



TO: Planning Board

THROUGH: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director *[Signature]*

FROM: Brandon Creagan, LEED Green Associate, Planner *BCC*

SUBJECT: **Application for Development & Design Review**
Home 2 Suites
6505 Metal Drive

BOARD DATE: August 13, 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

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

Utilities: FPUA

Staff Analysis: Request

In accordance with Section 22-22, 22-31, 22-58, 22-59, of the City Code, the applicant is requesting the review and approval of a Development Review & Design Review for the construction and operation of a 4-story, 95 room hotel to be known as "Home 2 Suites by Hilton."

Site & Landscaping Plan

The proposed building is to be 4 stories and will be a combined 58,083 square feet in size. The hotel itself will contain 95 rooms. The first floor will be 14,238 square feet and will contain 14 rooms. Floors 2 through 4 will total 14,615 square feet and contain 27 rooms each. The rear of the building will also contain a pool that will be approximately 612 square feet in size with a seating area next to the pool. The building will be under the maximum allowable height of 65 feet in the C-3, General Commercial Zoning District. Specifically, the top of roof will be 44 feet, the height with the parapet will be 50 feet, and the total 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 parking spaces that need to be provided. 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, of which 12 are being proposed. Lastly, the applicant is providing 5 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 consistent with City Code 22-60(J)(1)(d), and the proposed plan shows that the 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 be no significant impacts to the adjacent roadway network. The conclusion 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 & 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.

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