



**City of Port St. Lucie**  
**Planning and Zoning Department**  
**A City for All Ages**

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**TO:** CITY COUNCIL - MEETING OF OCTOBER 28, 2019

**FROM:** KATHERINE H. HUNTRESS, PLANNER I

**RE:** DISCOVERY PLAZA AND HOTEL  
MAJOR SITE PLAN APPLICATION  
PROJECT NO. P19-052

**DATE:** OCTOBER 8, 2019

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**PROPOSED USE:** The proposed project consists of two 1-story, 5,238 square foot retail buildings and one 4-story, 38,545 square foot hotel with 82 rooms.

**APPLICANT:** Velcon Engineering and Surveying, LLC

**OWNER:** Tradition One, LLC

**LOCATION:** The property is located on the northeast quadrant of Village Parkway and Discovery Way.

**LEGAL DESCRIPTION:** The property is legally described as Parcels 1 and 2, Southern Grove Plat No. 8.

**SIZE:** 3.0 acres

**FUTURE LAND USE:** New Community Development (NCD)

**EXISTING ZONING:** Southern Grove Master Planned Unit Development (MPUD), Employment Center

**EXISTING USE:** Cleared vacant land

**SURROUNDING USES:**

Direction	Future Land Use	Zoning	Existing Use
N, S, E, W	NCD	MPUD	Vacant land

NCD: New Community Development Future Land Use  
MPUD: Master Planned Unit Development

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

**Sewer/Water Service:** The City of Port St. Lucie Utilities Department is the service provider.

**Transportation:** The applicant has indicated that the project will generate 1,082 daily trips with 75 a.m. peak hour vehicle trips and 94 p.m. peak hour vehicle trips on the roads adjacent to the project according to the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition.

The Southern Grove DRI development order contains conditions regarding transportation improvements. The development order conditions are evaluated using a cumulative calculation of the trip generation for all site plan and residential subdivision approvals. The cumulative calculation is included in the Biennial Report for the DRI. The proposed site plan is not expected to adversely affect the traffic.

**Parks/Open Space:** The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there are adequate parklands available to meet the required level of service.

**Stormwater:** The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

**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 Analysis:** N/A

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of the Southern Grove Planned Unit Development (MPUD), Employment Center and Chapter 158, Zoning Code and documented as follows:

**Use:** The proposed use of the property a hotel and two retail buildings, which are permitted uses in the Southern Grove MPUD Zoning District Employment Center.

**Building Height:** The proposed height of the tallest building, which is the hotel, is 45 feet. The maximum height allowed in the MPUD Zoning District is 100 feet.

**Setbacks:** The proposed setbacks shown on the site plan are in accordance with the required setbacks of the MPUD Zoning District.

**Parking:** The site is required to have 132 parking spaces and 141 are being provided.

**Dumpster Enclosure:** The site plan includes two dumpster enclosures allowing for both general and recyclable refuse.

**Architectural Design Standards:** This is not applicable as the Citywide Design Standards do not apply to Southern Grove.

**Community Redevelopment Plan (CRA) Review:** The project has been reviewed for compliance with the Community Redevelopment Plan.

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

**Native Habitat:** The site has previously been cleared.

**Wildlife Protection:** A site survey for gopher tortoises shall be conducted prior to construction.

**OTHER:**

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

**Public Art:** The project is subject to the Art in Public Places Ordinance, No.18-67, which requires the applicant to submit a completed art assessment application and provide a copy of the total construction costs as indicated on the construction contract within 90 days of the issuance of the first building permit.

**STAFF RECOMMENDATION:** The Site Plan Review Committee reviewed the request on May 8, 2019 and unanimously recommended approval.