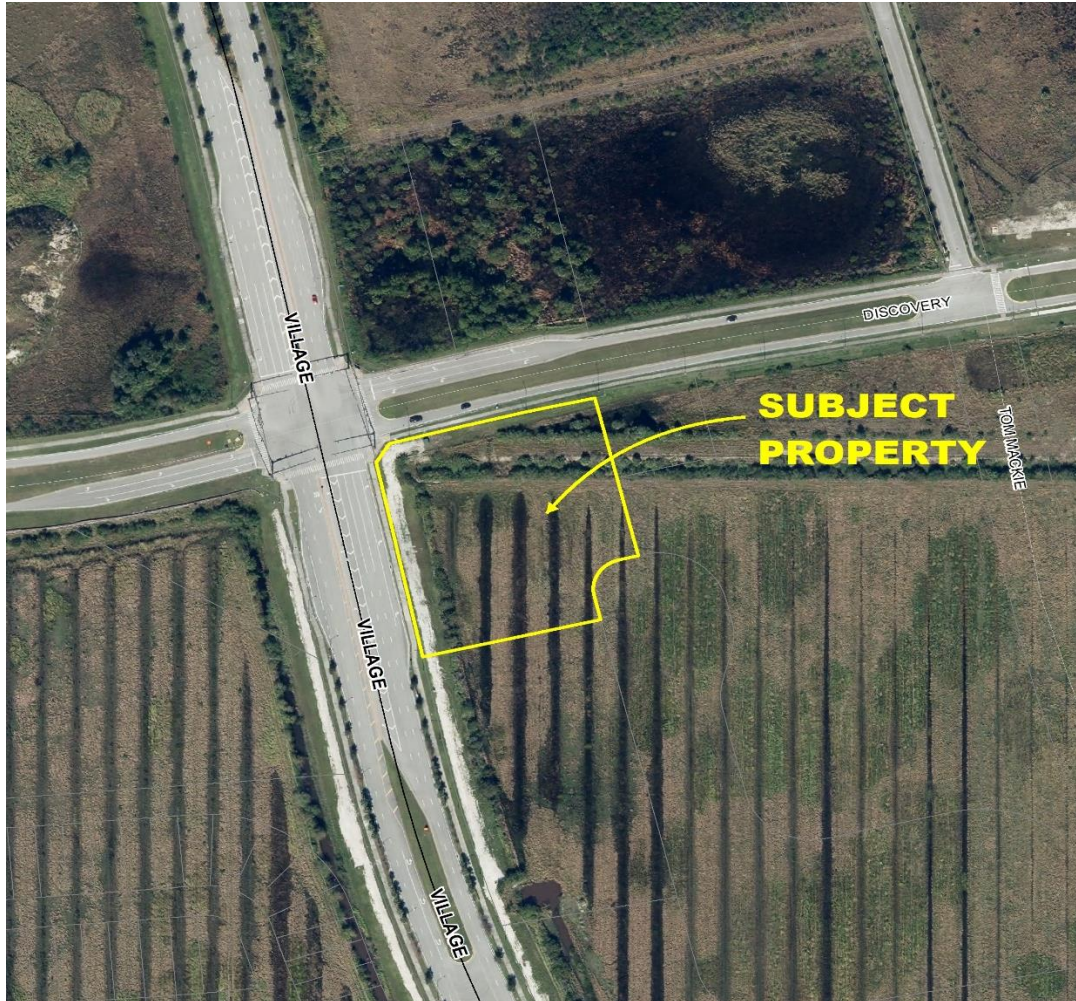




**Woodspring Suites Hotel
Major Site Plan
P20-218**



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for hotel in Southern Grove with 122 guest rooms
Applicant:	Bradley Currie, AICP, EDC
Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is located in the southeast corner of the intersection of SW Discovery Way and SW Village Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The proposed project will consist of a four-story hotel with 122 guest rooms and onsite improvements. The proposed Woodspring Suites Hotel will be located at the corner of SW Village Parkway and SW Discovery Way. The hotel will share a driveway with the adjacent parcel (Parcel 2, Southern Grove Plat No. 34) on SW Discovery Way. A proposed right turn lane on SW Village Parkway is depicted on the site plan. Secondary access is provided along SW Discovery Way. The developer is DI Development, LLC (contract purchaser).

Previous Actions and Prior Reviews

The Site Plan Review Committee reviewed the proposed site plan at their meeting of November 25, 2020 and recommended approval.

Location and Site Information

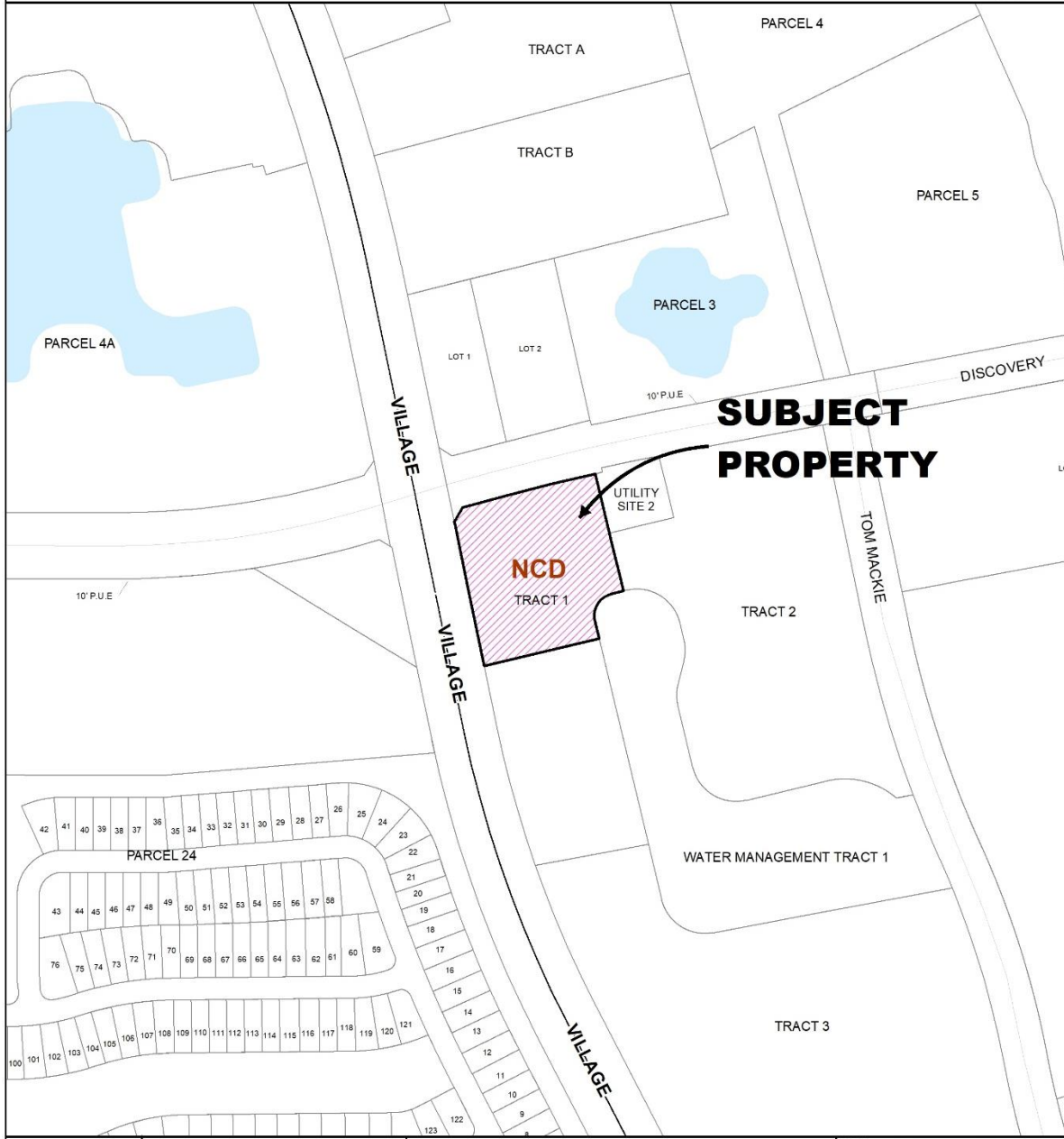
Parcel Number:	4315-708-0001-000-9
Property Size:	2.69 acres
Legal Description:	Parcel 1, Southern Grove Plat No. 34
Future Land Use:	NCD
Existing Zoning:	MPUD (Tradition Commerce Park North Amendment No. 3)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Discovery Plaza Hotel and Retail site plan (under construction)
South	NCD	MPUD	Vacant lane
East	NCD	MPUD	Vacant land (Oculus Site Plan)
West	NCD	MPUD	Vacant land

NCD - New Community Development District
MPUD - Master Planned Unit Development

FUTURE LAND USE



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the 3rd amendment to the Tradition Commerce Park North MPUD and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located in an area designated as employment center as per the MPUD concept plan. Hotel or motel is listed as a permitted use in the Employment Center sub-district.
DUMPSTER ENCLOSURE	The site plan provides for a 12 X 24 foot dumpster enclosure for general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	The proposed project is within the Southern Grove DRI. Building elevations are reviewed by the Tradition Design Review Committee. The applicant has provided notice of preliminary approval from the Tradition Design Review Committee.
SETBACKS	The building setback lines depicted on site plan are consistent with MPUD.
STACKING REQUIREMENTS	N/A
BUILDING HEIGHT	The proposed building height is 48'-8". The MPUD sets a maximum height of 100 feet for development in the Employment Center sub-district.
PARKING	The MPUD requires 1 space for each guest room, plus 1 space for each ten guest rooms for hotels. A total of 134 parking spaces are required and provided.
BUFFER	A 10 foot wide landscape buffer is required around the site perimeter. The site plan depicts 10 foot wide landscape buffers along the eastern and southern boundary lines. A 15 foot wide landscape buffer is provided along SW Discovery Way and a 25 foot wide landscape buffer is provided along SW Village Parkway per the requirements of the Tradition Design Review Committee.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted for the parcel. Environmental and natural resource requirements are addressed in the Southern Grove DRI development order. South Florida Water Management District (SFWMD) Permit Numbers 56-01544-P, 56-02379-P, 56-02531-P and Army Corps of Engineers (ACOE) Permit No. SAJ-2006-2046 IP-AZZ identify the Wetland preservation and mitigation requirements for the Southern Grove DRI. There are no wetlands or native upland habitat areas associated with this parcel.

CONCURRENCY REVIEW: The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Provided by Port St Lucie Utility Systems Department. A service agreement is required. The Tradition Irrigation Company will provide water for irrigation.
PARKS AND RECREATION	N/A
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	N/A
TRANSPORTATION	<p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>The proposed project will generate an average of 950 trips per day and 76 p.m. peak hour trips per day based on the ITE Trip Generation Manual, 10th Edition, ITE Code 310 (Hotel). A Traffic Study has been submitted and approved by the Public Works Department.</p>

OTHER

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.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Employment Center sub-district as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.10, Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City’s targeted industries list and improve the economic vitality of the area.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee reviewed the request at their meeting of November 25, 2020 and recommended approval.