

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: WOODSPRING SUITES HOTEL – MAJOR SITE PLAN (DEVELOPMENT & DESIGN REVIEW)
Project #24-0700006

REVIEWER: VENNIS GILMORE, SENIOR PLANNER

DATE: APRIL 28, 2025

STAFF REPORT

Owner: Mehul Patel

Applicant/Representative: PHMI WS FORT PIERCE LLC

Requested Action: Major Site Plan (Development & Design Review)

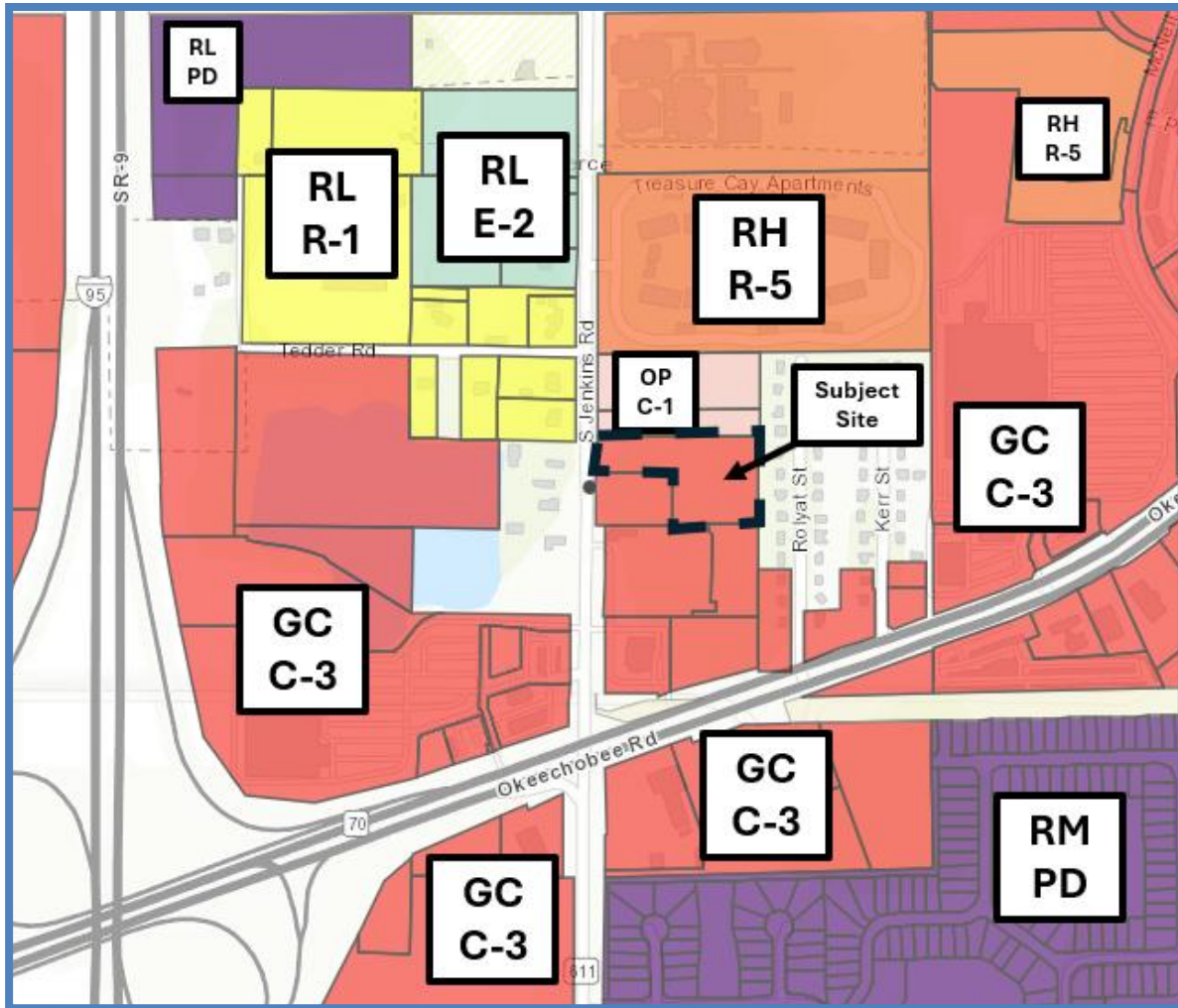
Location: Generally located at 2480 South Jenkins Road in Fort Pierce, FL.

Parcel ID(s): 2419-232-0003-000-6

Current Zoning: C-3, General Commercial Zone

Future Land Use: GC, General Commercial





Surrounding Zoning:

	North	East	South	West
Site Area:	OP/C-1	COM/C0 (SLC) CG (SLC)	GC/C-3	MXD/RS-2 (SLC)

Site Area:
+/- 3.39 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request

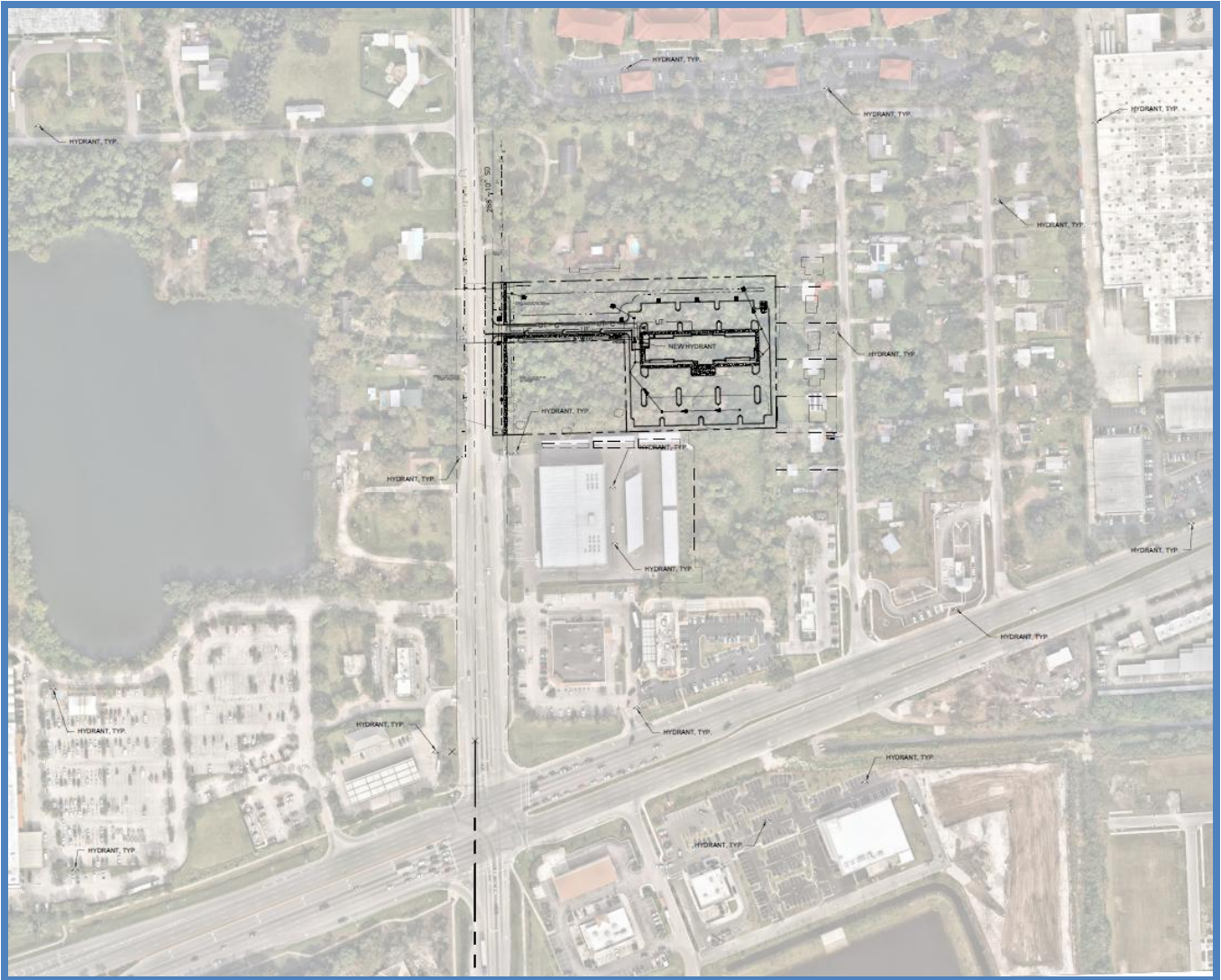
Request for review of an application for a Major Site Plan (Development & Design Review) to construct a four-story, one-hundred and twenty-two (122) room hotel, grossing approximately 48,100 square feet with associated site improvements.

Project Summary

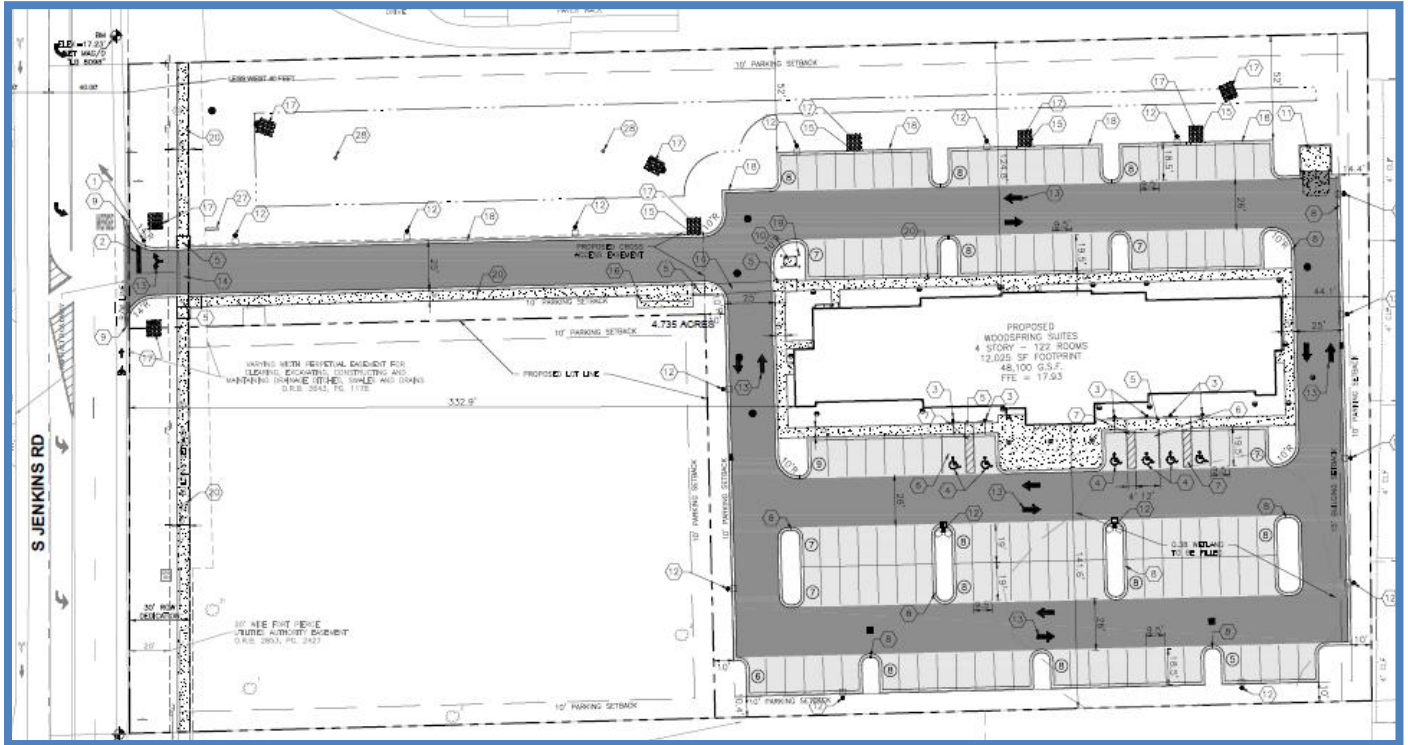
The subject site is located at 2480 South Jenkins Road in Fort Pierce, FL. It is comprised of approximately 3.39 acres of land and identified by the parcel number 2419-232-0003-000-6. The existing future land use (FLU) designation is General Commercial (GC), and the zoning classification is General Commercial Zone (C-3). The property is currently vacant. On October 24, 2024, the subject property was approved to be subdivided and create the adjacent property to the south as an outparcel. The outparcel was created for the potential use of an additional hotel to be constructed. Woodspring Suites development is primarily surrounded by residential uses; all single-family homes and one (1) commercial parcel. Immediately to the north and east there are single-family residences. To the west and across South Jenkins Road consist of single-family homes. The property to the south of the Woodspring Suites development is currently occupied by an Extra Space Storage as a commercial use. Properties to the west and east have St. Lucie County jurisdiction, future land use, and zoning.

The site plan consists of the proposed 122-room Woodspring Suites Hotel with four (4) floors each containing approximately 12,025 square feet. Per City of Fort Pierce Code Section 125-315. – Off-street parking and loading, motels, hotels, and resort hotels require 1.1 parking spaces for each unit less than 500 square feet. A total of 134.2 parking spaces would be required, the applicant has provided 135 -parking spaces with six (6) of those parking spaces being designated as handicapped ADA parking spaces.

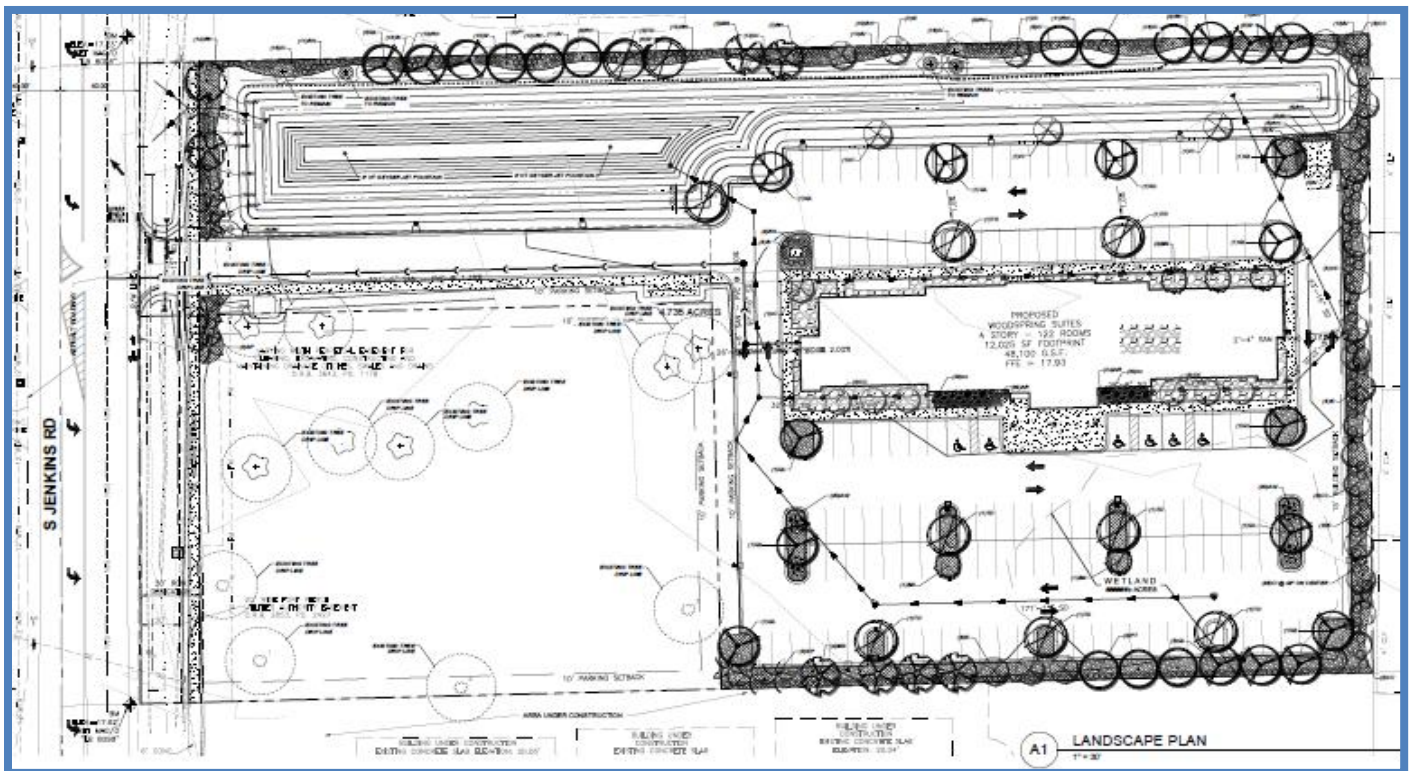
Woodspring Suites is an extended stay hotel chain, focusing on offering affordable, comfortable, practical accommodation for guests staying for longer periods (weeks, months, or longer). They cater to a variety of guests, including business travelers, families, students, and those relocating, providing a welcoming environment with spacious, smartly designed suites featuring in-room kitchens. All rooms include a well-designed kitchen with full-size refrigerator with freezer, two-burner stove top and microwave, comfortable seating, flat panel TVs, desk and workspace, and space for belongings. The hotel also features 24/7 access to guest laundry room, vending machines, and staff support.



Site Plan



Landscape Plan



Design

One (1) building type is proposed for the commercial hotel:

- Building Area – 48,100 gsf total
 - 1st Floor – 12,025 sf
 - 2nd Floor – 12,025 sf
 - 3rd Floor – 12,025 sf
 - 4th Floor – 12,025 sf

135 parking spaces

6 handicap spaces

The design intent for this project is to provide an attractive site design along with aesthetically pleasing and modern architectural design for the proposed commercial use. While the proposed design is intended to be aesthetically pleasing, it is also intended to provide functionality for its use as an extended stay hotel site. This shall be accomplished using site elements, landscape vegetation and architectural features. Site elements for the subject property shall include features such as a lighted fountain within the lake along South Jenkins Road. Architectural features proposed include vertical and horizontal projections, architectural features on the wall to break up the wall areas, and roof variation at the building corners and covered entries to the building. Concealed light features shall be utilized at entries to provide both light and architectural interest. The building façade will be further enhanced using foundation plantings and landscaping that the front entry driveway. These plantings will provide variation in heights, textures, and materials to aid in softening the building, as well as to provide an aesthetically pleasing composition. This will be particularly important at the entrances where 'human scale' views will be necessary.

The proposed building is designed in a contemporary style that mirrors current trends in many hospitality and lodging projects. The building footprint designs provide horizontal articulation allowing the building mass to be broken up, reducing overall scale, and creating a more visually interesting facade. The design utilizes contemporary features and materials including aluminum framing, vinyl siding, multi-colored siding, cultured stone, asphalt pitched roof with variation, and structured fenestration. The contemporary color palette consists of drift of mist, gray clouds, and let-it-rain. The applicant has decided to add the cultured stone as an architectural embellishment.

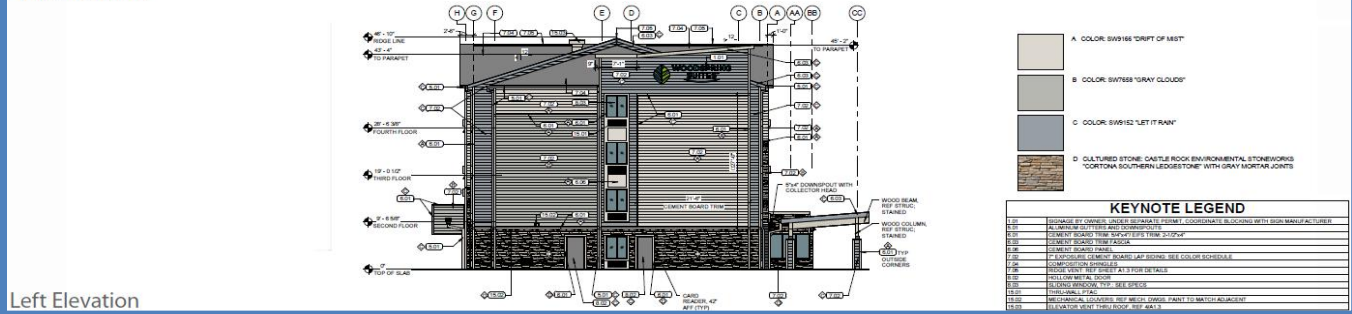
The overall plant palette provides a combination of both native and non-native plantings which will provide color and texture variations to further enhance the visual appeal of the site. The proposed landscape plan further makes use of the existing native Oak trees and Sabal Palms on site. The use of these elements will provide greater height, screening and environmental sustainability by reusing the existing site vegetation to the greatest extent possible. Additional native plantings, such as Laurel Oak, Live Oak, Southern Magnolia, Loblolly Pine, and Bald Cypress trees will further enhance the biodiversity of the site.

Access to the site will be facilitated off South Jenkins Road. Pavement marking improvements will be required to provide a left turn lane into the property for the southbound traffic.

Cultured Stone will be added to areas highlighted in red



Front Elevation



Left Elevation

Stormwater Retention & Landscaping
Stormwater Retention

Please see stormwater drainage plan on the conceptual civil plans provided with this submittal.

Landscaping

All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation. All new landscaping shall be provided with 100% irrigation coverage.

The overall landscape plan is provided on Sheets C-601 through 602; detailed landscape plans with a plant list are provided on Sheet C-601, and the project landscape notes are provided on Sheet1 C-602.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREES						
MG	8	Magnolia grandiflora 'Bracken Brown Beauty'	Southern Magnolia	B&B	2.5" DBH. 12'ht. 5'wd.	Full, well shaped
PT	10	Pinus taeda	Loblolly Pine	B&B	6-8' HT.	Full, well shaped
QL	20	Quercus laurifolia	Laurel Oak	B&B	2.5" DBH. 12'ht. 5'wd.	Full, well shaped
QV	1	Quercus virginiana	Live Oak	B&B	2.5" DBH. 12'ht. 5'wd.	Full, well shaped
TD	10	Taxodium distichum	Bald Cypress	B&B	2.5" DBH. 12'ht. 5'wd.	Full, well shaped
ORNAMENTAL / PALM TREES						
CC	18	Cercis canadensis	Eastern Redbud	B&B	2" DBH. 8'ht. 4'wd.	Full, well shaped, single-stem
BN	5	Betula nigra	River Birch	B&B	2" DBH. 8'ht. 4'wd.	Full, well shaped, single-stem
IC	19	Ilex cassine	Dahoon Holly	#30 gal..	2" DBH. 8'ht. 4'wd.	Full, well shaped, single-stem
SP	9	Sabal Palmetto	Cabbage Palm	#30 gal..	10' clear trunk ht. 4'wd.	Full, well shaped, single-stem
SHRUBS						
CI	79	Chrysobalanus Icaico 'Red Tip'	Cocoplum	#15 gal..	3'ht. x 24"wd.	Full, vigorous, 6' ht. minimum at maturity to screen residential
AW	40	Acalypha wilkesiana	Copperleaf	#15 gal..	3-4'ht. x 36"wd.	Full, vigorous, 3-4' ht.
IV	260	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#5 cont.	24"ht. x 24"wd.	Full, vigorous
RH	196	Rhaphiolepis indica	Indian Hawthorn	#5 cont.	24"ht. x 24"wd.	Full, vigorous
GROUNDCOVERS						
AR	63	Ajuga reptans	Carpet bugleweed	plnts	6"ht. x 12"wd.	Plant spacings for full coverage within 3 months
MC	49	Muhlenbergia capillaris	Gulf Muhly	1 gal.	24"ht x 24"wd.	Plant spacings for full coverage within 3 months
SOD						
	37,000 SF	Zoysia	Zoysia			
EXISTING TREES TO REMAIN						
#	Cal. In Inches					
1	23	Quercus laurifolia	Laurel Oak			
2	17	Quercus laurifolia	Laurel Oak			
31	20	Quercus laurifolia	Laurel Oak			
3	N/A	Palmetto	Palm			

There is a total of seventy-four (74) native trees on the subject parcel that meets City of Fort Pierce requirements for mitigation. The breakdown by species is as follows:

Laurel Oak (Quercus Laurifolia) - Cabbage Palm (Sabal Palmetto) - Slash Pine (Pinus Elliottii)
Cabbage Palms: 38 Slash Pine: 33 Laurel Oak: 13

Plant List

Total Trees Proposed:
117 (including palms)

Proposed Native Trees:
117 (100%)

Total Palms Proposed:
51

Proposed Native Palms:
51 (100%)

Total Shrubs Proposed:
575

Proposed Native Shrubs:
339 (59%)

Comprehensive Plan

The subject property is designated with a GC, General Commercial future land use. The designation is intended for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regard to consistency with established ordinances and requirements of the City Code.

Fort Pierce Engineering Department

See Supporting Documents.

Fort Pierce Building Department

See Supporting Documents.

St. Lucie County Planning Department

See Supporting Documents.

St. Lucie County PW/Engineering

See Supporting Documents.

Fort Pierce Police Department

See Supporting Documents.

City Clerk Office

No comments received.

Code Enforcement

No comments received.

Fort Pierce Utilities Authority

See Supporting Documents.

St. Lucie County Fire District

See Supporting Documents.

Florida Department of Transportation

See Supporting Documents.

St. Lucie County School Board

No comments received.

St. Lucie Transportation Planning Organization

No comments received.

St. Lucie County Transit – Area Regional Transit

See Supporting Documents.

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Planning Board Recommendation:

The Planning Board, at their May 12th, 2025, meeting, unanimously recommended approval of the proposed Major Site Plan Amendment with the amendment of Staff recommended condition #6 to include a minimum fence height of eight (8) feet.

Staff Recommendation:

The proposed Major Site Plan Amendment (Development) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application with the following conditions:

1. A Landscape Maintenance Agreement will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
2. A Landscape Inspection will be required and approved by the Planning Department prior to Final Certificate of Occupancy.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. Install a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
5. Update the dumpster enclosure to the current standards by the Solid Waste Department which includes a pedestrian entrance.
6. Install a concrete, wood, or vinyl fence to buffer from the residential uses to the north and east.
7. Install a streetscape improvement such as tables or benches around or near the stormwater pond area or an outdoor recreation area.