

# Development & Design Review



6505 Metal Drive



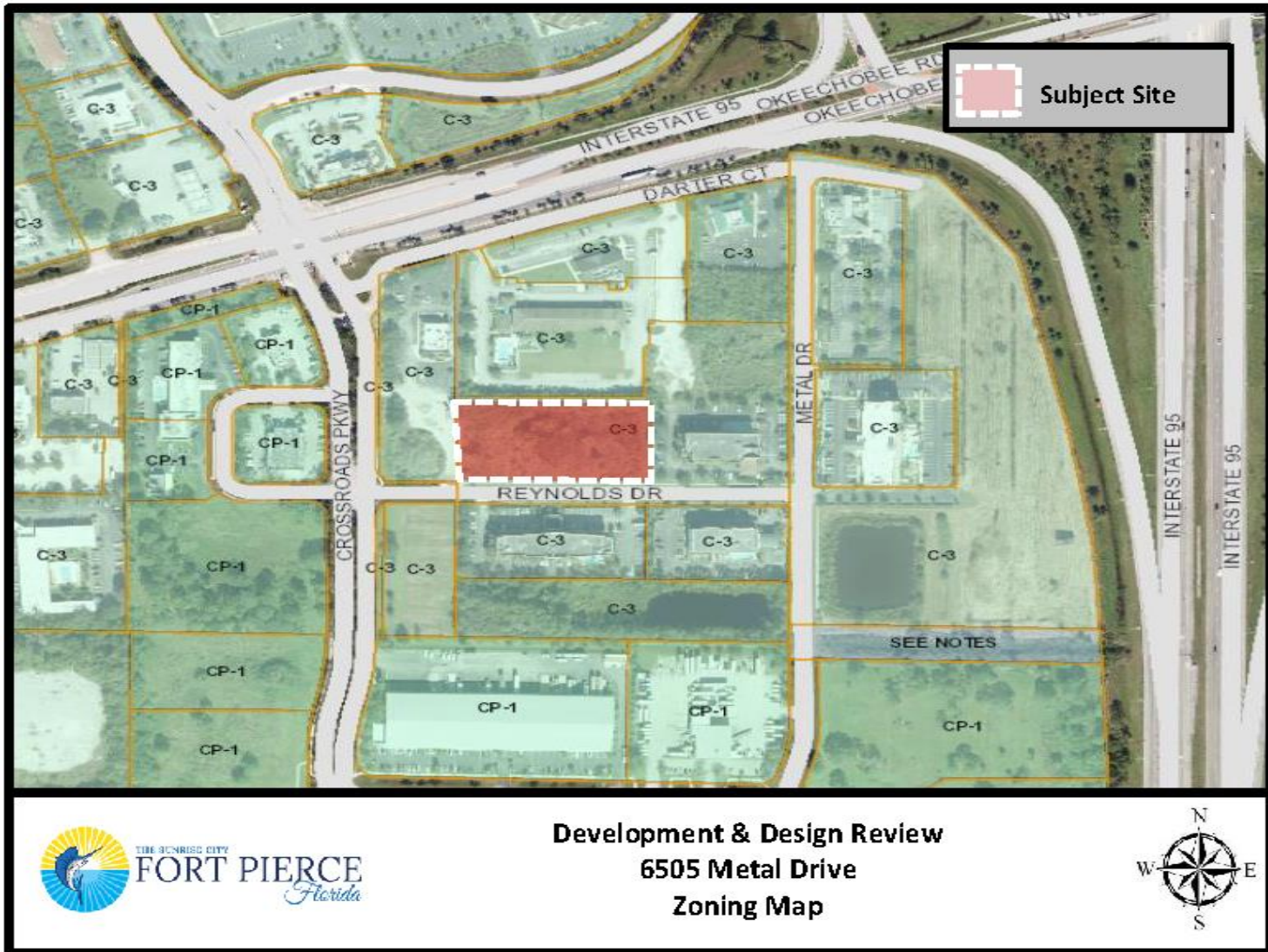
# Aerial Map



Development & Design Review  
6505 Metal Drive  
Aerial Map



# Zoning Map



# Future Land Use Map



Development & Design Review  
6505 Metal Drive  
Future Land Use Map

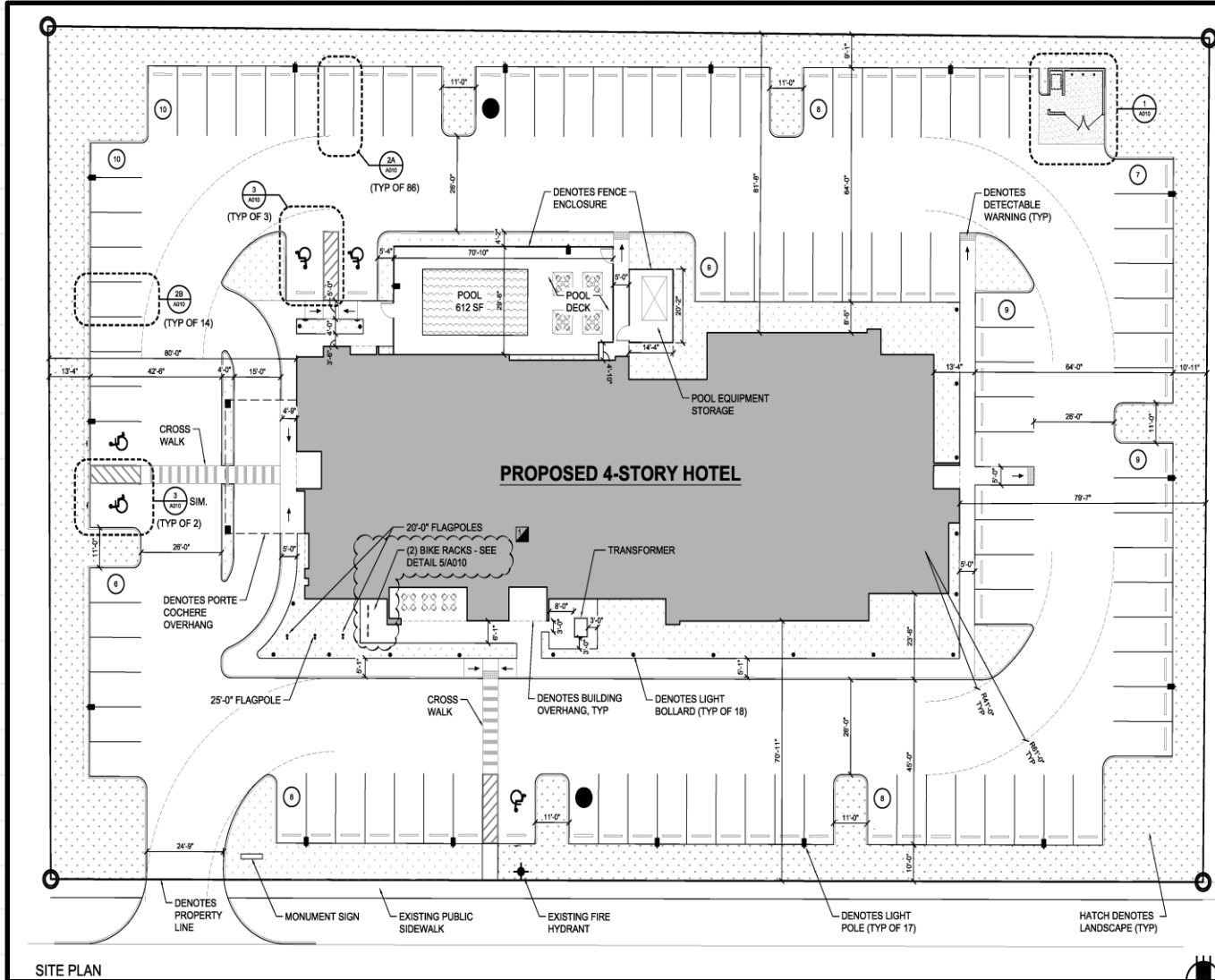


# Conditional Use New Construction

Development & Design Review to construct a 4-story, 95 room hotel.

- Staff recommends **Approval**
  - Planning Board recommends approval by a vote of 5-0
  - A Hotel is an allowed use in the C-3, GC zoning district with a Conditional Use, if appropriate.
  - The project is consistent with the City's Land Development Code and Comprehensive Plan.

# Site Plan



**SITE DATA:**

ZONING: GENERAL COMMERCIAL - C3  
 FAR: 67

**BUILDING SETBACKS:** EAST: 79'-7" (25'-0" REQUIRED)  
 SOUTH: 70'-11" (25'-0" REQUIRED)  
 WEST: 80'-0"  
 NORTH: 81'-8"

**PROPOSED HEIGHT OF STRUCTURE:** TOP OF ROOF: 44 FT.  
 UPPER PARAPET: 50 FT.  
 TOP OF BEACON STRUCTURE: 56 FT. 6 IN.  
 MAXIMUM PERMITTED HEIGHT: HEIGHT LIMITATION: 65 FT.

**SITE TABULATIONS:**

SITE AREA		
SITE BOUNDARY:	86,613 S.F.	1.98 ACRES
GROUND FLOOR AREA:	14,238 S.F.	16.4%
PARKING / PAVED AREA:	45,034 S.F.	
POOL DECK:	1,528 S.F.	
TOTAL SIDEWALK AREA:	3,868 S.F.	
LANDSCAPED SPACE:	20,340 S.F.	23.5%

**BUILDING AREAS (FOOTPRINT):**

**PROPOSED HOTEL:**

FIRST FLOOR:	14,238 SF	14 ROOMS
SECOND FLOOR:	14,615 SF	27 ROOMS
THIRD FLOOR:	14,615 SF	27 ROOMS
FOURTH FLOOR:	14,615 SF	27 ROOMS
<b>TOTAL:</b>	<b>58,083 SF</b>	<b>95 ROOMS</b>

**PARKING CALCULATIONS:**

**REQUIRED PARKING:** HOTEL 5 MOTELS @ 100%  
 RATIO: 1.1 SPACES / RENTABLE ROOM  
 ROOMS: 95  
 NO. OF SPACES: 105 SPACES  
 TOTAL REQUIRED: 105 SPACES

**PROVIDED PARKING:**  
 STANDARD SPACES: 100 SPACES  
 ACCESSIBLE SPACES: 5 SPACES  
 TOTAL PROVIDED: 105 SPACES

**BICYCLE PARKING:**  
 1/10 OF TOTAL REQUIRED PARKING SPACES = 10.5  
 TOTAL REQUIRED: 10.5  
 TOTAL PROVIDED: 12 BICYCLES

6" O.D. BOLLARD - CONCRETE  
 FILLED GALVANIZED STEEL PIPE  
 FOR BACKSTOP (TYP OF 3)

SITE PLAN

# Design Review



# Staff Recommendation

The requested Applications for Development Review & Design Review meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requests with the following five (5) conditions.

1. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.
2. The Final Plat shall be approved by the City Commission prior to review & approval by the City Commission.
3. Provide a copy of the South Florida Water Management District permit modification to the City of Fort Pierce Engineering Department at the time of Building Permit.
4. If alcohol will be sold on site, an Alcohol License will need to be obtained and reviewed by the Planning Department.
5. All comments from the St. Lucie County Fire District shall be satisfactorily addressed at the time of Building Permit submittal

# CC Recommendations

## Possible actions of the City Commission:

- **APPROVE** the Development & Design Review Application with no changes.
  - Planning Board recommends approval by a vote of 5-0
  - Staff recommends that the Planning Board approve the Development & Design Review Applications with five (5) conditions
- **APPROVE** of the proposed Development & Design Review Application with changes.
- **DISAPPROVAL** of the proposed Development & Design Review Application

# Development & Design Review



**6505 Metal Drive**