



**PROJECT DATA:**  
**SITE ADDRESS:**  
 2600 AIRPORT NORTH DRIVE  
 VERO BEACH, FLORIDA 32960  
**OWNER:**  
 CITY OF VERO BEACH  
 PO BOX 1389  
 VERO BEACH, FLORIDA 32961  
**APPLICANT/TENANT:**  
 CORPORATE AIR, INC.  
 3450B AIRPORT W. DRIVE  
 VERO BEACH, FLORIDA 32960  
**ENGINEER:**  
 MILLS, SHORT & ASSOCIATES, LLC.  
 700 22ND PLACE, STE 2C/2D  
 VERO BEACH, FLORIDA 32960  
 772.226.7282  
**SURVEYOR:**  
 WILLIAM B. ZENTZ & ASSOCIATES  
 684 OLD DIXIE HIGHWAY  
 VERO BEACH, FLORIDA 32962  
 772.567.7552  
**PARCEL ID:**  
 32392600011000000000.3  
**PROJECT DESCRIPTION:**  
 CONSTRUCT SEVEN (7) NEW 11,760 S.F. CONVENTIONAL HANGARS,  
 1,500 S.F. CREW SUPPORT BUILDING AND ASSOCIATED SITE  
 IMPROVEMENTS.  
**ZONING:** ALI-A1  
**LAND USE:** INDUSTRIAL - I

**FLOOD ZONE:**  
 ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP  
 NUMBER 12061C0241 H & 12061C0243 H, HAVING AN EFFECTIVE  
 DATE DECEMBER 4, 2012, THIS PROPERTY APPEARS TO LIE WITHIN  
 ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.  
**PARKING CALCULATION:**  
**PROPOSED USE:**  
 CONVENTIONAL HANGER: 118,404 S.F.  
 ONE SPACE/1,000 SQ. FT. OF FLOOR AREA UP TO 10,000 SQ. FT. AND  
 ONE SPACE/2,000 SQ. FT. THEREAFTER  
 10,000 S.F. / 1,000 = 10 SPACES  
 108,404 S.F. / 2,000 = 54.20 USE 55 SPACES  
 REQUIRED PARKING SPACES = 65 SPACES  
 PROVIDED PARKING SPACES = SPACES  
 CONVENTIONAL PARKING = 61 SPACES  
 ADA PARKING = 4 SPACES  
**PHASE 1 (BUILDING FLOOR AREA 39,468 S.F.)**  
 REQUIRED: 25 SPACES  
 PROVIDED: 25 SPACES  
**PHASE 2 (BUILDING FLOOR AREA 39,468 S.F.)**  
 REQUIRED: 20 SPACES  
 PROVIDED: 20 SPACES  
**PHASE 3 (BUILDING FLOOR AREA 39,468 S.F.)**  
 REQUIRED: 20 SPACES  
 PROVIDED: 20 SPACES

**BENCHMARK:**  
 ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD'88, BASED ON INDIAN RIVER  
 COUNTY BENCHMARK "BM051007", HAVING A PUBLISHED ELEVATION OF 16.94 FT. NAVD'88.  
**SITE AREA:**  
 575,274 SQUARE FEET  
 13.20 ACRES  
**BUILDING SETBACKS:**

REQUIRED	PROVIDED
FRONT (NORTH)	25' / 111.7'
SIDE (EAST)	15' / 39.2'
SIDE (WEST)	15' / 119.3'
REAR (SOUTH)	0' / 286.0'

**MAXIMUM BUILDING HEIGHT = 50'**  
 HEIGHT MEASURED FROM F.F. TO ROOF; 36'-9"  
 TOP OF ROOF ELEVATION: 58.95'  
**CALCULATION PER CODE SEC. 60.15:**  
**BUILDING HEIGHT FROM:**  
 EX. WEIGHTED AVG. GRADE: 21.7'  
 (ROOF EL. 58.95' - AVG. EX. GRADE 21.7 = 37.25' HT)  
 18" ABOVE CROWN OF THE NEAREST ADJOINING IMPROVED ROAD: 19.2'  
 (ROOF EL. 58.95' - EX. CROWN (19.2' + 1.5') 20.7' = 38.25' HT)  
**MAXIMUM BUILDING COVERAGE:** N/A  
**EXISTING BUILDING COVERAGE:** 0

**PROPOSED BUILDING COVERAGE:**  
 HANGAR BUILDING: 19,734 S.F. (3.43%); 6 EA. 118,404 S.F. (20.56%)  
**IMPERVIOUS AREA:**

	EXISTING	PROPOSED
STRUCTURES	0 S.F.	118,404 S.F.
SIDEWALK	0 S.F.	6,542 S.F.
MILLING ROAD	0 S.F.	8,159 S.F.
CONC. APRON	0 S.F.	12,398 S.F.
PAVEMENT	274,559 S.F.	33,560 S.F.
TOTAL	274,559 S.F. (47.8%)	453,622 (78.8%)

**OPEN SPACE:** 300,715 S.F. (52.2%) 121,652 S.F. (21.2%)  
**TRAFFIC STATEMENT:**  
 10th EDITION ITE TRIP GENERATION MANUAL  
 PROPOSED: ITE CODE: 150 WAREHOUSING  
 1.74 TRIPS PER 1,000 G.F.A.  
 118,404 S.F. / 1,000 = 1.74 x 118.4 = 206 TRIPS

**FAA NOTES:**

- ALL PROPOSED LANDSCAPING OR PLANTINGS SHALL BE SELECTED WITH A MATURE HEIGHT THAT DOES NOT EXCEED THE REQUIREMENTS OF FAR PART 77.
- CONSTRUCTION SUPERVISORS AND GATE GUARDS MUST BE AIRPORT BADGED AND TSA VETTED BEFORE BEING ALLOWED ACCESS TO THE AIRFIELD IN ADVANCE OF CONSTRUCTION BEGINNING.
- AN AIRPORT BADGED AND TSA VETTED GATE GUARD MUST BE USED IF ACCESSING THE AIRFIELD THROUGH A CONTROLLED GATE LOCATION THAT WILL REMAIN OPEN FOR EXTENDED PERIODS OF TIME.
- DURING AND AFTER CONSTRUCTION, ANY AND ALL EXTERNAL SITE LIGHTING SHALL BE APPROPRIATE LUMINOSITY AND BE DIRECTED DOWNWARD AT A SUFFICIENT ANGLE SO AS TO AVOID A VISUAL DISTRACTION TO PILOTS IN AIRBORNE OR TAXIING AIRCRAFT ON OR IN THE VICINITY OF THE AIRPORT.

**FIRE NOTE:**  
 \*COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6-INCH NUMERICAL ADDRESS.  
 \*ALL BUILDINGS SHALL REQUIRE A KEY ACCESS BOX (KNOX BOX).  
 \*KNOX GATE ENTRY SYSTEM IS REQUIRED, EMERGENCY SERVICES ACCESS IS LOCKED OR SECURED.  
 \*BUILDINGS USING VERTICAL OR HORIZONTAL LIGHT-FRAME CONSTRUCTION IN ANY PORTION OF THE STRUCTURE SHALL BE MARKED WITH A SIGN AS REQUIRED BY FLORIDA STATE STATUTE 633-027 AND THE SIGN SHALL BE REQUIRED TO COMPLY WITH THE FLORIDA ADMINISTRATIVE CODE 69A-3.012 AND OR 69A-60.0081. SIGN MUST BE 8 INCHES.



700 22nd Place, Suite 2C/2D  
 Vero Beach, Florida 32960  
 PHONE: 772.226.7282 C.A. #: 30689  
 WEBSITE: www.MillsShortAssociates.com

**Mills, Short & Associates**

Corporate Air - Vero Beach Airport  
 2600 Airport North Drive  
 Vero Beach, Florida 32960

THIS SHEET: SITE PLAN  
 DRAWN BY: WED  
 CHECKED BY: JWM  
 APPROVED BY: JWM  
 SCALE: 1"=40'

ISSUE	DATE	COMMENTS

PROJ. NO. 20-3390.2  
 DATE 05/26/2022  
 SHEET NO. C-1