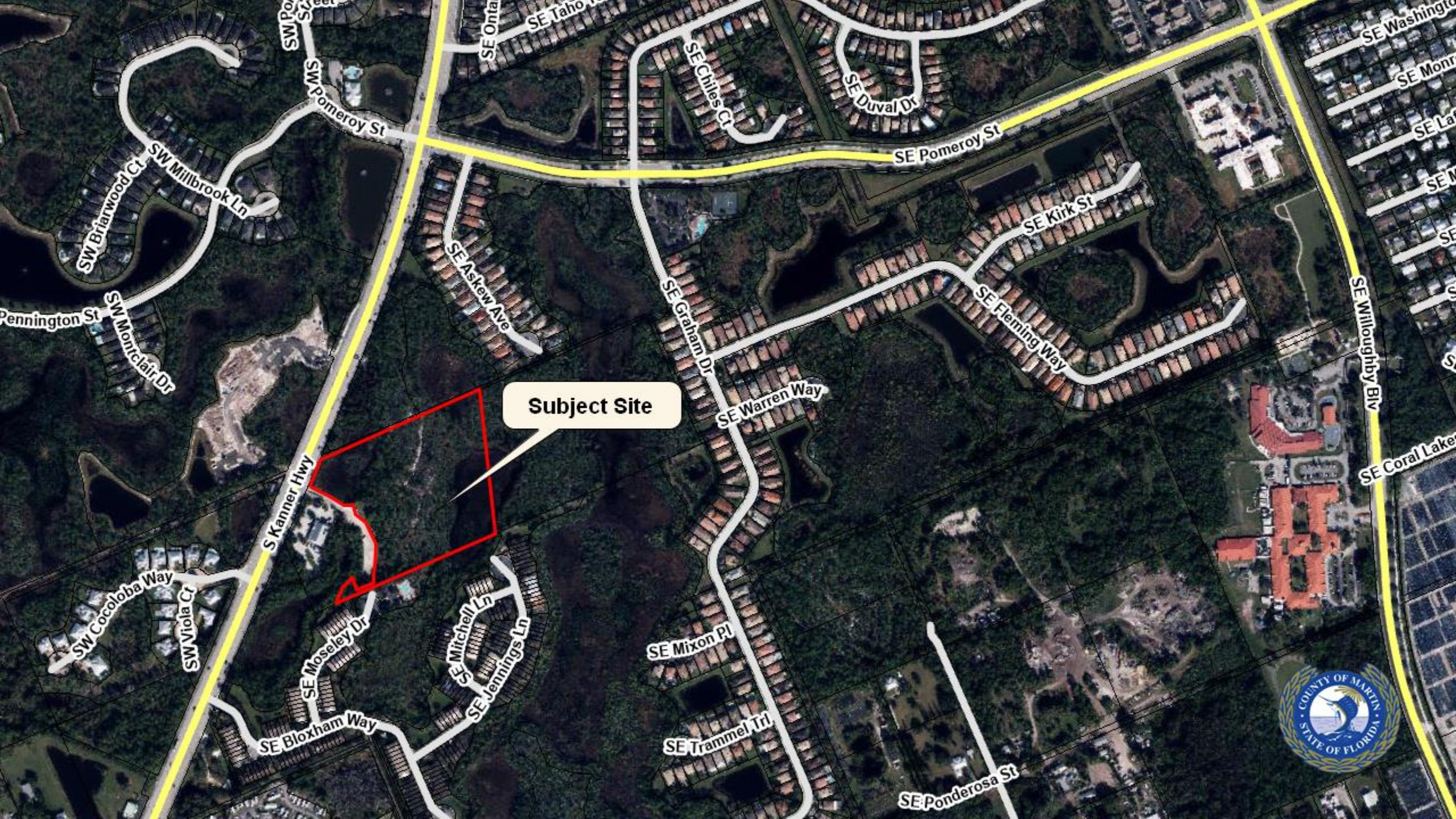
Board of County Commissioners

Public Hearing

June 17, 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

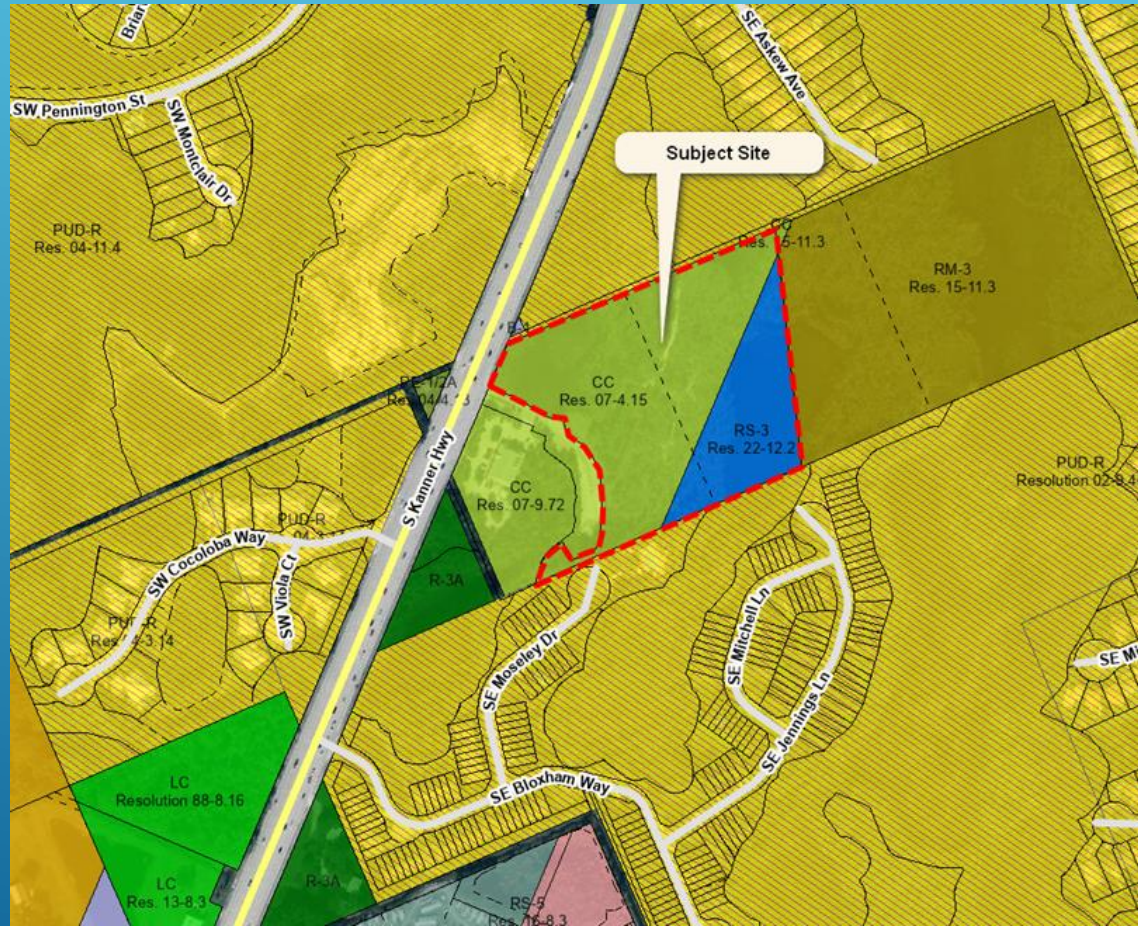




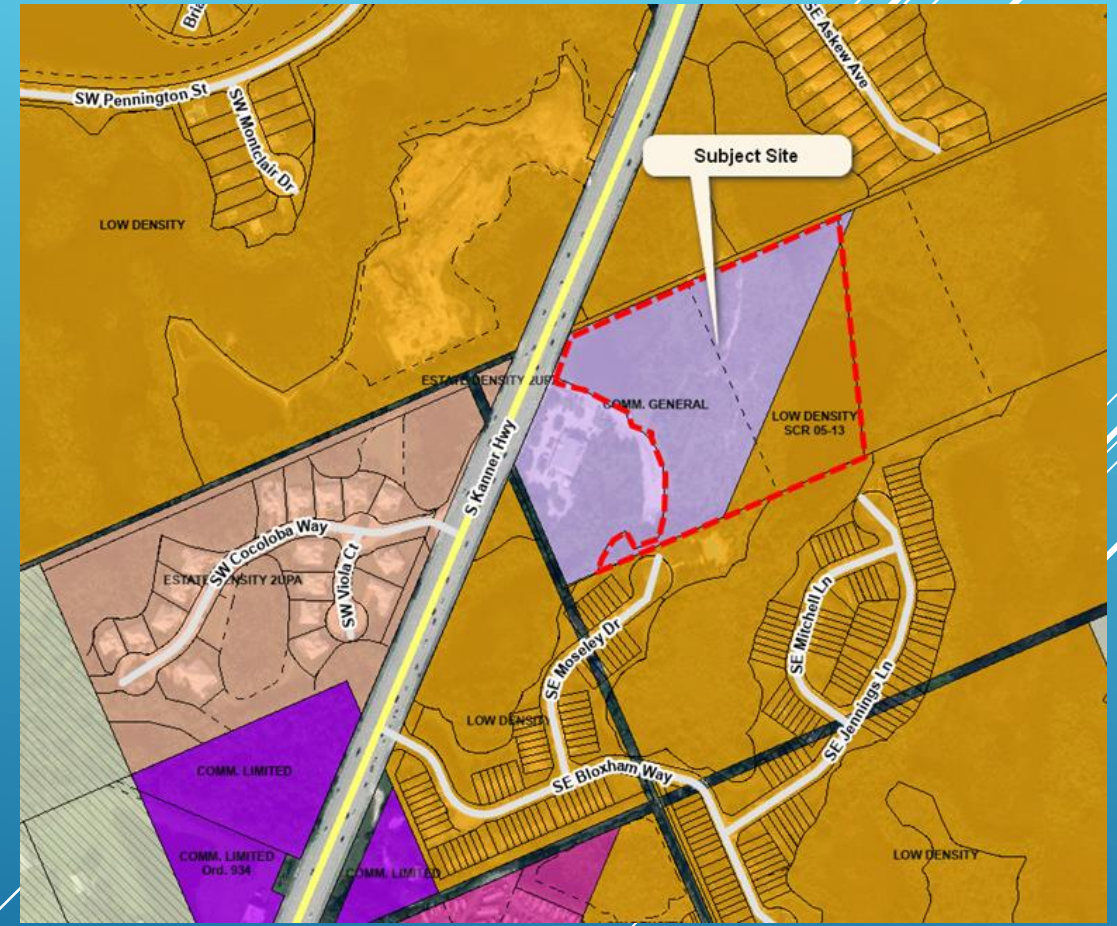
Subject Site

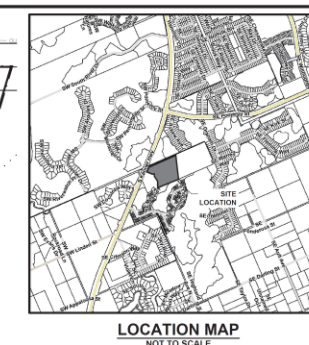
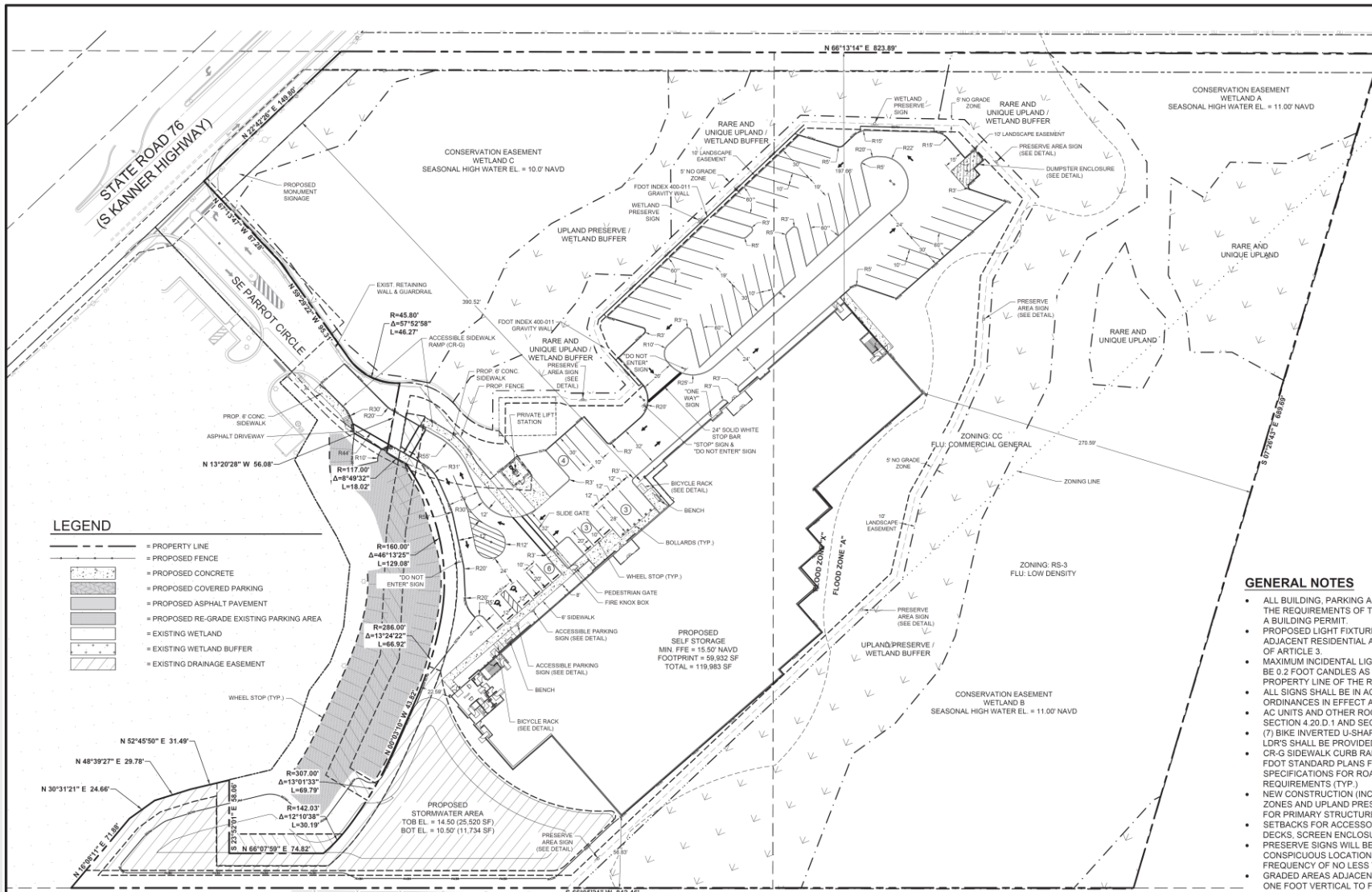


Zoning Atlas



Future Land Use





LEGEND

[Symbol]	= PROPERTY LINE
[Symbol]	= PROPOSED FENCE
[Symbol]	= PROPOSED CONCRETE
[Symbol]	= PROPOSED COVERED PARKING
[Symbol]	= PROPOSED ASPHALT PAVEMENT
[Symbol]	= PROPOSED RE-GRADE EXISTING PARKING AREA
[Symbol]	= EXISTING WETLAND
[Symbol]	= EXISTING WETLAND BUFFER
[Symbol]	= EXISTING DRAINAGE EASEMENT

SITE DATA

TOTAL SITE AREA	482,756 SF	11.08 AC	(100%)
IMPERVIOUS AREA	279,157 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	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%)

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 ZONING:	VACANT
FUTURE LAND USE:	COMMUNITY COMMERCIAL DISTRICT
PROPOSED:	SELF STORAGE

COMMUNITY COMMERCIAL COVERAGE

	REQUIRED	PROVIDED
MAX BUILDING HEIGHT	30'	30' 6"
MAX BUILDING COVERAGE	50%	12%
MIN OPEN SPACE	30%	78%
*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	

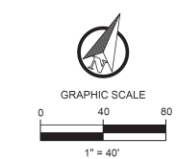
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PHONE: (561) 752-5440

- GENERAL NOTES**
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - PROPOSED LIGHT FIXTURES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT RESIDENTIAL AREAS AND ROADWAYS IN ACCORDANCE WITH SECTION 3.208 OF ARTICLE 3.
 - MAXIMUM INCIDENTAL LIGHT SPILLAGE ONTO NEARBY RESIDENTIAL PARCELS SHALL BE 0.2 FOOT CANDLES AS MEASURED 8 FEET ABOVE AVERAGE GRADE AT THE PROPERTY LINE OF THE RECEIVING PARCEL.
 - ALL SIGNS SHALL BE IN ACCORDANCE WITH MARTIN COUNTY APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME OF PERMIT APPLICATION.
 - AC UNITS AND OTHER ROOF-TOP MECHANICAL DEVICES SHALL BE SCREENED PER SECTION 4.20 D.1 AND SECTION 4.20 D.2, LDR'S.
 - (7) BIKE INVERTED U-SHAPED BIKE RACK AND 6' LONG BENCH PER SECTION 4.20.3B, LDR'S SHALL BE PROVIDED.
 - CR-G SIDEWALK CURB RAMP & DETECTABLE WARNING STRIP PER LATEST EDITION FOOT STANDARD PLANS FOR ROAD CONSTRUCTION INDEX 522-02, FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 527 & PER ADA REQUIREMENTS (TYP).
 - NEW CONSTRUCTION (INCLUDING FILL PROPOSED TO ADJACENT WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF 10 FEET FOR PRIMARY STRUCTURES.
 - SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE FIVE FEET.
 - PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
 - GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.
 - ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE AND STORMWATER MANAGEMENT AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.
 - ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).



Bowman

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PARROT CIRCLE STORAGE FACILITY
REVISED FINAL SITE PLAN

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

FLORIDA
MARTIN COUNTY

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.



Local Planning Agency

This matter was heard by the Local Planning Agency on June 5, 2025. The LPA's recommendation will be forwarded to the Board.



STAFF RECOMMENDATION

Staff recommends approval of this application.

1. Move that the Board receive and file the agenda item and all attachments including the staff report as Exhibit 1.
2. Move that the Board adopt a resolution approving the revised final site plan for the Parrot Circle Storage Facility project.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

