



**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:** October 21, 2019

**STAFF REPORT**

**Owner:** Fort Pierce Hotel, LLC  
 1500 SE 5<sup>th</sup> 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.

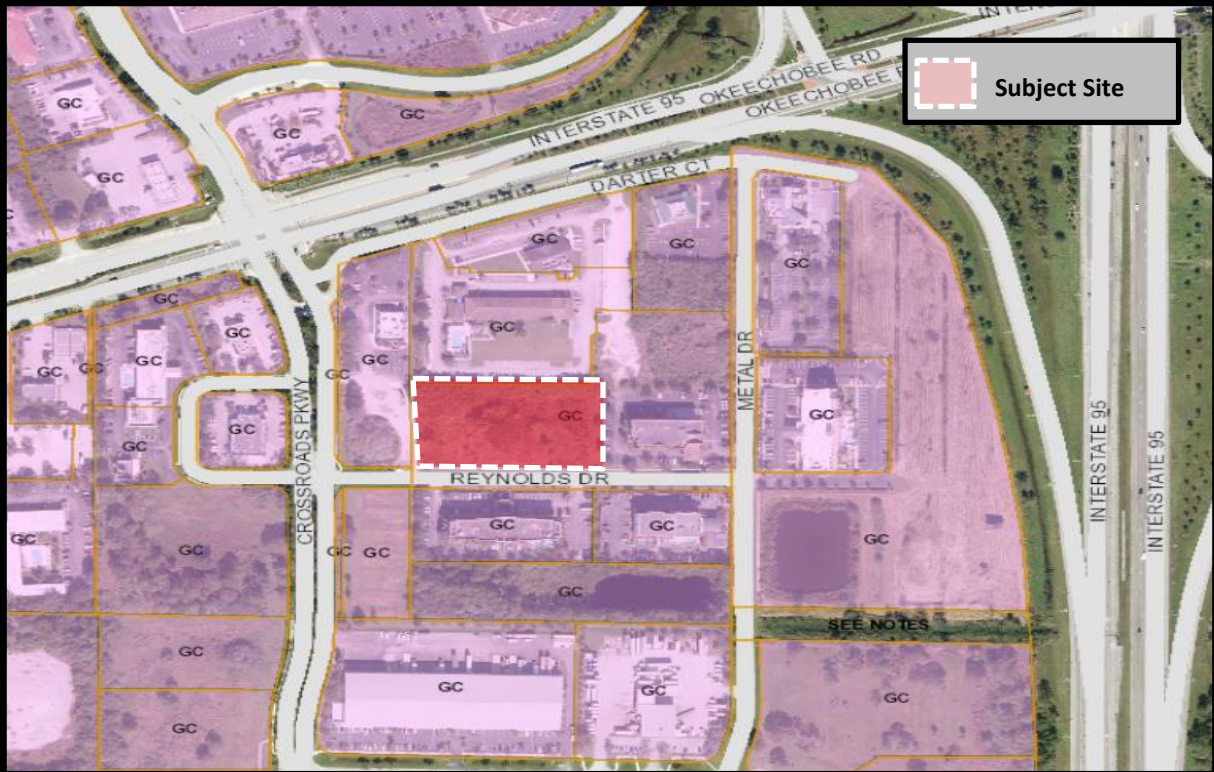



 Subject Site



**Final Plat**  
**6505 Metal Drive**  
**Aerial Map**






 Subject Site



**Final Plat**  
**6505 Metal Drive**  
**Future Land Use Map**



 Subject Site



**Final Plat**  
**6505 Metal Drive**  
**Zoning Map**





March 21, 2019

Richard Laventure, President, Laventure & Associates, Inc.  
774 W. Midway Road  
Fort Pierce, FL 34982

**SUBJECT: Premier Hospitality – 6505 Metal Drive**  
**TECHNICAL REVIEW PROJECT: # 19-41000001**  
**FINAL PLAT**

**Comments:**

1. There appears to be some signature line corrections that need to be made for the front page of the Plat. Please revise State guidelines for Plats so that all required signature lines are included. A copy of a recent Final Plat signature page is provided as reference.

Please provide a written response to all TRC comments and provide submittal (4 copies) of all new materials. Both the Engineering Department and Northstar Geomatics must grant approval before the Final Plat can be scheduled for City Commission. 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](mailto:bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



**To : Brandon Creagan, Planner**  
**FROM : John R. Andrews, P.E., City Engineer**  
**RE : Premier Final Plat – 6505 Metal Drive**  
**TRC No. 19-41000001**  
**DATE : August 30, 2019**

*TSA*

RECEIVED

AUG 30 2019

CITY OF FORT PIERCE  
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on August 29, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat  | <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

- Do not recommend approval       Recommend approval with conditions
- Final Plat       Building Permit       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 conditions of approval

Prior to City Commission approval, the following items shall be addressed:

1. 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.

JRA/TST/tst



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Brandon Creagan, Planner**  
**FROM : John R. Andrews, P.E., City Engineer**  
**RE : Premier Final Plat – 6505 Metal Drive**  
**TRC No. 19-41000001**  
**DATE : August 27, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on August 23, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat  | <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 type="checkbox"/> Do not recommend approval | <input checked="" type="checkbox"/> Recommend approval with conditions |                              |
| <input checked="" type="checkbox"/> Final Plat     | <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 conditions of approval

Prior to City Commission approval, the following items shall be addressed:

1. Update the Planning and Development Services Approval to reference *Jennifer Hofmeister, Planning Director*.
2. Remove all references to the previous plat revisions (i.e. revision numbers, revision dates, and completed revisions).
3. 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, in the amount of \$5,106.00, was previously submitted and approved. Once receipt of the executed Developer's Agreement and appropriate surety bond has occurred.

JRA/TST/tst



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING  
DEPARTMENT

Florida

**To : Brandon Creagan, Planner**

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

**RE : Premier Final Plat – 6505 Metal Drive  
TRC No. 19-41000001**

**DATE : March 19, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on March 8, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat  | <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

- Do not recommend approval       Recommend approval

- Final Plat       Building Permit       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

ENGINEERING COMMENTS:

1. Update the City Attorney Certification to reflect:
  - a) The removal of the noted *STATE OF FLORIDA* and *COUNTY OF ST. LUCIE*
  - b) Add *THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019* under the certification statement
  - c) Change the City Attorney's name to PETER J. SWEENEY, CITY ATTORNEY and add CITY OF FORT PIERCE, FLORIDA below his title.
2. Under the heading of Certificate of Final Approval by the City Commission Approval, remove the separate date line to the right of where the City Clerk signs.
3. Under the heading of Surveyor's Review Certificate remove the noted *STATE OF FLORIDA* and *COUNTY OF MARTIN*
4. Please address the attached comments as provided by Northstar Geomatics.

JRA/TST/tst



# NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

March 20, 2019

Tracy Telle, Assistant City Engineer  
City of Fort Pierce Engineering  
100 North US 1  
Ft. Pierce, FL 34954

RE: Premier Plat -- Review #2

NS Project 17-040

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part I and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My comments are as follows:

1. PRM's must be placed and verified by reviewing surveyor prior to recordation. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor for scheduling of PRM inspection.
2. A written response to this review by platting surveyor is required with next submittal.
3. Add text "Parcel Control # \_\_\_\_\_" under clerk's recording info box.
4. A truck turnaround easement has been added to lot 4 since last review. Per Chap. 177, bearings and distances and ties to lot corner for this easement must be shown on plat.
5. FS 177.091 (16) requires that existing and proposed easements that are not coincident with property lines must be labeled with bearing and distances and tied to principal lot, tract, or right-of-way.
6. The revised plat indicates Metal Drive is "privately owned public right-of-way. Please clarify. Does ORB 2591 PG 2360 provide public access?"

Sincerely,

Gregory S. Fleming  
Florida Surveyor and Mapper No. 4350



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

**Meeting Date:** 3.21.19  
**Property Address:** 6505 Metal Dr. – Subdivision Final Premier Plat  
**Property Name:**  
**Project Name:**  
**Planner:** Brandon Creagan

**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 6<sup>th</sup> 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: 3/18/19



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

## Technical Review Committee meeting

March 21, 2019

TECHNICAL REVIEW PROJECT # 19-41000001

Subdivision - Premiere Final Plat – 6505 Metal Drive

### Comments

FPUA W/WW Engineering: Water is available to the site(s) from an 8” PVC running north to south through an easement dividing the proposed Tract 3 from proposed Tract 1 and 2, as well as an 8” PVC Main along the west side of Metal Dr. and the south side of Reynolds Dr.; Wastewater service is available to the site(s) via an 8” PVC gravity system also running through the aforementioned easement and along Metal Dr. and Reynolds Dr.

FPUA Electric & Gas Engineering: no objections with the plat as long as the easements stay intact and if a utility is in conflict, the customer will be responsible to relocate at their cost.



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](http://www.fpua.com)





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

*Florida*

## Technical Review Committee meeting

March 21st, 2019

Case # 19-41000001

Final plat, Subdivision

Premier Hospitality, 6505 Metal Drive, Ft. Pierce

### Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.