

StayAPT Suites Major Site Plan (P22-314)

City Council– March 27, 2023
Francis Forman, Planner II



Proposed Project

- A requested for site plan approval for a hotel located on Lot 4, 5, and 6 of St. Lucie West Plat No. 47 (2.99 acres).
- The proposed project will include 56,900 square feet which will be allocated into three stories and 82 rooms.

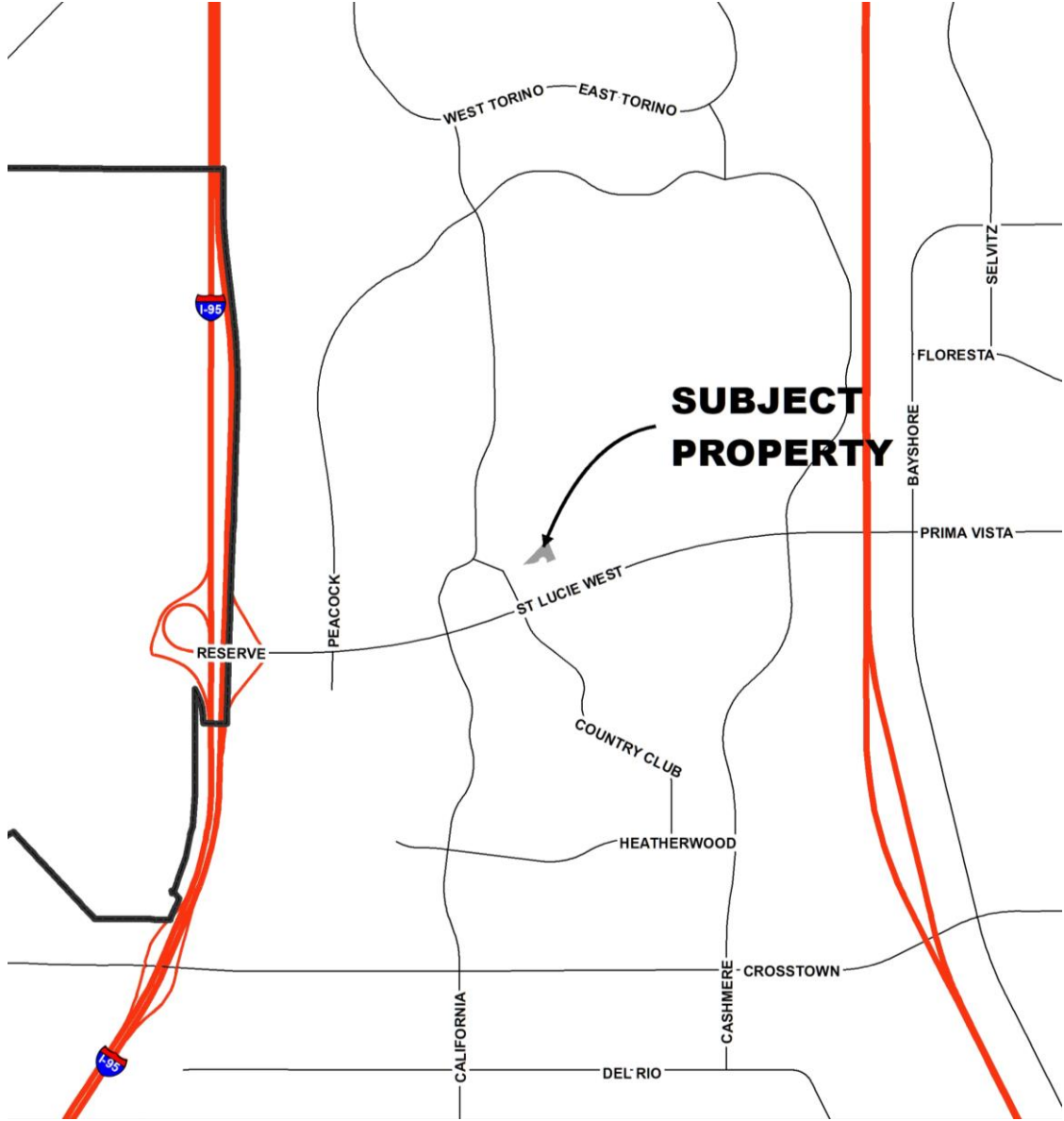


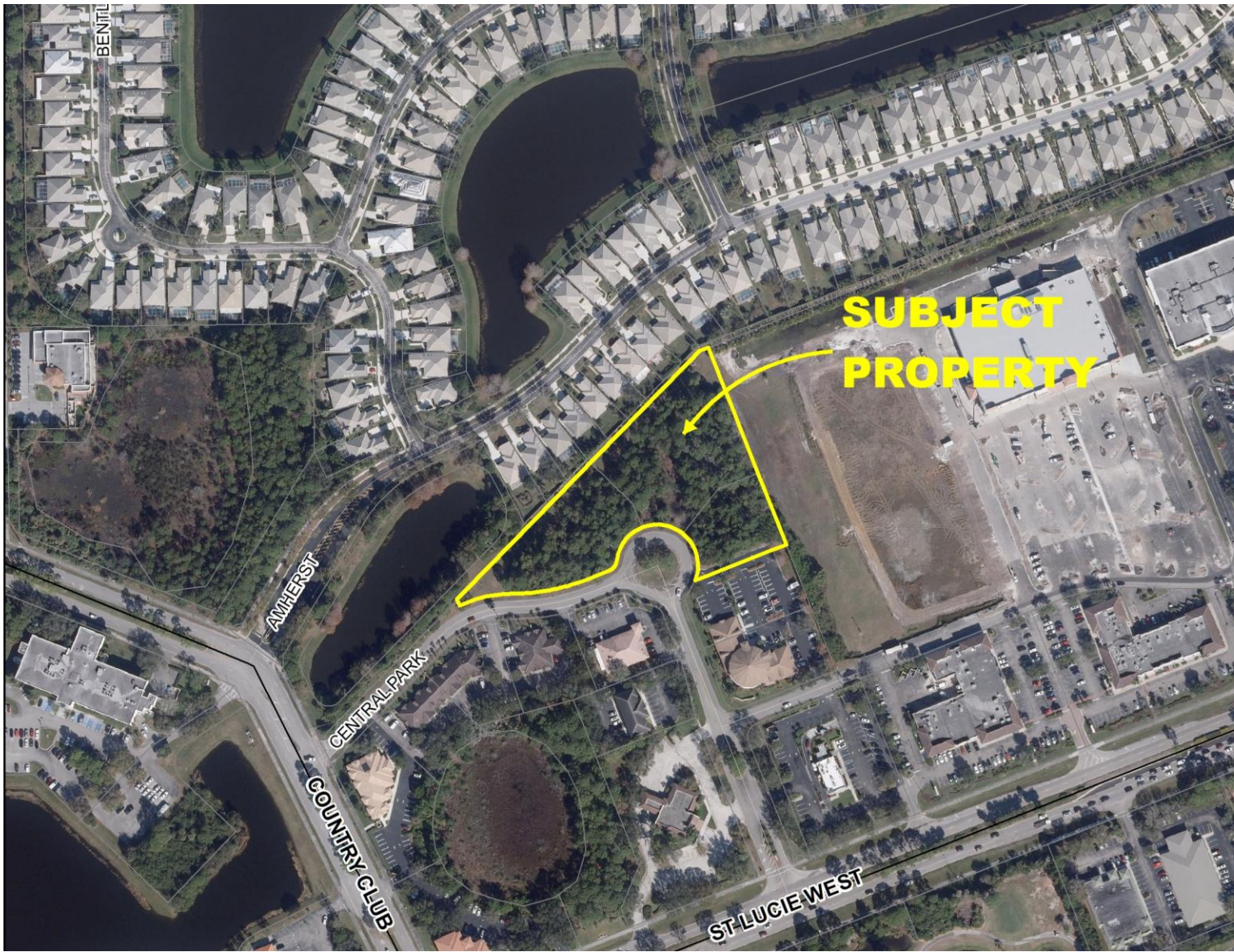
Applicant and Owner

- **Owners** – 575 Enterprise PSL, LLC.
- **Applicant** – Sandra Zumpano, E.I., Bowman Consulting Group, LLC
- **Location** – North side of NW Central Park Place.
- **Existing Use** –Vacant



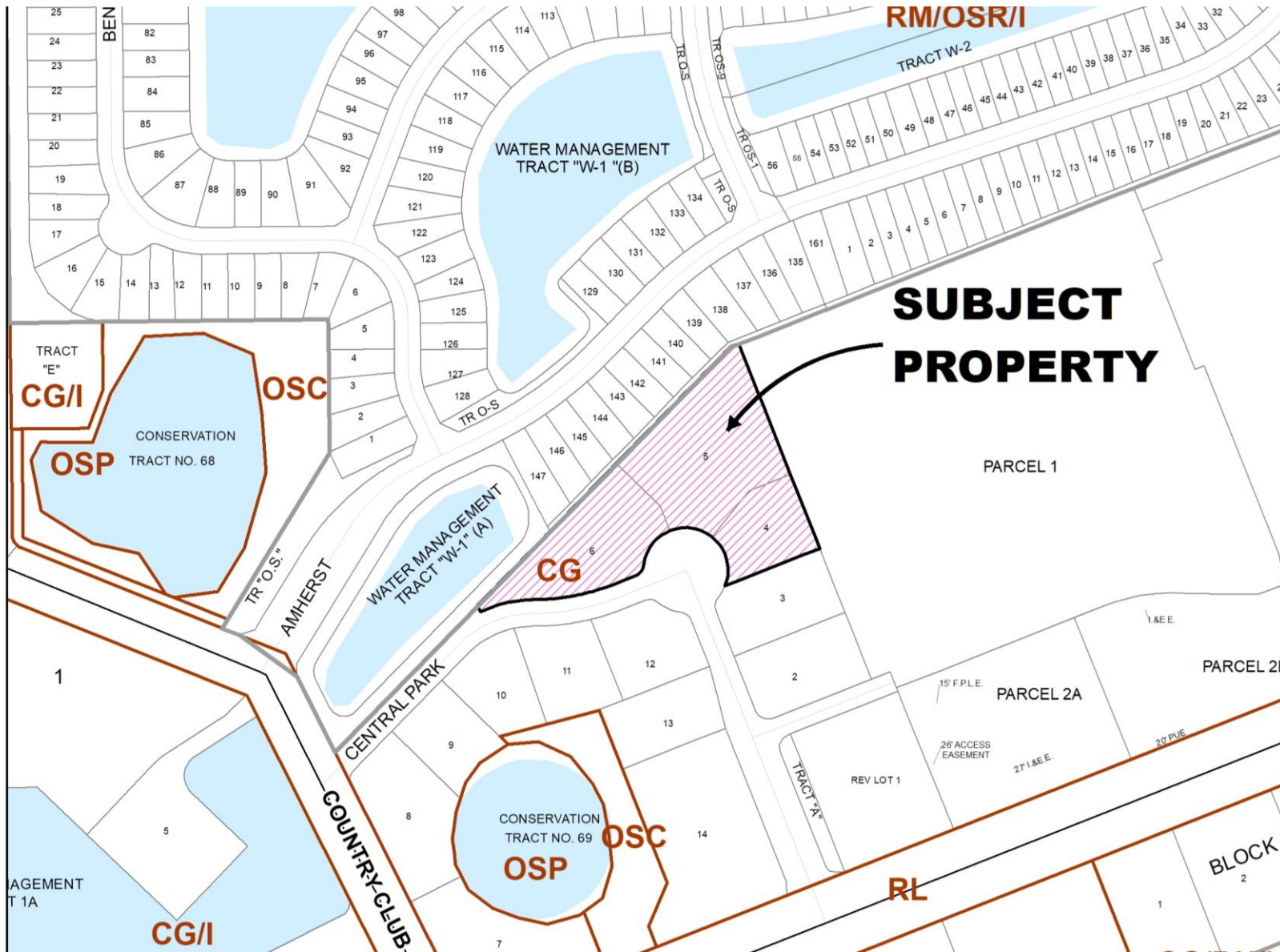
Subject Property





AERIAL

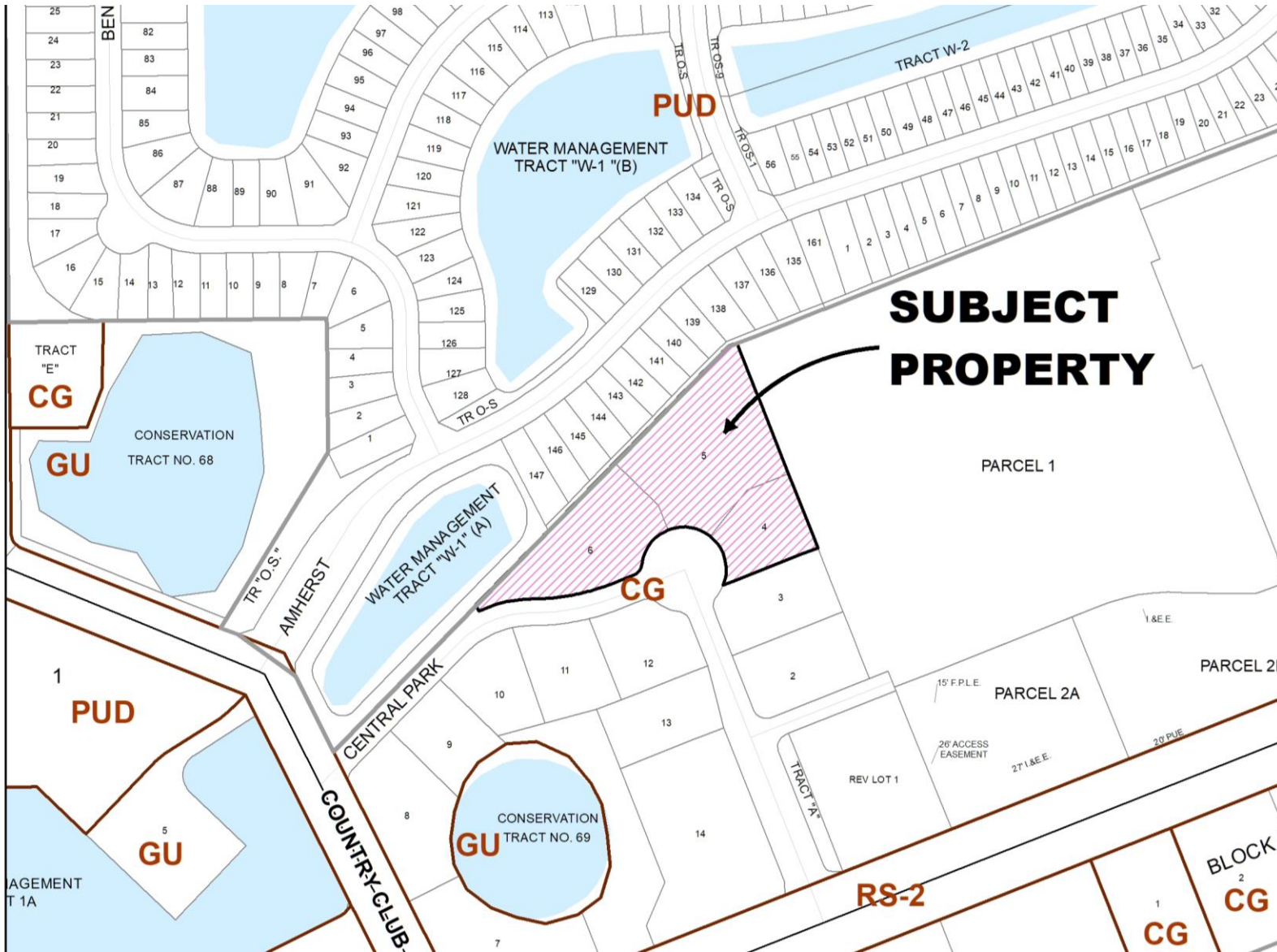




FUTURE LAND USE



ZONING



SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Medium Density Residential/Open Space Recreation/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Residential
South	Light Density Residential (RL)	General Commercial (CG)	Retail
East	Light Density Residential (RL)	General Commercial (CG)	Shopping Center
West	Medium Density Residential/Open Space Recreation/Institutional (RM/OSR/I)	Planned Unit Development (PUD)	Residential/Open Space



PROJECT INFORMATION

PROJECT	STAYAPT - SUITES		
PROJECT ADDRESS/LOCATION	N.W. CENTRAL PARK PLAZA PORT ST. LUCIE, FLORIDA 34986		
PARCEL TAX NUMBERS	3323-810-0005-000-3 3323-810-0006-000-0 3323-810-0007-000-7		
LIMIT OF DISTURBANCE (LOD)	2.99 ACRES (± 130,233 SF)		
LOT ACREAGE	2.99 ACRES (± 130,233 SF)		
FUTURE LAND USE DESIGNATION	CG - COMMERCIAL GENERAL		
ZONING DISTRICT	CG - GENERAL COMMERCIAL		
NICE NEIGHBORHOODS OVERLAY	ST LUCIE WEST		
EXISTING BUILDING CONDITIONS	VACANT LAND		
BUILDING DATA			
OVERALL BUILDING SF	56,900 SF		
MAX. BUILDING HEIGHT	30'		
PROPOSED BUILDING HEIGHT (TOP OF ROOF)	30'-6"		
MINIMUM BUILDING SETBACK REQUIREMENTS:			
BOUNDARY	DIRECTION	SETBACK	PROPOSED
FRONT	SOUTH	20'	14.8'
REAR	NORTHWEST	20'	33.7'
SIDE	EAST & WEST	10'	10.0'

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT #4010607658M DATED JULY 30, 2022 AT 5:00PM)

LOTS 4, 5 AND 6, ST LUCIE WEST PLAT NO. 47, CENTRAL PARK, THIRD REPEAT IN PARCEL 36, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE DATA	ACRES	SF	PERCENTAGE %
GROSS SITE AREA	2.99	130,233 SF	100
IMPERVIOUS AREA			
BUILDING COVERAGE (TOTAL)	0.44	19,240 SF	15
PAVEMENT & SIDEWALK COVERAGE	1.23	93,919 SF	41
PERVIOUS AREA	1.32	97,623 SF	44
REQUIRED MAX. LOT COVERAGE	1.20	90,093 SF	40
PROPOSED MAX. LOT COVERAGE	0.44	19,240 SF	15

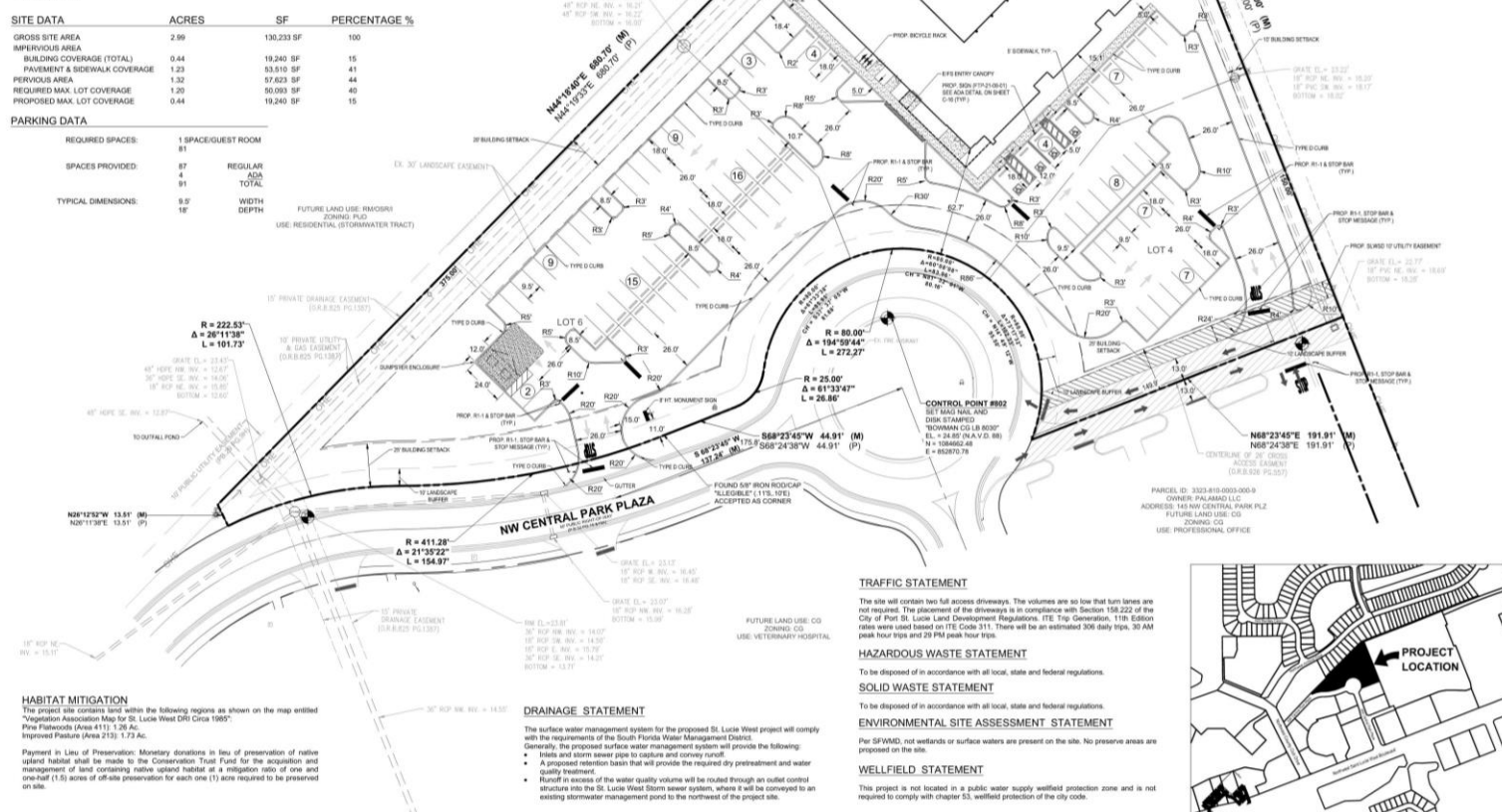
PARKING DATA

REQUIRED SPACES:	1 SPACE/GUEST ROOM
	81
SPACES PROVIDED:	REGULAR
	4
	ADA
	91
	TOTAL
	95
TYPICAL DIMENSIONS:	9'-0" WIDTH
	18'-0" DEPTH

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STREETS UNLESS OTHERWISE NOTED.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ATLANTIS LAND TITLE SURVEY PREPARED BY BOWMAN, DATED 09/28/2017, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF PORT ST. LUCIE ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE CITY OF PORT ST. LUCIE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO THE SCHEDULED DATE OF THE PRE-CONSTRUCTION CONFERENCE.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMAL SEPARATION OF UTILITIES. IN ADDITION TO THE AFORESAID CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL CURB RADII ARE 7 UNLESS SHOWN OTHERWISE.
- PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).
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N68°23'45"E 17.90' (M)
N68°24'38"E 17.90' (P)



TRAFFIC STATEMENT

The site will contain two full access driveways. The volumes are so low that turn lanes are not required. The placement of the driveways is in compliance with Section 108.222 of the City of Port St. Lucie Land Development Regulations. ITE Trip Generation, 11th Edition rates were used based on ITE Code 311. There will be an estimated 300 daily trips, 30 AM peak hour trips and 20 PM peak hour trips.

HAZARDOUS WASTE STATEMENT

To be disposed of in accordance with all local, state and federal regulations.

SOLID WASTE STATEMENT

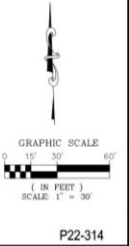
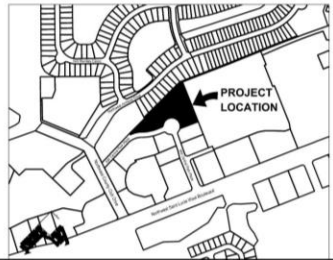
To be disposed of in accordance with all local, state and federal regulations.

ENVIRONMENTAL SITE ASSESSMENT STATEMENT

No SWPPP, no wetlands or surface waters are present on the site. No preserve areas are proposed on the site.

WELLFIELD STATEMENT

This project is not located in a public water supply wellfield protection zone and is not required to comply with chapter 53, wellfield protection of the city code.



HABITAT MITIGATION
The project site contains land within the following regions as shown on the map entitled "Vegetation Association Map for St. Lucie West Old Circa 1955":
Pink Flatwoods (Area #11): 1.36 Ac.
Improved Pasture (Area #12): 1.73 Ac.
Payment in Lieu of Preservation: Monetary donations in lieu of preservation of native upland habitat shall be made to the Conservation Trust Fund for the acquisition and management of land containing native upland habitat at a mitigation ratio of one and one-half (1.5) acres of off-site preservation for each (1) acre required to be preserved on site.

Bowman
Professional Engineering Firm
14368 W. Bowmans Road, Suite 300
Port St. Lucie, Florida 34986
Phone: (888) 214-6486
Bowman Consulting Group LLC
Certificate of Authorization License No. 3402

SITE PLAN
STAYAPT SUITES
NW CENTRAL PARK PLAZA
ST. LUCIE COUNTY
PORT ST. LUCIE, FLORIDA



DATE	DESCRIPTION	BY	CHKD
03/16/2023	DESIGN	SP-1	
	DRAWN		
	SCALE:	1" = 30'	
	JOB No.:	150032-01-044	
	DATE:	03/16/2023	
	SHEET:	SP-1	

Site Plan

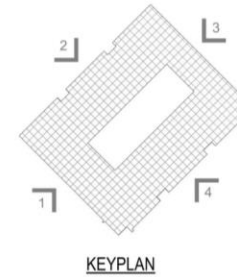


CAD File Name: V:\50032 - Affordable Suites\50032-01-044 (000) - stayapt NW Central P Plaza Port St Lucie FL\Engineering\Plans\Sheet Set\UP-1-SITE PLAN.dwg 03/16/2023



COLOR / MATERIAL LEGEND

- EIFS: BENJAMIN MOORE 1422 "VIOLET SPARKLE"
- EIFS: BENJAMIN MOORE 2118-40 "SEA LIFE"
- EIFS: BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY"
- EIFS: BENJAMIN MOORE 2063-20 "DOWNPOUR BLUE"



WOOLPERT
ARCHITECTURAL ENGINEERING CONSULTANTS
4454 IDEA CENTER BOULEVARD
DAYTON, OH 45424-1000
937.461.1000

Landscape Plan



PRELIMINARY:
NOT FOR
CONSTRUCTION

ISSUANCE SCHEDULE	DATE	DESCRIPTION

stayAPT SUITES
3-STORY, 82 SUITES
PORT ST. LUCIE, FL

PROJECT NO: 1019173
DATE ISSUED: 10/19/2022
DESIGNED BY: C. LEDENHEIMER
DRAWN BY: C. LEDENHEIMER
CHECKED BY: J. ELDER

SHEET NAME:
COLOR ELEVATIONS

SHEET NO:

C1



10/19/2022 4:12:34 PM
 Address: 3300 StayAPT - MainstayAPT - Port St. Lucie, FL - 34956



1 SOUTHWEST ELEVATION
1/8" = 1'-0"



2 NORTHWEST ELEVATION
1/8" = 1'-0"

Zoning Review

- The subject property is within the St. Lucie West area and complies with the General Commercial zoning requirements.
- A total of 81 standard parking spaces is required and 91 provided including 4 handicapped spaces.
- Proposed building is a height of 31 feet. The maximum height allowed within the CG zoning district is 35 feet.



Traffic Impact Statement

- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 29 PM Peak Hour trips.
- No significant traffic impact is proposed based on the site plan submitted.



Concurrency Review and Traffic Analysis

- The subject property is within the St. Lucie West.
- St. Lucie West Utility Services District is the provider of sewer and water service.
- A traffic analysis and autoturn analysis were provided and approved by Public Works.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	This 2.07-acre site is subject to the native upland habitat protection requirements of the SLW Development of Regional Impact and the City Code. Payment into the Tree Mitigation Fund will be required prior to issuance of a site work permit.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option. At this time, the applicant has identified the in lieu option.



Recommendation

- The Planning and Zoning Department is recommending the following condition of approval:
 - Prior to the issuance of the first building permit, a Unity of Title shall be acquired for the three vacant parcels that make up the subject site to unify them for the construction of the proposed project.
- The Site Plan Review Committee reviewed the request at a special SPRC meeting on November 23, 2022, and recommended approval.

