

P20-218

Southern Grove-Woodsprings Hotel

TYPE	STATUS	BUILDING TYPE
SP	CITY COUNCIL MEETING SCHEDULED	COMM

ASSIGNED TO

Bridget Kean; Christopher Powell; Leon Hayman; Public Works Engineering

ADDRESS

Woodsprings TBD - Discovery Way & Village Parkway

SECTION	BLOCK	LOT
PI 29	SouthernGrove	p/o Tr 1

LEGAL DESCRIPTION

A portion of Tract 1, Southern Grove Plat No 29 (PB 88-34)

SITE LOCATION

Southeast corner of Discovery Way & Village Parkway

PARCEL #

4315-706-0002-000-0

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
2.69	51945	

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

The proposed development includes a four (4) story, 51,945 sf, 122 guest room hotel with associated site improvements.

Primary Contact Email

patriciasesta@edc-inc.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
R J	Currie

Business Name

ADDRESS

10250 SW Village Parkway, Suite 201

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
bradcurrie@edc-inc.com	7724625455

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Russ	Blackburn

ADDRESS

121 SW Port St. Lucie Blvd.

CITY	STATE	ZIP
Port St Lucie	FL	34984

EMAIL

rblackburn@cityofpsl.com

PHONE

7728715163

PROJECT ARCHITECT/ENGINEER**FIRST NAME**

R J

LAST NAME

Kennedy

Business Name

Engineering Design and Construction Inc.

ADDRESS

10250 SW Village Parkway Ste 201

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Port St Lucie

STATE

FL

ZIP

34987

EMAIL

rodkenedy@edc-inc.com

PHONE

7724622455

PROPERTY OWNER**Business Name**

Port St Lucie Governmental Finance Corporation

ADDRESS

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CITY

Port St Lucie

STATE

FL

ZIP

34984

EMAIL

rblackburn@cityofpsl.com

PHONE

(772) 871-5163

LETTER OF JUSTIFICATION

Site Plan Application

Woodsprings Hotel

October 15, 2020

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan application for a project to be known as Woodsprings Hotel. The subject property is approximately 2.69 acres and can be identified as a portion of parcel ID # 4315-706-0002-000-0. The petitioner wishes to obtain approval for the four (4) story, 51,945 sf hotel with associated site improvements. A property address has not yet been assigned but is located east of Village Parkway and south of Discovery Way in Southern Grove. A plat application is being submitted concurrently with this application which will create this parcel.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of Village Parkway and south of Discovery Way in Southern Grove, Port St. Lucie, Florida.

The parent parcel totals 5.62 acres. A plat is being submitted concurrently with this application for the creation of this 2.69-acre parcel. The proposed development includes a four (4) story, 51,945 sf hotel with associated site improvements.

The subject property has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the north of the subject parcel lies the right-of-way of SW Discovery Way followed by commercial development currently under construction. This parcel has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the east of the subject property lies a proposed water management tract currently under construction followed by the Oculus site currently under construction. This parcel has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

South of the property is the balance of the parent parcel which is currently undeveloped. This property has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the west lies the right-of-way of SW Village Parkway followed by a residential development currently under construction. This parcel has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

SITE PLAN REQUIREMENTS

Section 158.238 of the Port St. Lucie Zoning Code identifies the requirements for Site Plan Submittal. The attached site plan meets all of the requirements of Section 158.238.

In addition to meeting the requirement of Section 158.238, the City of Port St. Lucie requires the completion of a Site Plan Sufficiency Checklist. The checklist is submitted along with this Justification Statement/Cover Letter.

SITE PLAN SUFFICIENCY CHECKLIST

Most of the items required for site plan approval are included as part of this submittal.

1. This application is being uploaded electronically through www.fusion.cityofpsl.com. Due to this, a CD has not been included.
2. Because this is the formal submittal of the site plan application, a written response has not been included.
3. This project is located in Tradition and must meet the requirements of the Traditional Design Review standards. This will be submitted directly to Tradition Commercial Association for preliminary approval and once approval from Tradition Commercial Association is received, we will supply proof of the same to the City. We have included a copy of the proposed floor plans and elevations for your review.
4. Pursuant to Section 162.08, Public Arts is now required within 90 days of the issuance of the first building permit or site work permit for a subdivision plat. Due to this, a public art requirement package is not included as part of this application. PSLUSD will be the utility provider for this development.
5. Construction, landscape and irrigation plans will be submitted under separate cover as part of the construction plan review process.

Based on the above and attached information, the applicant respectfully requests approval of the proposed applications.

Z:\EDC-2020\20-272 - Hospitality Arch - WoodSprings\ENGINEERING\Documents\Sub This parcel has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

mittal Documents\Justification Statement\2020-10-15_WoodSpring_Hotel_SP_Justification_Statement_20-272.docx

Port St. Lucie Governmental Finance Corporation
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

AGENT CONSENT FORM

Project Name: Woodsprings

Parcel ID: 4315-706-0002-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED Russ Blackburn,
WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

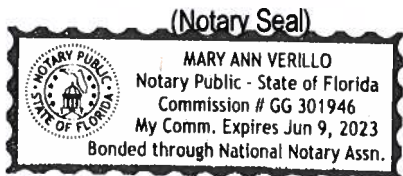
The foregoing instrument was acknowledged before me this 7 day of October 2020, by Russ Blackburn (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Mary Ann Verillo
Notary Signature

Russ Blackburn
Owner's Signature

MARY ANN VERILLO
Printed Name of Notary

Russ Blackburn
Owner's Name



Port St. Lucie Blvd.
Street Address

Port St. Lucie, FL.
City, State, Zip

My commission expires

(772) 871-5143
Telephone / Email

R.Blackburn@cityofPSL.com