



TO: Nicholas Mimms, P.E., City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Development, Design Review, and Subdivision (Final Plat)**
Home 2 Suites
6505 Metal Drive

BOARD DATE: September 16, 2019

STAFF REPORT

Owner: Fort Pierce Hotel, LLC
 1500 SE 5th Avenue
 Dania Beach, FL 33004

Representative: Atlantic Civil Engineering, Inc
 2552 Peters Road, Suite D
 Fort Pierce, FL 34945

Applicant’s Request: Approval of an Application for Development & Design Review to construct a 4 Story, 95 room Hotel

Approval of a Final Plat to create 3 lots

Location: 6505 Metal Drive

Parcel ID: 2402-501-0001-010-8

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size: 1.98 Acres (Project Site)
 5.79 Acres (Final Plat)

Utilities: FPUA

**Staff Analysis:
Request**

In accordance with Section 22-22, 22-31, 22-58, and 22-59, of the City Code, the applicant is requesting the review and approval of a Development Review and Design Review for the construction and operation of a four story, 95-room hotel to be known as "Home 2 Suites by Hilton."

Concurrent with this application the applicant, is also requested review and approval of a Final Plat to subdivide 5.79 acres into three parcels with one public access tract.

Site & Landscaping Plan

The proposed building is to be four stories and will be a total of 58,083 square feet. The hotel itself will contain 95 rooms. The first floor will be 14,238 square feet and will consist of 14 rooms. Floors two through four will total 14,615 square feet and have 27 rooms each. A pool is proposed that will be approximately 612 square feet and will have a seating area next to the pool. The proposed building is under the maximum allowable height of 65 feet in the General Commercial Zoning District (C-3). More specifically, the top of roof is proposed at 44 feet. The height of the parapet is 6 feet, and the combined height of the building, including the roof equipment, will be 56 feet, 6 inches.

The parking for the site is provided at a ratio of 1.1 parking spaces per room, which equates to 105 required parking spaces. The applicant has provided 105 parking spaces on the site plan. Bicycle parking is also required to be provided at a ratio of 1 space per 10 parking spaces. Based on the 105 required parking spaces, the applicant needs to provide 11 bicycle parking spaces, and 12 are being proposed. Lastly, the applicant is providing five handicap spaces per the requirement of City Code 22-60(c)(3).

The Landscape Plan is consistent with City Code 22-187, General Landscaping Requirements. The Lighting Plan is also consistent with City Code 22-60(J)(1)(d). The proposed plan provides for a minimum average lighting in the parking lot will be 3.34 footcandles.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

The hotels design will incorporate the following colors Silver Fox, Amherst Gray, White Water, Bright Lime, and Twilight. The color scheme for the hotel has undergone a transformation from what was submitted at the Technical Review level and what is being submitted to the Planning Board. Staff had concerns regarding the color scheme chosen for the hotel at the Technical Review level, specifically the Bright Lime color. The applicant has since mitigated those concerns by switching the color scheme for the building to focus less on the Bright Lime color and instead focus on the Twilight color, which is more of a dark blue. The Bright Lime color has been relegated to more of an accent color than a primary color. The building now will also feature

applied stone on portions of the building instead of brick. The equipment for the mechanical and HVAC equipment will be located on the roof and will be screened by a parapet around the top of the building.

Traffic

The conclusion of the Traffic Analysis provided by the applicant states that as a result of the low number of peak hour trips anticipated for the site, there will not be any significant impacts to the adjacent roadway network. The traffic analysis further states that “all roadway segments within the radius of impact are expected to operate at an acceptable level of service for the five-year horizon of 2024.” All specific trip numbers can be found in the Capacity Analysis or the Traffic Analysis provided by the applicant.

Technical Review Committee

All affected City Departments have reviewed the proposed Applications for Development Review and Design Review and have provided conditional approval based on compliance with requirements of City Code. The comments generated from the technical review, and any responses by the applicant, are provided.

Planning Board:

The Planning Board at their meeting on August 13, 2019 voted 5-0 to recommend approval of the Development Review and Design Review Applications. The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).

Staff Recommendation: Development Review & Design Review

The requested Applications for Development Review and 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 request with the following five 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

Staff Recommendation: Final Plat

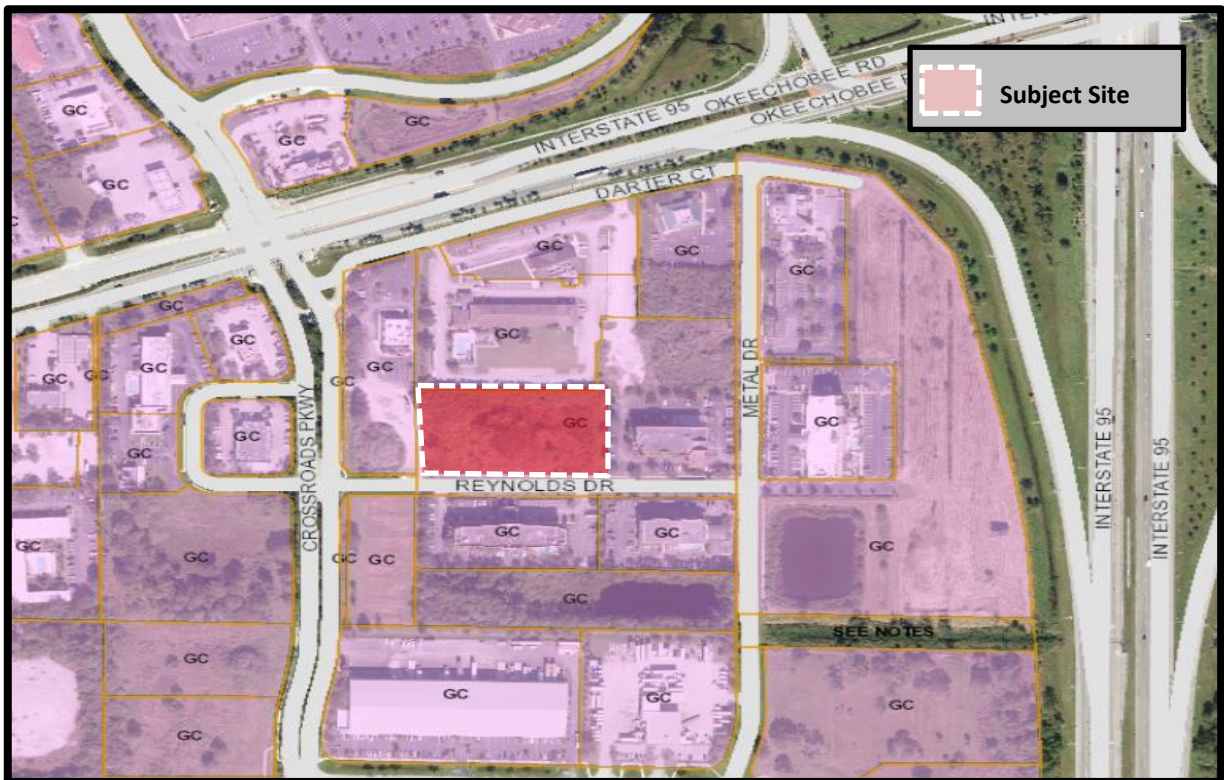
The Final Plat meets the above standards of the City's Land Development Code and Comprehensive Plan; therefore, Staff recommends **APPROVAL** of the request with the following two conditions:


1. The applicant shall supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to the City Commission meeting, provide a copy of the bonding mechanism. This surety shall cover the cost associated with the construction of the required sidewalk. An engineer's certified cost estimate, for \$5,106.00, was previously submitted and approved. Once receipt of the executed Developer's Agreement and appropriate surety bond has occurred.



Development & Design Review
6505 Metal Drive
Aerial Map






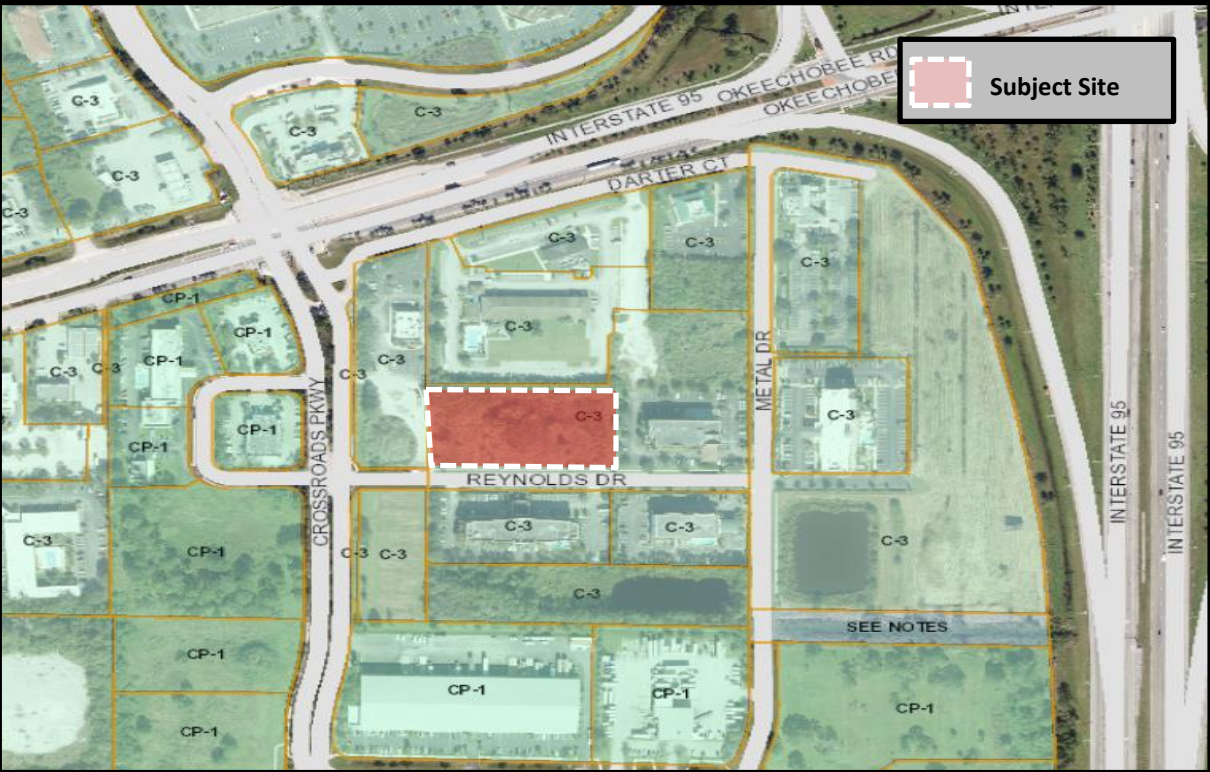
 Subject Site



Development & Design Review
6505 Metal Drive
Future Land Use Map



 Subject Site



Development & Design Review
6505 Metal Drive
Zoning Map





July 18, 2019

Atlantic Civil Engineering, Inc
2552 Peters Road, Suite D
Fort Pierce, FL 34945

SUBJECT: Home 2 Suites – 2324-341-0002-000-3
TECHNICAL REVIEW PROJECT: # 19-07000005
DEVELOPMENT REVIEW & DESIGN REVIEW

Comments:

1. At the time of Building Permit, submit a Landscape Bond pursuant to City Code 22-180 for all landscaping.
2. Put a table on the Photometric Plan confirming that the minimum average footcandle in all parking lot areas are a minimum average of 2 footcandles. Also provide the maximum and minimum lighting numbers as well as the numbers for spillover onto all adjacent properties.
3. The Final Plat must be approved by the City Commission before this item is heard by the City Commission.
4. If there will be alcohol sales on site an Alcohol License will need to be obtain and reviewed by the Planning Department.

Please provide a written response to all TRC comments by August 2, 2019. Any department that has recommended disapproval must have their comments satisfied and must give at least a recommendation of approval with conditions before the project can move to the Planning Board stage. Once the project is ready for the Planning Board stage you will need to submit ten (10) full complete copies all previous submittal materials with any revisions reflected. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Home 2 Suites Development & Design Review – 6505 Metal Drive TRC No. 19-07000005

DATE : July 18, 2019

This is to advise you that we have completed the review of the following documents as received by this office on July 3, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ADVISORY COMMENTS:

Prior to this department's recommendation for issuance of a Building Permit the applicant shall,

1. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. Provide copy of South Florida Water Management District permit modification.

JRA/VB/vb



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 7.18.19
Property Address: 6505 Metal Drive
Property Name:
Project Name: Home 2 Suites – Site Plan
Planner:

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 7/25/19



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

July 18, 2019

TECHNICAL REVIEW PROJECT # 19-07000005

Development & Design Review – Home 2 Suites – 6505 Metal Drive

Comments

FPUA W/WW Engineering: Water is available to the site via an 8” PVC main in an easement running along the east side of property, and along the south side of Reynolds Dr south of the property. Wastewater is available via an 8” gravity main in an easement running along the east side of property, and partially along Reynolds Dr south of the property. A transition manhole will be required. It is advised to have a pre-submittal meeting with the FPUA project manager to discuss connections and concept prior to submittal of utility plans for review.

FPUA Electric & Gas Engineering: Approved – FPUA will need a 10-foot-wide utility easement for its primary cable and transformers that will be on the property.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

July 18th, 2019

Case # 19-07000005

Development design and review

Home 2 Suites, 6505 Metal Dr., FP

Comments:

No comments

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Home 2 Suites 6505 Metal Drive

REVIEW DATE: July 17, 2019

PLANNER: BRANDON CREAGAN

REVIEWED BY: Lt. Wayne Boyer, Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic copy of the Site Plan (pdf format)
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com



- 5. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.**

- 6. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

- 7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc**

“Our Family Serving Yours”

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

July 9th, 2019

Project: Home 2 Suites
Subject: SURVEY REVIEW
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052 Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

SURVEY:

- 1) Please add to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
- 2) Please describe the originating benchmark and published elevation.
- 3) Please describe the monumentation set or found at the four corners of the property.

Please provide a written response to all comments

Rod Reed, County Surveyor

St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org