

Wodd Spring Suites Hotel Site Plan P20-218

City Council Meeting
May 24, 2021
Bridget Kean, AICP
Senior Planner



Proposed Project

- A four-story hotel with 122 guest rooms and onsite improvements

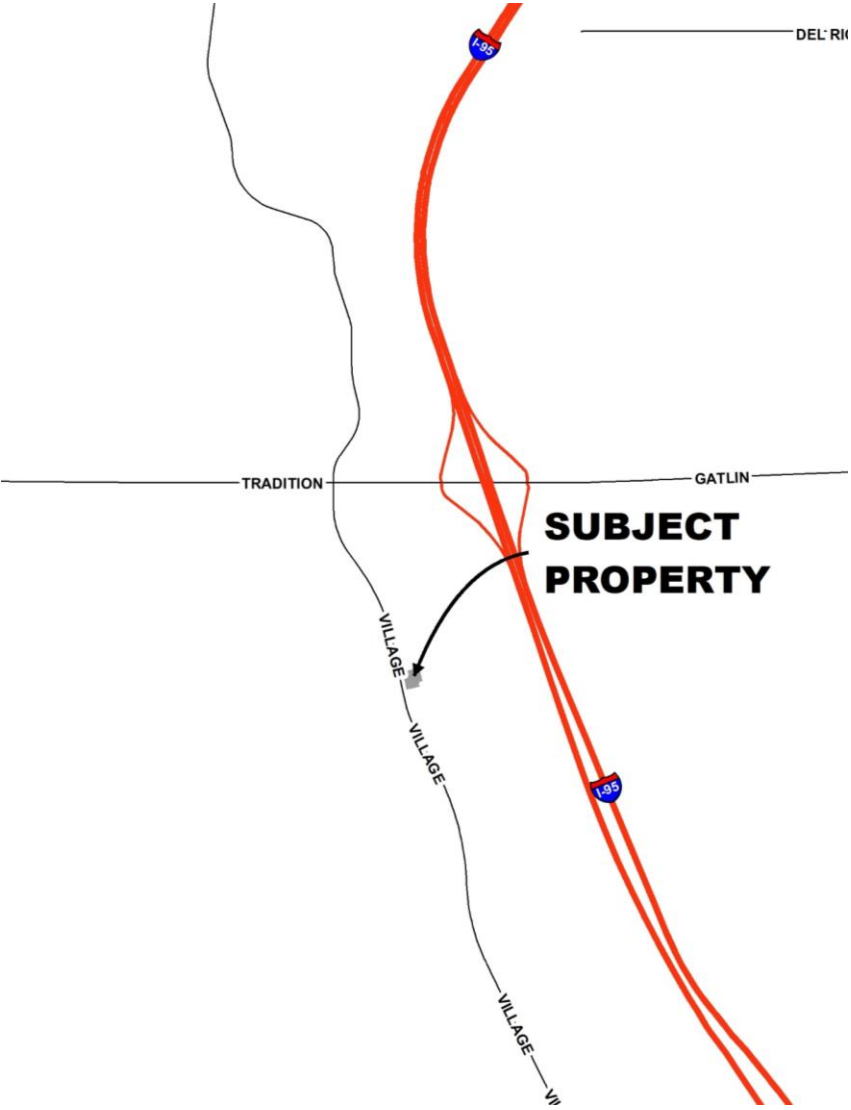


Applicant and Owner

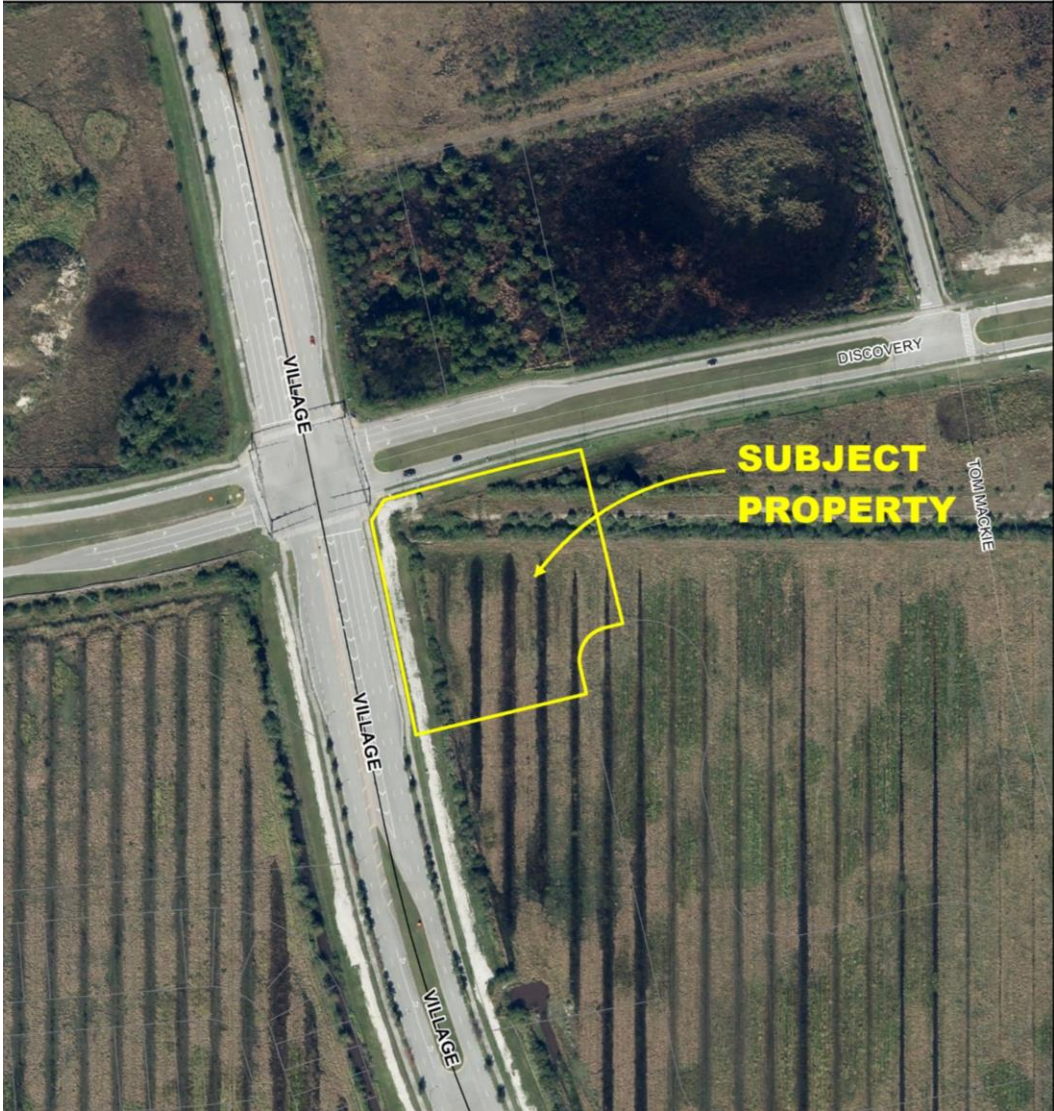
- Brad Currie, Engineering, Design, and Construction, Inc. (EDC), is acting as the agent for Port St. Lucie Governmental Finance Corporation (GFC)
- Sale and Purchase Agreement with DI Development, LLC



Subject property

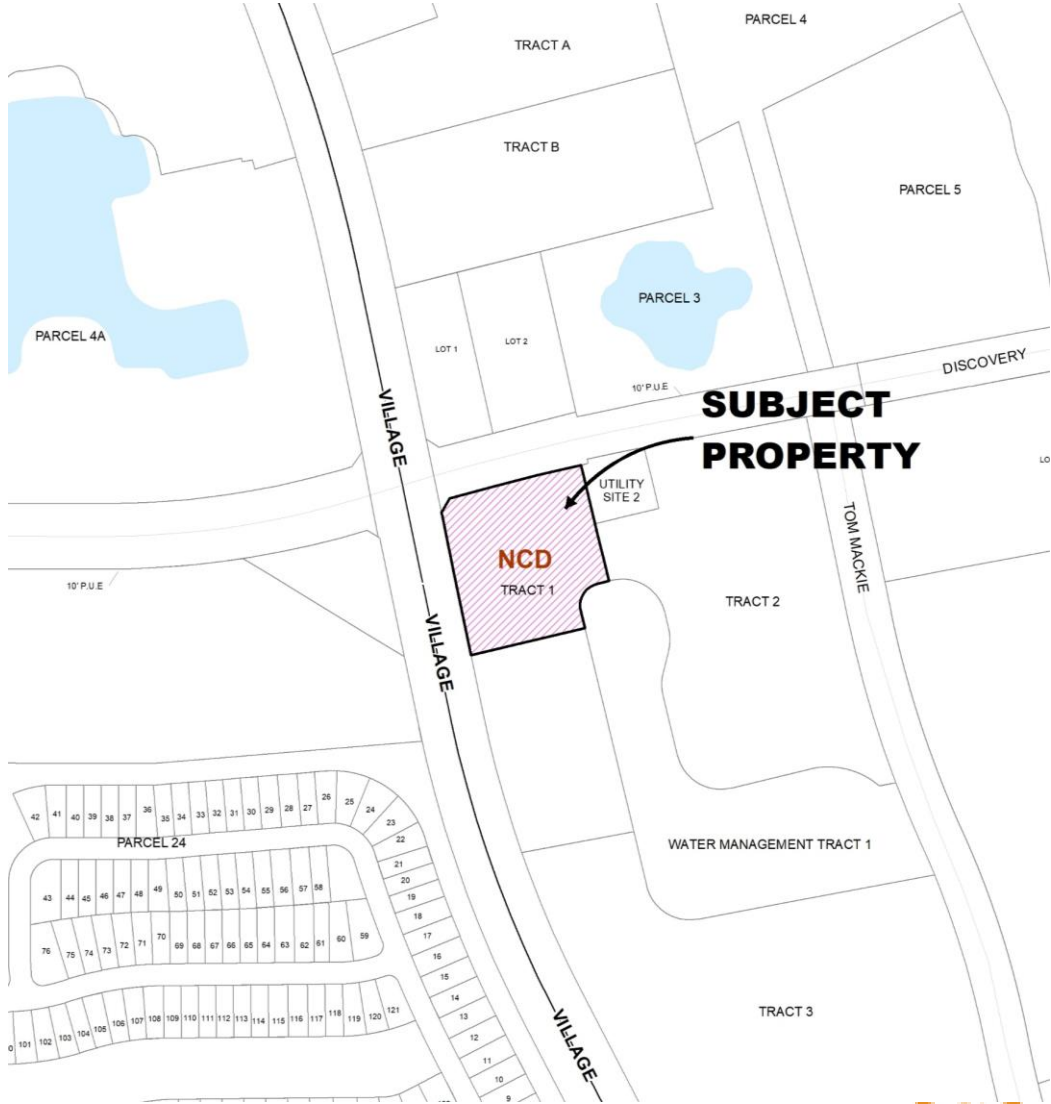


Aerial



Future Land Use and Zoning

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



Zoning Review

CRITERIA	FINDINGS
USE	Complies with Tradition Commerce Park North MPUD 3 rd Amendment
DUMPSTER ENCLOSURE	The enclosure will be designed accommodate a trash compactor and recycling dumpster.
ARCHITECTURAL DESIGN STANDARDS	Approved by Tradition Design Review Committee
STACKING REQUIREMENTS	A traffic analysis was provided and approved by the Public Works Department
PARKING REQUIREMENTS	Complies, 134 parking spaces are required and provided.
SETBACKS	Complies with MPUD
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.
BUFFERING	25 foot wide landscape buffer on SW Village Parkway 15 foot wide landscape buffer along SW Discovery Way 10 foot wide landscape buffers along the eastern and southern parcel boundary lines



Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A Traffic Impact Analysis Study was submitted and approved by the Public Works Department. The 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, 10 th Edition, ITE Code 310 (Hotel).
PARKS AND OPEN SPACE	Public park and recreation facilities are addressed under Condition 67 of the Southern Grove DRI Development Order and applicable to residential development.
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	There is adequate capacity
PUBLIC SCHOOL CONCURRENCY	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.



Traffic Impact Analysis

- Traffic Analysis received November 2020
- Traffic Analysis completed by Engineering Design & Construction, Inc.
- Reviewed by City Staff
- Found to be consistent with the latest Southern Grove DRI

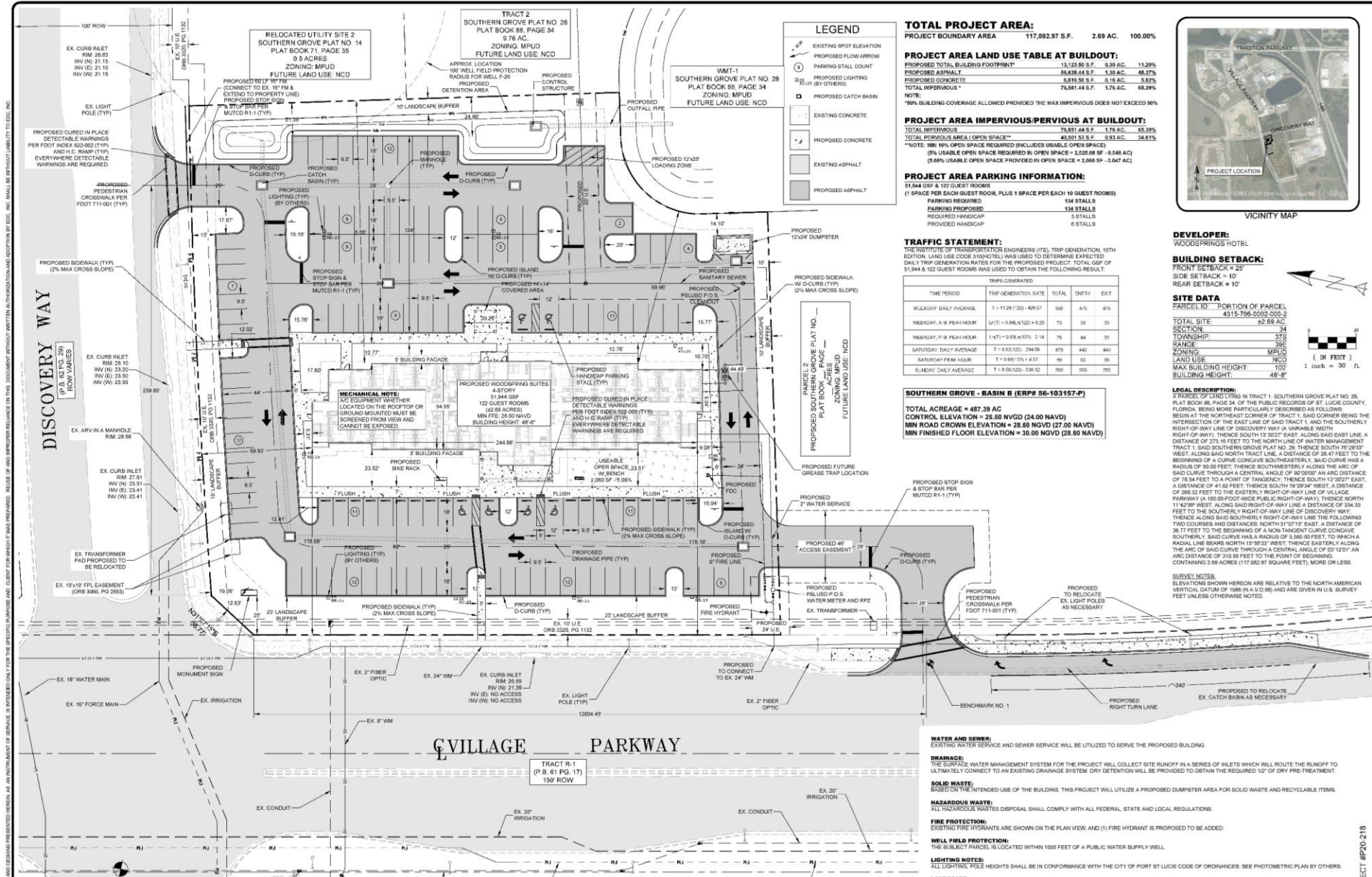
- Project proposes a net change of 76 PM Peak Hour Trips
- Less than 5% increase of the allowed capacity on roadway
- No negative impact is anticipated on surrounding roads



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	Addressed in the South Florida Water Management District and Army Corp of Engineers permits for the Southern Grove DRI.
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





TOTAL PROJECT AREA:

PROJECT BOUNDARY AREA	117,882.97 S.F.	2.69 AC.	100.00%
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PROJECT AREA LAND USE TABLE AT BUILDOUT:

PROPOSED TOTAL BUILDING FOOTPRINT	15,129.86 S.F.	0.35 AC.	11.20%
PROPOSED ASPHALT	84,548.44 S.F.	1.93 AC.	48.37%
PROPOSED CONCRETE	6,619.56 S.F.	0.16 AC.	5.62%
TOTAL IMPERVIOUS *	74,561.44 S.F.	1.74 AC.	65.39%

NOTE: *80% DRAINAGE COVERAGE ALLOWED PROVIDED THE MAX IMPERVIOUS DOES NOT EXCEED 80%

PROJECT AREA IMPERVIOUS/PERVIOUS AT BUILDOUT:

TOTAL IMPERVIOUS	74,561.44 S.F.	1.74 AC.	65.39%
TOTAL PERVIOUS AREA / OPEN SPACE**	40,501.53 S.F.	0.93 AC.	34.61%

NOTE: MIN 10% OPEN SPACE REQUIRED (INCLUDES USABLE OPEN SPACE)
 8% USABLE OPEN SPACE REQUIRED IN OPEN SPACE + 2,026.08 SF = 0.046 AC
 (50.9% USABLE OPEN SPACE PROVIDED IN OPEN SPACE = 2,860 SF = 0.047 AC)

PROJECT AREA PARKING INFORMATION:

51,944 GSF & 122 GUEST ROOMS	134 STALLS
(1 SPACE PER EACH GUEST ROOM, PLUS 1 SPACE PER EACH 10 GUEST ROOMS)	
PARKING REQUIRED	134 STALLS
PARKING PROVIDED	134 STALLS
REQUIRED HANDICAP	5 STALLS
PROVIDED HANDICAP	6 STALLS

TRAFFIC STATEMENT:
 THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE COEFFICIENTS (HOTEL) WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. TOTAL GSF OF 51,944 & 122 GUEST ROOMS WAS USED TO OBTAIN THE FOLLOWING RESULT.

TIME PERIOD	TRIP GENERATION RATE	TOTAL	ENTR	EXIT
WEEKDAY DAILY AVERAGE	T = 11.29 (120) - 408.57	996	475	475
WEEKDAY A.M. PEAK HOUR	UT1 = 0.66 (120) + 0.25	73	38	33
WEEKDAY P.M. PEAK HOUR	UT2 = 0.59 (120) + 0.14	76	44	32
SATURDAY DAILY AVERAGE	T = 8.53 (120) - 294.06	978	442	440
SATURDAY PEAK HOUR	T = 0.46 (120) + 0.37	60	32	39
SUNDAY DAILY AVERAGE	T = 8.56 (120) - 538.12	500	203	293

SOUTHERN GROVE - BASIN B (ERP# 56-103157-P)
 TOTAL ACRES = 487.29 AC
 CONTROL ELEVATION = 26.50 NAVD (24.00 NAVD)
 MIN ROAD CROWN ELEVATION = 28.50 NAVD (27.00 NAVD)
 MIN FINISHED FLOOR ELEVATION = 30.00 NAVD (28.50 NAVD)



DEVELOPER:
WOODSPRINGS HOTEL

BUILDING SETBACK:
FRONT SETBACK = 20'
SIDE SETBACK = 10'
REAR SETBACK = 10'

SITE DATA

PARCEL ID - PORTION OF PARCEL	4315-795-0002-005-2
TOTAL SITE	\$2,69 AC.
SECTION	37-3
TOWNSHIP	37-3
RANGE	39E
ZONING	MPUD
LAND USE	NCD
MAX BUILDING HEIGHT	100'
BUILDING HEIGHT	48'-8"

SCALE: 1 inch = 30 ft

LEGAL DESCRIPTION:
 A PORTION OF LAND LING IN TRACT 1, SOUTHERN GROVE PLAT NO. 38, PLAT BOOK 88, PAGE 34 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF TRACT 1, SAID CORNER BEING THE INTERSECTION OF THE EAST LINE OF SAID TRACT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF DISCOVERY WAY & VARIABLE WIDTH RIGHT-OF-WAY LINE OF DISCOVERY WAY & VARIABLE WIDTH RIGHT-OF-WAY LINE OF DISCOVERY WAY & VARIABLE WIDTH RIGHT-OF-WAY LINE OF DISCOVERY WAY, ALONG SAID EAST LINE A DISTANCE OF 273.16 FEET TO THE NORTH LINE OF WATER MANAGEMENT TRACT 1, SAID SOUTHERLY GROVE PLAT NO. 38, THENCE SOUTH 78° 23' 37" WEST ALONG SAID NORTH TRACT LINE, A DISTANCE OF 28.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 50.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60° 00' 00" AN ARC DISTANCE OF 78.34 FEET TO A POINT OF TANGENCY, THENCE SOUTH 13° 02' 27" EAST, A DISTANCE OF 41.82 FEET, THENCE SOUTH 78° 23' 37" WEST, A DISTANCE OF 288.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY & 150.00 FOOT CURVE PUBLIC RIGHT-OF-WAY, THENCE NORTH 11° 42' 39" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 334.33 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DISCOVERY WAY, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 31° 10' 11" EAST, A DISTANCE OF 36.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 5,568.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 12° 25' 22" WEST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 12' 01" AN ARC DISTANCE OF 310.93 FEET TO THE POINT OF BEGINNING, CONTAINING 2.69 ACRES (117,882.97 SQUARE FEET), MORE OR LESS.

SURVEY NOTES:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 IN A 4.008 AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

WATER AND SEWER:
 EXISTING WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO ULTIMATELY CONNECT TO AN EXISTING DRAINAGE SYSTEM. DRY DETENTION WILL BE PROVIDED TO OBTAIN THE REQUIRED 12" OF DRY PRE-TREATMENT.


SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
 EXISTING FIRE HYDRANTS ARE SHOWN ON THE PLAN VIEW, AND (1) FIRE HYDRANT IS PROPOSED TO BE ADDED.

WELL FIELD PROTECTION:
 THE SUBJECT PARCEL IS LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
 ALL LIGHTING POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES. SEE PHOTOMETRIC PLAN BY OTHERS.



ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
TEL: 772-462-2455
WWW.EDC-INC.COM

FLORIDA

SOUTH 11° 42' 39" WEST

DISCOVERY WAY


VILLAGE PARKWAY

PORT ST. LUCIE

WOODSPRINGS HOTEL

SITE PLAN

PORT ST. LUCIE



10250 VILLAGE PARKWAY - SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455

NOV 08 09:00 AM '08





Recommendation

The Site Plan Review Committee reviewed the subdivision plat at their meeting of November 25, 2021 and recommended approval.

