



**StayAPT Suites
 Site Plan
 P22-314**



Project Location Map

SUMMARY

Applicant's Request:	A site plan application for a three story, 82 room hotel.
Applicant:	Sandra Zumpano, E.I., Bowman Consulting Group, Ltd
Property Owner:	Central Park Holdings, LLC
Location:	The property is generally located on the north side of NW Central Park Place.
Address:	155 & 157 NW Central Park Place
Project Planner:	Francis Forman, Planner II

Project Description

The owner, Central Park Holdings, LLC, has applied for site plan approval for a project known as StayAPT Suites. The proposal is to construct a hotel consisting of three stories, 82 rooms, and a total of 56,900 square feet. The site is composed of three vacant parcels located on the north side of NW Central Park Place within the St. Lucie West area.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their November 23, 2022, meeting.

Location and Site Information

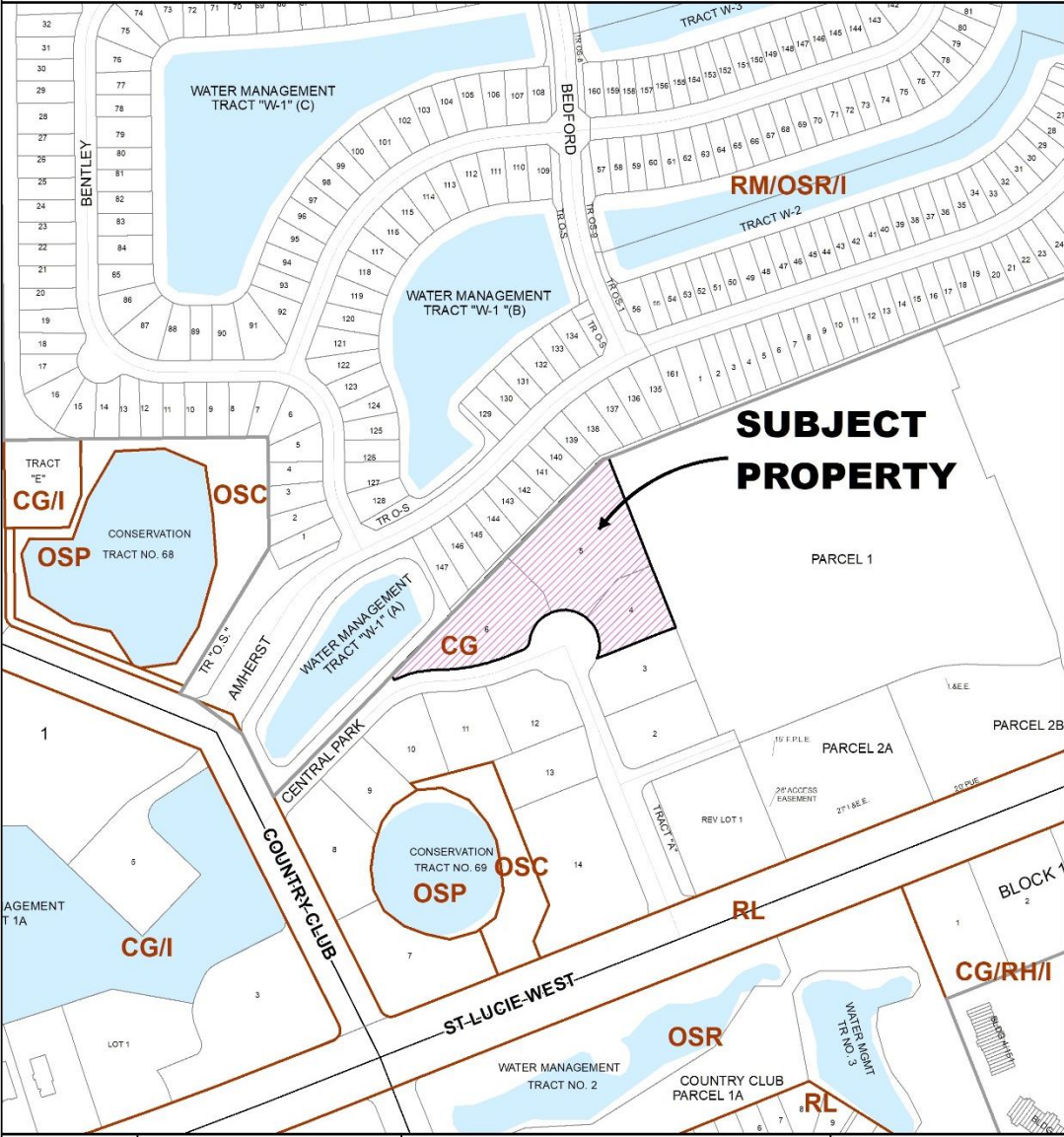
Parcel Number:	3323-810-0005-000-3, 3323-810-0006-000-0 & 3323-810-0007-000-7
Property Size:	2.99 acres, more or less
Legal Description:	ST. Lucie West Plat #47, Central Park Third Replat, Parcel 39, Lots 4-6
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant land

Surrounding Uses

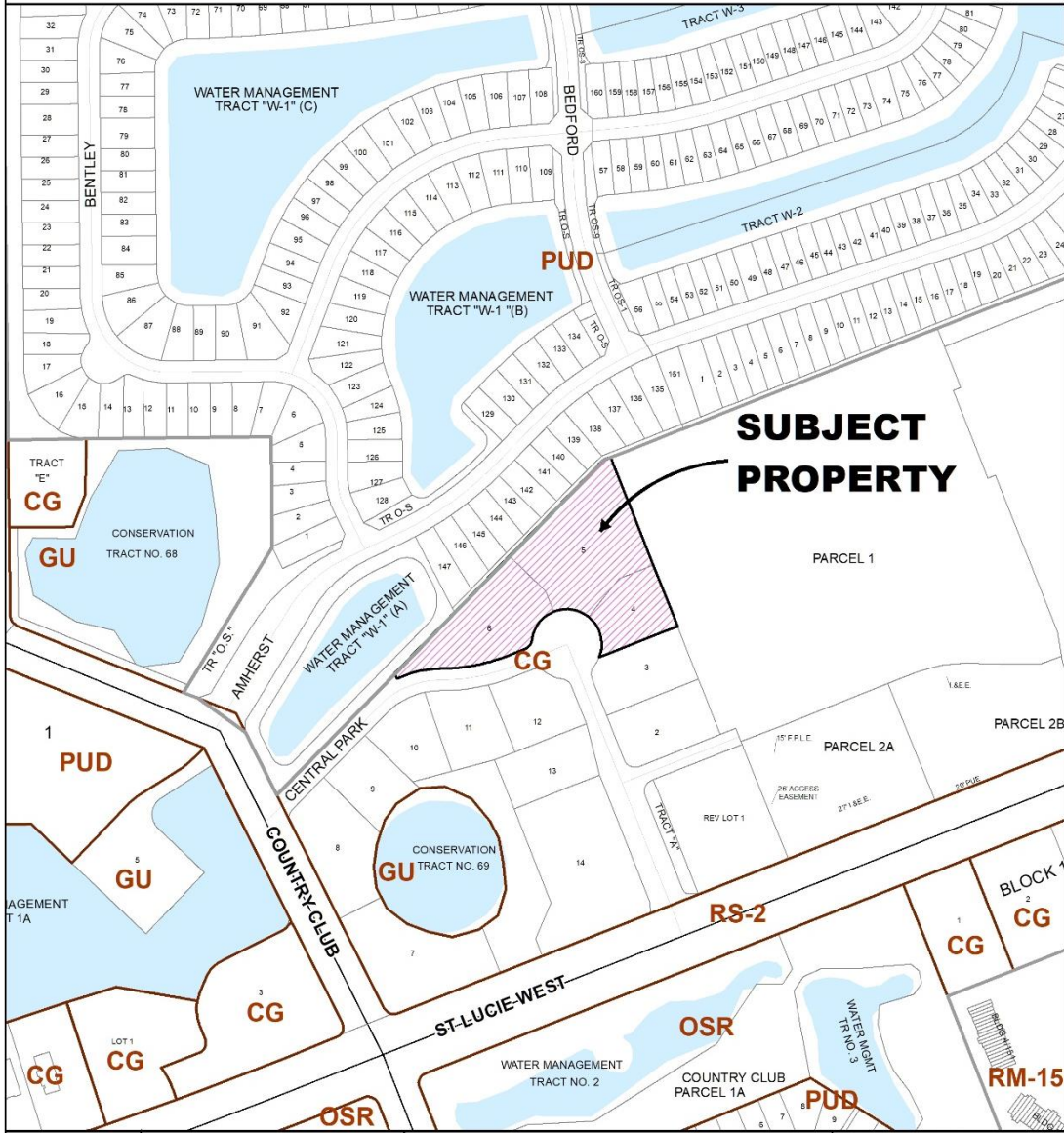
Direction	Future Land Use	Zoning	Existing Use
North	RM/OSR/I	PUD	Residential
South	RL	CG	Retail
East	RL	CG	Shopping Center
West	RM/OSR/I	PUD	Residential/Open Space

CG – General Commercial PUD – Planned Unit Development RL – Low Density Residential
LI/OSR/I – Medium Density Residential/Open space Recreation/Institutional

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located within the St. Lucie West area comprised of predominant commercial and residential uses. The proposed use of an 82 room hotel is consistent with the permitted uses of the CG zoning district.
DUMPSTER ENCLOSURE	The site plan provides a 12 X 24- foot dumpster enclosure for general and recyclable refuse for the proposed hotel.
ARCHITECTURAL DESIGN STANDARDS	The proposed building elevations comply with the St. Lucie West Architectural Review.
PARKING REQUIREMENTS	The proposed use requires a total of 81 parking spaces while 91 spaces with 4 handicap spaces are being proposed.
BUILDING HEIGHT	Maximum building height for the WI Zoning District is 35 feet while the proposed building height is 31 feet.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The St. Lucie West Utility Services District will provide water and sewer service.
TRANSPORTATION	The staff review indicates that this project will generate 29 pm peak hour trips on the road adjacent to the project. It will not adversely affect the transportation level of service for the adjacent roads. See attached Public Works memo.
PARKS/OPEN SPACE	Since this is a commercial project, parks and open space compliance with Chapter 160 is not applicable.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat Protection: This site contains native upland habitat. Payment into the Conservation Trust Fund will be required prior to issuance of a site work permit.

Wildlife Protection: A gopher tortoise survey will be required prior to the issuance of a site work permit to prevent impacts on any protected wildlife.

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. At this time, the applicant has identified the fee in lieu as the preferred option.

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting on November 23, 2022, and recommended approval.

The Planning and Zoning Department is recommending the following condition of approval:

1. A Unity of Title is required prior to the issuance of the first building permit.