A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD JUNE 15, 2017
AT 5:30 PM
COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Bill Mathers
Vice Chair - Li Roberts
Board Member - Larry Massing
Board Member - Michael Herbach
Board Member - Susan O'Rourke
Board Member - Ryan Strom
Board Member - Merritt Matheson
Ex Officio - Garret Grabowski

ADMINISTRATIVE

Development Director, Terry O'Neil
Board Secretary, Michelle Vicat

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of LPA Minutes

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

OTHER MATTERS BEFORE THE BOARD

1. AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE "BAKER ROAD COMMONS PUD" (ORDINANCE NO. 2312-2015), CONSISTING OF 3.02 ACRES, LOCATED AT 1440 NW FEDERAL HIGHWAY AND OWNED BY WYNNE BUILDING CORPORATION, A FLORIDA CORPORATION, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING AN AMENDED SITE PLAN; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; DECLARING THE DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING AMENDED DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

UPCOMING MEETINGS and EVENTS

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 6/15/2017 **Prepared by:** Michelle Vicat

Title of Item:
Approval of LPA Minutes

Summary Explanation/Background Information on Agenda Request:
Approval of April 20, 2017 LPA Minutes

Funding Source:
N/A

Recommended Action:
Approve

ATTACHMENTS:

	Description	Upload Date	Type
	LPA Minutes	6/6/2017	Cover Memo

MINUTES

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEETING
APRIL 20, 2017 AT 5:30 PM
CITY COMMISSION CHAMBERS
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY/PLANNING ADVISORY BOARD MEMBERS
Chair – Bill Mathers
Vice Chair – Li Roberts
Board Member - Larry Massing
Board Member – Michael Herbach
Board Member – Susan O'Rourke
Board Member – Ryan Strom
Board Member - John Leighton
Ex Officio - Garret Grabowski

ADMINISTRATIVE
Development Director, Terry O'Neil
Board Secretary, Michelle Vicat

CALL TO ORDER **5:30 PM**

ROLL CALL:

Present: Chair Mathers. Ryan Strom, Larry Massing, John Leighton, Michael Herbachc

Absent: Li Roberts, Susan O'Rourke

APPROVAL OF MINUTES

Motion: Action: Approve, Moved by John Leighton, Seconded by: Larry Massing. Motion passed unanimously

COMMENTS FROM THE PUBLIC (5 min. max): None

COMMENTS FROM THE BOARD MEMBERS: None

OTHER MATTERS BEFORE THE BOARD:

Michael Herbach suggested additional bus stops on US1 due to extra traffic and Marty busses.

Terry O'Neil, Development Director said Wynne Project advertising was faulty and there have been two misfires since then and they had asked if they could bring it back to a special meeting on May 4th but it was again mis-advertised so it will be coming back to the regular meeting in June.

1. ORDINANCE No. 2353-2017; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING A REZONING FROM "URBAN GENERAL" IN THE CITY'S URBAN DISTRICT TO "CPUD"- COMMERCIAL PLANNED UNIT DEVELOPMENT ON THE CITY'S OFFICIAL ZONING MAP FOR A 10.4 ACRE PARCEL LOCATED AT 20 NE DIXIE HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED, ESTABLISHING THE TREASURE COAST COMMUNITY CHURCH COMMERCIAL PLANNED UNIT DEVELOPMENT CONSISTING OF A NEW 32,572 SQUARE FOOT WORSHIP CENTER BUILDING AND A 17,000 SQUARE FOOT TW O STORY OFFICE BUILDING DESIGNATED FOR NON-PROFIT ORGANIZATIONS; APPROVING A MASTER DEVELOPMENT PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS; PROVIDING A TIMETABLE FOR DEVELOPMENT; PROVIDING FOR ACCEPTANCE BY THE APPLICANT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HEREW ITH; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Tom Reetz, Senior Planner
Michael Houston, HJA Design Studio

PUBLIC COMMENT: None

BOARD COMMENT:

Chair Mathers asked if all comments have been resolved.

Tom Reetz said they have been.

Motion: Action: Approve, Moved by John Leighton, Seconded by Ryan Strom. Motion passed unanimously.

2. ORDINANCE NO. 2352-2017 AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ANNEXING THREE PARCELS OF LAND WEST OF SE FEDERAL HIGHWAY, CONSISTING OF 13.57 ACRES, SAID PARCELS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Pinal Gandhi-Savdas, Senior Planner

PUBLIC COMMENT: None

BOARD COMMENT:

Bill Mathers asked if there were any comments from the county.

Pinal Gandhi-Savdas said there weren't.

MOTION: Action: Approve, Moved by Ryan Strom, Seconded by Michael Herbach. Motion passed unanimously.

3. *Staff note: The applicant did not adequately notice the property with the correct signage by the advertising date. Specifically, the signage was installed with only one sign face and not perpendicular to the roadway. Staff recommends the LPA continue the item to a special meeting to be held May 4, 2017.*

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE "BAKER ROAD COMMONS PUD" (ORDINANCE NO. 2312-2015), CONSISTING OF 3.02 ACRES, LOCATED AT 1440 NW FEDERAL HIGHWAY AND OW NED BY W YNNE BUILDING CORPORATION, A FLORIDA CORPORATION, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING AN AMENDED SITE PLAN; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; DECLARING THE DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING AMENDED DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PRESENTATION: Stephen Mayer, Senior Planner

PUBLIC COMMENT:

BOARD COMMENT:

MOTION

STAFF UPDATE: None

ADJOURNMENT:

MOTION: Action: Adjourn, Moved by Larry Massing, Seconded by Michael Herbach. Motion passed unanimously.

_____ _____

Bill Mathers, Chair **Michelle Vicat, Board Secretary**

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date:6/15/2017 **Prepared by:**Stephen Mayer

Title of Item:

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE "BAKER ROAD COMMONS PUD" (ORDINANCE NO. 2312-2015), CONSISTING OF 3.02 ACRES, LOCATED AT 1440 NW FEDERAL HIGHWAY AND OWNED BY WYNNE BUILDING CORPORATION, A FLORIDA CORPORATION, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING AN AMENDED SITE PLAN; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; DECLARING THE DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING AMENDED DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Staff note: The applicant did not properly notice the property with the correct signage by the advertising date. Specifically, the signage was installed with only one sign face and not perpendicular to the roadway. Staff then recommended the LPA continue the item to a special meeting to be held May 4, 2017. However, the signs were posted improperly again. The applicant requested to re-advertise the LPA hearing on June 15, allowing for time to get the signage correct.

The applicant has now properly noticed and posted signage for the LPA hearing, to provide a recommendation of the item and move forward to the first reading at City Commission on July 10th.

The subject property located on the northwest corner of Federal Highway and Palm Lake Park Drive is currently vacant and has been used periodically for seasonal Christmas tree sales.

On September 28, 2015, the City Commission approved Ordinance 2311-2015, annexing the property into the City. At the same time, they approved Ordinance 2312-2015, which adopted the "Baker Road Commons" CPUD, which granted the development of an 80-room hotel and 10,216 square feet of retail shops and offices.

The intent of this application is to amend the "Baker Road Commons" Commercial Planned Unit Development (CPUD). The previously approved site and landscape plans are being amended by removing the 10,216 square feet of retail and office, adding 26 hotel rooms (for a total of 106 rooms) to an expanded and relocated hotel and other minor site adjustments due to the relocation, including the elimination of a dumpster that was for the commercial space and a different circulation pattern around the centrally located hotel. The subject property is +/-3.02 acres or 131,551 square feet.

Staff has removed or amended certain conditions of approval that were specific to the commercial area. A condition of approval regarding the removal of the billboard has been added. Language has been added to ensure that the hotel shall not be converted to an extended stay hotel.

Finally, the time table of development has been extended 3 months, from September, 2019 to December, 2019.

The applicant has provided a letter detailing the substantive changes to the site plan (attached). In summary, the elimination of commercial space has reduced the potential traffic impacts. The relocation of the hotel to a more

central location creates a more streamlined circulation pattern and does not require an emergency access only at the rear of the property. The proposed ingress and egress locations are requested to remain the same. The amount of open space and preserve area are relatively the same, although slightly reduced due to the full circular access around the building. The height of the hotel remains four stories and will not be any closer to the residential property to the north. The hotel is moving closer to the western edge of the property, however, the southern setback has been drastically increased. The architecture of the hotel has changed due to the selection of a specific hotel chain. The applicant will demonstrate the architectural changes do not constitute a reduction in architectural quality. Also, the applicant is conditioned to the same requirements to address aesthetic and safety concerns along Palm Lake Park Drive.

Funding Source:
N/A

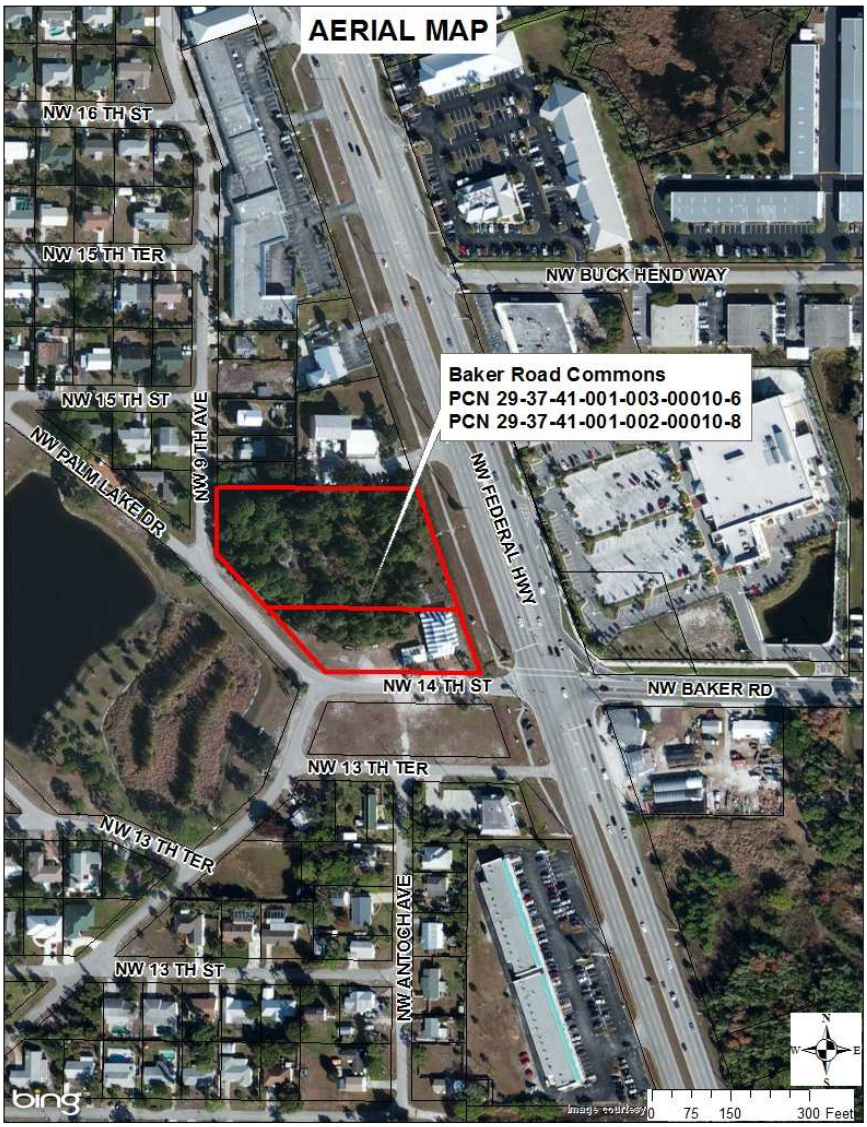
Recommended Action:
Adopt a motion recommending approval to the City Commission.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Staff Report	6/6/2017	Staff Report
🗋	Ordinance No. 2343-2017	2/9/2017	DRAFT ORDINANCE
🗋	Site Plan and Survey	2/9/2017	Exhibit
🗋	Landscape Plan pg 1	2/9/2017	Exhibit
🗋	Landscape Plan pg 2	2/9/2017	Exhibit
🗋	Floor Plan and Elevations	2/9/2017	Exhibit
🗋	Traffic Statement	2/9/2017	Attachment
🗋	Auto-Turn Exhibit	2/9/2017	Attachment
🗋	Topology and Tree Survey	2/9/2017	Attachment
🗋	Application Letter	2/9/2017	Attachment
🗋	Application	2/9/2017	Attachment

CITY OF STUART
LOCAL PLANNING AGENCY
June 15, 2017

Project Name: Baker Road Commons CPUD Amendment (Hilton Suites)	**Property Owners:** Wynne Building Corporation
Project No.: Z17010004	**Applicant/Petitioner:** Joel Wynne
Ordinance No: 2343-2017	**Agent/Representative:** N/A
	Case Planner: Stephen Mayer
Location: At the northwest corner of NW 14th Street and NW Federal Highway (U.S. 1) in unincorporated Martin County	
PCN #: 29-37-41-001-003-00010-6 and 29-37-41-001-002-00010-8	



PROJECT SUMMARY		
Property Size (area)		+/- 3.02 acres (2 Parcels)
Present Use		Undeveloped
Subject Property Land Use		Commercial
Adjacent Future Land Use designation	*North*	Martin County – Commercial/Office/Residential & Low Density
	South	Martin County – Commercial Limited
	East	City – Commercial
	West	Martin County – Recreational and Low Density
Subject Property Zoning		CPUD
Adjacent Zoning District	*North*	Martin County – COR-1 Commercial Office/Residential & R02B Single-Family Residential
	South	Martin County – LC (Limited Commercial)
	East	City – CPUD (Commercial Planned Unit Development)
	West	Martin County – R-2B (Single-Family Residential)
Proposed Use		Commercial – Hotel
City Approvals		Fire Department – Approved Public Works – Comments are in progress Police Department – Approved
Brief Explanation		The intent of this application is to amend the Commercial Planned Unit Development (CPUD) previously approved to include an 80-room hotel and 10,216 square feet of retail shops and office. The previously approved site and landscape plans are being amended by removing the 10,216 square feet of retail and office, adding 26 hotel rooms to an expanded and relocated hotel and other minor site adjustments due to the relocation, including the elimination of a dumpster and a different circulation pattern around the centrally located hotel. The subject property is +/-3.02 acres or 131,551 square feet. The property is currently undeveloped.
Staff Recommendation: Subject to the attached development conditions, staff offers no objection to the major amendment of the Baker Road Commons Commercial Planned Unit Development.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The Applications for major amendment of the CPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.07, 11.01.09 and 11.02.00 of the Land Development Regulations, as well as applicable sections in Florida Statutes Ch. 163, Part II and Ch. 171, Part II.

B. Site Posting Date: May 31, 2017

C. Mail Notice Postmark: May 31, 2017 to property owners within 300 feet

II. APPLICATION DATED (Attachment B): January 23, 2017

III. MAJOR RPUD AMENDMENT ORDINANCE NO. 2343-2017 See Exhibit A to this report.

IV. HISTORY OF THE SITE

In 2010, Martin County approved a Future Land Use Map amendment from Commercial Limited and Commercial Office/Residential to Commercial Limited, and a zoning district change to Limited Commercial for the larger of the two subject parcels (2.104 acres). The subject property has been used periodically for seasonal Christmas tree sales.

On September 28, 2015, the City Commission approved Ordinance 2311-2015, annexing the property into the City. At the same time, they approved Ordinance 2312-2015, which granted the Baker Road Commons CPUD, which granted the development of an 80-room hotel and 10,216 square feet of retail shops and offices.

V. STAFF ANALYSIS

A. Site and Area Characteristics (Attachment C)

The subject property consists of two undeveloped parcels totaling +/-3.02 acres in size located at the northwest corner of U.S. 1 and 14th Street, east of Palm Lake Park Subdivision, and west of the Baker Road Publix Plaza in unincorporated Martin County.

Direction	Current Use	Zoning	Future Land Use
North	Palm Lake Park Subdivision and office building (Eco Water Systems)	Martin County – COR-1 Commercial Office/Residential & R-2B Single-Family Residential	Martin County – Commercial/Office/Residential & Low Density
South	Undeveloped parcel	Martin County – LC Limited Commercial	Martin County - Commercial Limited
East	City – Publix Plaza	City – CPUD (Commercial Planned Unit Development)	City – Commercial

West	Martin County – Palm Lake Park Subdivision	Martin County – R-2B Single-family Residential	Martin County – Recreational & Low Density

B. Project Description

The subject property, consisting of two undeveloped parcels, is +/- 3.02 acres in size, containing five lots of record and an abandoned right-of-way (NW 21st Street). The subject property is located at the northwest corner of the U.S. 1 and NW 14th Street (aka: NW 20th Street) intersection, west of the Baker Road Publix Plaza. There is approximately 372 feet of frontage along U.S. 1, 298 feet of frontage along NW 14th Street (aka NW 20th Street), 310 feet along NW Palm Lake Drive, and 120 feet along NW 9th Avenue. The site is currently within unincorporated Martin County.

The proposed project is for an 80-room, four-story hotel and a stand-alone 10,216 square foot limited office/retail building. Specification regarding site and building design are discussed below in the applicable sections. The project is intended to be developed in one phase as shown in the summary tables of development below:

Use	Intensity	Building Height	Parking Required	Parking Provided
Hotel/Motel	80 room (11,615 square feet)	Four stories	114	116

Setbacks				Impervious Area	Open Space	Preserve Area (Existing and Restored)
F (East)	S (South)	S (North)	R (West)			
86’	134’	75’	90’	74,725 (57%)	56,869	33,026 (25.1%)

The applicant has provided a letter detailing the substantive changes to the site plan, dated January 5, 2016 (in error, should be 2017).

C. Land Development Code Standards

The application has been reviewed for consistency with the City’s LDC. With regard to the proposed project, the following Land Development Regulations have been analyzed:

Chapter 2 – Zoning District Uses Allowed, Density and Intensity

Staff Analysis: The proposed development has been found in compliance with the applicable regulations pertaining to Planned Unit Developments (PUDs)

Chapter 4 – Concurrency Determinations

Staff Analysis: A Traffic Impact Analysis was provided and reviewed by the City’s traffic consultant. It was determined that the project would not have a significant impact on adjacent roadways or exceed established Levels of Service.

Chapter 5 – Resource Protection

Staff Analysis: Twenty-five percent of the site is proposed for preservation of native habitat, retention of existing native plants (in situ) and native planting areas. All invasive and exotic trees and vegetation shall be removed from the site prior to development. It should be noted that if the parcel were developed under Martin County's Comprehensive Plan and Land Development Code, only 8.6% of the site would be held in preservation. This is due to the requirement of 25% of the 45,348 square feet of uplands being preserved, or 11,337 square feet, and not 25% of the entire site (11,337/131,343 = 8.6%). There are no wetlands on the site. Gopher tortoises found on-site will be relocated via the appropriate state agency procedures.

Chapter 6 – On-site and off-site development standards

Staff Analysis: Proposed parking numbers and drive aisles meet the standards in Sec. 6.01.00 and are indicated on the site plan. The proposed plan has incorporated the use of pervious concrete in the required parking spaces and a pervious paver system in the drive aisles, designed to hold/percolate the 3-day, 25-year storm event. A 10' - 25'+ landscape buffer is supplied along the single-family property in the northwest corner of the site. The buffer shall include a 6' opaque, wood fence (with a minimum of 5' landscape planting on the residential side), with no structures, mechanical equipment, trash receptacles, etc., or internal driveways within 15' of the property line.

D. Technical Review by Other Agencies (Attachment D)

The applicant will be responsible to meet all federal, state and local permitting and environmental standards prior to the issuance of any building permits. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Subject to the conditions contained in the attached Ordinance No. 2343-2017, staff recommends **approval** of the major amendment to the Baker Road Commons CPUD and forwarding for first reading at City Commission on July 10, 2017.

VII. ATTACHMENTS

Attachment A: Proposed Ordinance No. 2343-2017

Attachment B: Application Materials
Application Form; and supporting information

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2343-2017

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE "BAKER ROAD COMMONS PUD" (ORDINANCE NO. 2312-2015), CONSISTING OF 3.02 ACRES, LOCATED AT 1440 NW FEDERAL HIGHWAY AND OWNED BY WYNNE BUILDING CORPORATION, A FLORIDA CORPORATION, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING AN AMENDED SITE PLAN; APPROVING CERTAIN DEVELOPMENT DOCUMENTS; DECLARING THE DEVELOPMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; APPROVING AMENDED DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the City Commission approved Ordinance 2311-2015, annexing the property into the City and Ordinance 2312-2015, which granted the Baker Road Commons PUD on September 28, 2015, for development of an 80-room hotel and 10,216 square feet of retail shops and office; and

WHEREAS, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider the application by Wynne Building Corporation, a Florida corporation, and the fee simple title holder to those lands located at 1440 NW Federal Highway in the northwest corner of its intersection with NW 14th Street; and

WHEREAS, the City Commission approved Ordinance 2343-2017 amending the "Baker Road Commons CPUD" to remove the 10,216 square feet of commercial from the CPUD, add 26 rooms to the hotel (for a total of 106 hotel rooms), establish a new site plan, new conditions of approval and re-establish the timetable of development; and

WHEREAS, the Applicant has committed to the City that its development will comply with all statutory requirements, and development codes, plans, standards and conditions approved by the City Commission; and that it will bind its successors in title to any such commitments made upon approval of the CPUD; and

WHEREAS, at the hearing the applicant showed by substantial competent evidence that the application is consistent with the Comprehensive Plan and Land Development Code of the City, and with the procedural requirements of law; and

WHEREAS, the City Commission has determined the application is consistent with the overall planning and development goals and objectives of the City; and

WHEREAS, the CPUD is consistent with the Stuart Comprehensive Plan and the development will be in harmony with surrounding properties and their anticipated development.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF STUART:

SECTION 1. The foregoing recitals are true and adopted as findings of fact and conclusions of laws.

SECTION 2. The legal description of the property, reflecting the 3.02 acre parcel, is set forth in **Exhibit "A"** attached hereto and made hereof by reference. A boundary survey depicting the Property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The conditions of development for the property are attached hereto as **Exhibit "C"** and made a part hereof by reference, and each shall constitute one of the development documents.

SECTION 3. The Owners' written acceptance of this Ordinance shall constitute an agreement with the City for the purposes expressed herein, but the same shall not be construed as a "Development Agreement", as provided in Section 163.3221, Florida Statutes.

SECTION 4. The following documents on file as public records of the City, at the office of the City Development Department in City Hall, and attached hereto as Exhibit "D", hereinafter the "Development Documents", shall be deemed a part of the development conditions applicable to the Property, and shall replace any earlier approvals:

1. **The project shall comply with the Site Plan by Giangrande Engineering and Planning, last revised 11.17.16.**
2. **The project shall comply with the Landscape by LPLA, Inc. last revised 12/29/2016.**
3. **The project shall comply with the architectural drawings by Hilton Worldwide.**

SECTION 5. Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code. The failure of the owner to comply with the Development with any term or condition of development set forth in this ordinance shall be deemed a zoning violation and no further permits, or other development approvals or orders shall be issued by the City to the owner until the violation has been resolved, and the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Owner to seek administrative or judicial redress.

SECTION 6: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing

before the City Commission the developer may appear, and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

a. Initiate the process to amend or repeal this or any other ordinance pertaining to the development.
b. Direct the City Development Director to initiate the process to rezone the RPUD property or any portion of the RPUD property.
c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this RPUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 7: All ordinances or parts of ordinances in conflict with this ordinance or any part thereof is hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 8: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 9: This ordinance and agreement shall be effective upon the last of the following to occur: adoption by the City Commission, and proper execution and acceptance by the Owner.

SECTION 10: Upon complete execution of this Ordinance, including the Acceptance and Agreement by the Owner, the City Clerk is directed to record a Certified Copy of the same in the Public Records of Martin County, Florida.

PASSED on First Reading this _____ day of _____, 2017.

Commissioner _____ offered the foregoing ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT
THOMAS F. CAMPENNI, MAYOR			
TROY MCDONALD, VICE MAYOR			
KELLI GLASS LEIGHTON, COMMISSIONER			
JEFFREY A. KRAUSKOPF, COMMISSIONER			
EULA CLARK, COMMISSIONER			

ADOPTED on second and final reading this _____ day of _____, 2017.

ATTEST:

_____ _____

CHERYL WHITE
CITY CLERK

THOMAS F. CAMPENNI
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
MICHAEL MORTELL
CITY ATTORNEY

Ordinance 2343-2017
Baker Road Commons
CPUD Amendment

ACCEPTANCE AND AGREEMENT

BY SIGNING THIS ACCEPTANCE AND AGREEMENT, THE UNDERSIGNED HEREBY ACCEPTS AND AGREES TO ALL OF THE TERMS AND CONDITIONS CONTAINED IN A COMMERCIAL PLANNED UNIT DEVELOPMENT AND IN ALL EXHIBITS, ATTACHMENTS AND DEVELOPMENT DOCUMENTS, INTENDING TO BE BOUND THEREBY, AND THAT SUCH ACCEPTANCE AND AGREEMENT IS DONE FREELY, KNOWINGLY, AND WITHOUT ANY RESERVATION, AND FOR THE PURPOSES EXPRESSED WITHIN THE ABOVE ORDINANCE. IF IT IS LATER DISCOVERED THAT THE UNDERSIGNED, OR ITS SUCCESSORS OR ASSIGNS HAVE FAILED IN ANY MATERIAL WAY TO DEVELOP THIS COMMERCIAL PLANNED UNIT DEVELOPMENT ACCORDING TO THIS ORDINANCE, ITS CONDITIONS, AND THE DEVELOPMENT PLANS AND DOCUMENTS, THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THIS ORDINANCE MAY BE AMENDED OR REPEALED BY THE CITY COMMISSION, AND THAT OTHER ACTIONS MAY BE TAKEN AGAINST THE UNDERSIGNED BY THE CITY, INCLUDING BUT NOT LIMITED TO CODE ENFORCEMENT ACTIONS, PERMIT AND LICENSING REVOCATIONS, AND ALL APPLICABLE CIVIL AND CRIMINAL ACTIONS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS ACCEPTANCE AND AGREEMENT:

WITNESSES:

_____ By:_____

Print Name: _____

_____

Print Name: _____

OWNERS ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____day of _____, 2017, by _____, the _____ of _____.

_____
Notary Public, State of Florida
My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

CITY'S ACKNOWLEDGMENT

The above Ordinance, Acceptance and Agreement was acknowledged before me this _____day of _____, 2017, by THOMAS F. CAMPENNI, MAYOR, and Cheryl White, City Clerk, respectively, of the City of Stuart, Florida, a Florida municipal corporation.

_____
Notary Public, State of Florida
My Commission Expires:

Notary Seal

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

EXHIBIT A – LEGAL DESCRIPTION

Lots 1 and 2, Block 3, of the Plat of PALM LAKE PARK, according to the Plat thereof, recorded in Plat Book 3, Page 41, of the Public Records of Martin County, Florida, together with the North one-half (N 1/2) of abandoned North 21st Street, lying adjacent to said Lots 1 and 2, Block 3, and Lots 1, 2 and 3, Block 2, PALM LAKE PARK, according to the Plat thereof, recorded in Plat Book 3, Page 41, Martin County, Florida Public Records, and the South one-half (1/2) of that portion of North 21st Street that lies between U.S. Highway No. 1 and North Cuthbert Road, as shown on the Plat of PALM LAKE PARK, according to the Plat thereof recorded in Plat Book 3, Page 41, Martin County, Florida Public Records.

Parcel Identification Numbers: 29-37-41-001-003-00010-6
29-37-41-001-002-00010-8

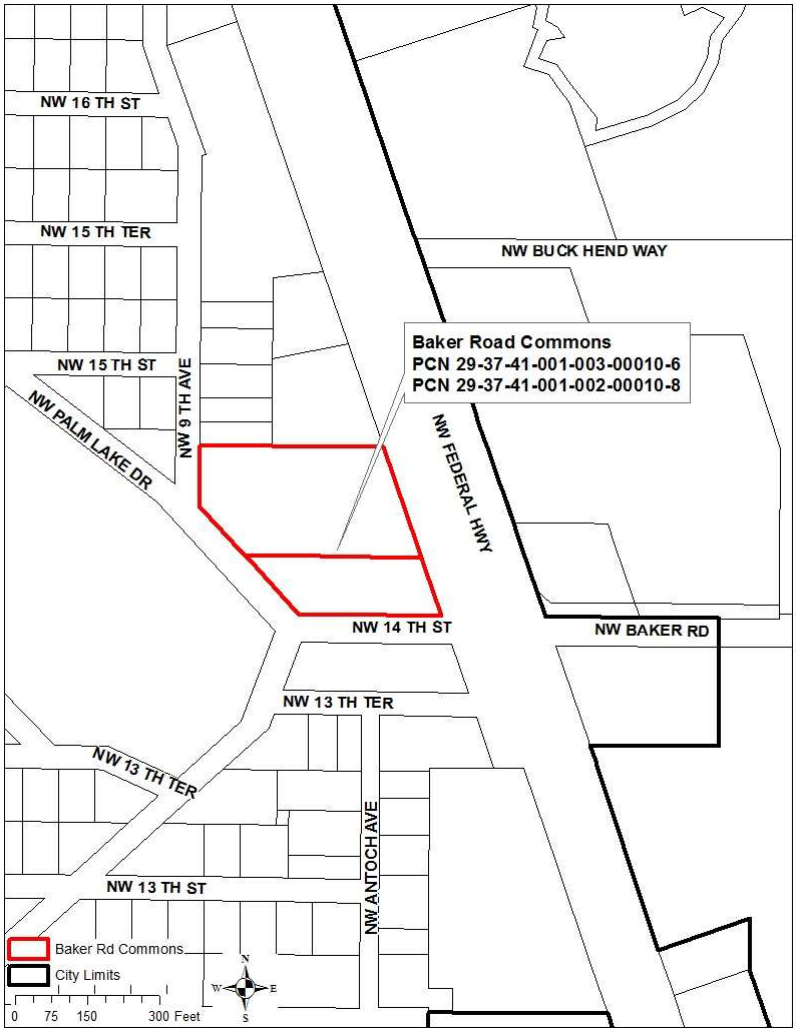


EXHIBIT B – DEVELOPMENT CONDITIONS

Approved Plans and Documents

4. The project shall comply with the Site Plan by Giangrande Engineering and Planning, last revised 11.17.16.

5. The project shall comply with the Landscape by LPLA, Inc. last revised 12/29/2016.

6. The project shall comply with the architectural drawings by Hilton Worldwide.

Permitted Uses

4. The project has been approved as a 106-room four-story hotel. The hotel rooms shall not be approved for extended stay.

Prior to Issuance of Site Permits

5. Applicant shall provide an up-to-date digital boundary survey and civil plan prior to the issuance of a site permit.

6. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

7. All regulatory agency permits shall be obtained by the applicant and copies provided to the City prior to the issuance of a site permit.

8. A lighting plan for the site shall be submitted prior to site permit approval. Lighting poles shall not exceed 15 feet in height. Lighting shall include shields to direct the light away from the residential property to the north of the property and shall not exceed 0.1 foot-candles as measured at the common boundaries. Light-Emitting Diode (LED) lighting is recommended.

9. In accordance with Section 5.04.02.B of the LDC, details regarding the proposed restoration, including any proposed re-planting of native vegetation in areas left devoid of exotic vegetation removal, shall be provided.

10. A Preserve Area Management Plan (PAMP), in accordance with LDC Section 5.04.03, shall be submitted and approved prior to the issuance of a site permit. A Florida Land Use, Cover, and Forms Classification System category summary of the acreages of each land cover type for the site shall be provided in order to finalize the preservation area calculations.

11. A tree survey and tree mitigation requirements in accordance with Section 5.05.00 shall be provided. This information shall, at a minimum, include: a) field-flag, identify, and account for all specimen trees located in the proposed developed portion of the site to

allow for field review of the tree survey; and b) detailed impact and mitigation calculations.

12. Verification of gopher tortoise relocation in accordance with Florida Fish and Wildlife Conservation Commission shall be provided.

13. A Declaration of Unity of Control between the two parcels (PCN 29-37-41-001-003-00010-6 and PCN 29-37-41-001-002-00010-8) shall be recorded with the Martin County Property Appraiser prior to the issuance of a certificate of occupancy.

14. Prior to any vertical construction permit approval, the applicant shall submit an off-site improvement plan showing dedication of all of the items required by Martin County and FDOT, and that all applicable County-issued or FDOT-issues right-of-way permits have been granted. Prior to Certificate of Occupancy, all off-site improvements required by Martin County and FDOT shall be installed.

Landscaping

15. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

16. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed $1,500.00.

17. A landscape maintenance plan, executed in accordance with the LDC, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

18. "Hat racking" of trees is prohibited on the property.

Development and Construction

19. Construction activity shall be limited from 7:00 am to 6:00 pm Monday - Saturday.

20. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

21. One bike rack and one bench, in accordance with Section 6.01.05.G of the Land Development Code (LDC), shall be provided for the site prior to issuance of certificates of occupancy.

22. Signage shall be appropriately permitted and constructed in compliance with the applicable regulations in Section 6.11.00 of the LDC.

23. If requested by the County, the applicant shall be responsible to pay for storm water utilities charges owed to the County thru MSTU taxes.

24. Any curb or road damage during construction shall be repaired or replaced at the expense of the owner prior to the issuance of a Certificate of Occupancy.

25. Prior to development approval, the applicant shall remove the existing non-conforming billboard from the property.

Timetables

26. The project shall obtain certificates of occupancies for the hotel no later than December 28, 2019 *(Note: four years from date of Commission approval).*

PRESERVE AREA CALCULATION
TOTAL SITE AREA = 131,343 S.F.
REQUIRED 25% PRESERVE = 32,835 S.F.
PROVIDED 25.1% PRESERVE= 33,026 S.F.

PRESERVE AREA

HOTEL

POOL

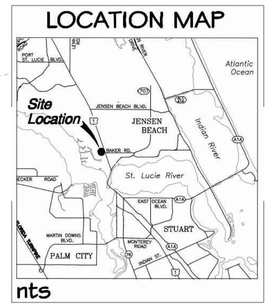
PORTE CHOCHERE

BIKE RACK (SEE DETAIL)

PROP. DUMPSTER

PROP. 8' CONC. WALK

LOCATION MAP



SITE DATA	SQ. FT.	AC	PCT
TOTAL SITE AREA	131,594	3.02	100%
IMPERVIOUS			
BUILDINGS (HOTEL)	14,868	0.34	11%
ASPHALT	44,046	1.01	33%
POOL / POOL DECK	15,591	0.36	12%
SIDEWALK	220	0.01	0%
TOTAL	74,725	1.72	57%
PERVIOUS			
GREEN SPACE	56,869	1.31	43%
TOTAL	56,869	1.31	43%

PARKING TABULATION
1 PER ROOM @ 106 ROOMS= 106 SPACES
2 PARKING SPACES PER 3 EMPLOYEES @12= 8 SPACES
ITOTAL SPACES REQUIRED 114 SPACES

REQUIRED HANDICAP SPACES 5 SPACES
TOTAL PROVIDED PARKING SPACES 116 SPACES
HANDICAP SPACES PROVIDED 5 SPACES

ZONING.....CPUD
EXISTING USE.....VACANT

REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND FLOOR PLANS.

DATE	BY	REVISIONS

Date: 11-17-2016
Scale: 1"=20'
Design By: LDG
Drawn By: JLS
Check By: JLS

WYNNE COMMERCIAL
HILTON SUITES OF STUART
CITY OF STUART

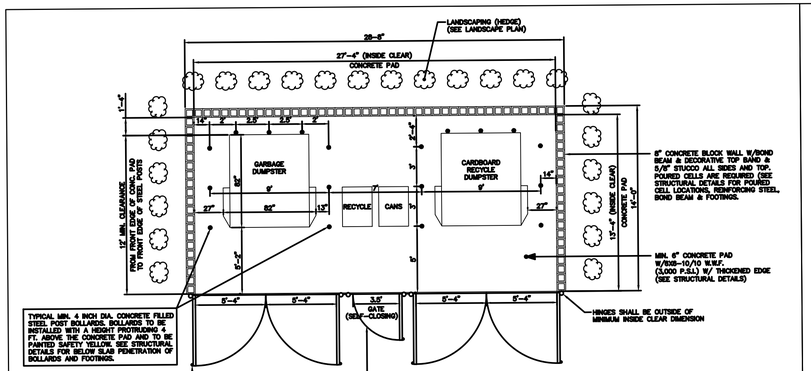
SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

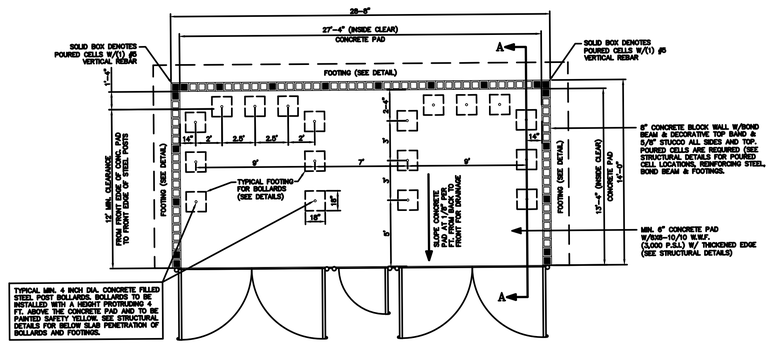
LEO GIANGRANDE, P.E.
License No: 66387

SP-1

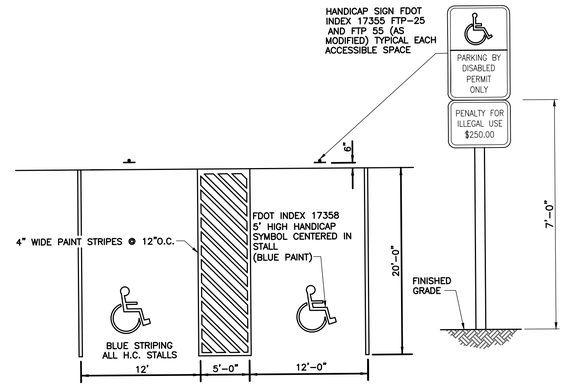
Drawing Name: C:\GEP\GEP projects\2016\Hilton of Stuart\Design\Site Plan\Wynne Site Plan_GEP_2016.11.17_sh.dwg - Layout Name: SITEPLAN - Plotted by: GEP4 - Date: 11/9/2017 - 9:13 AM - Holtz Consulting Engineers



CITY OF STUART DUMPSTER ENCLOSURE – SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING
N.T.S.

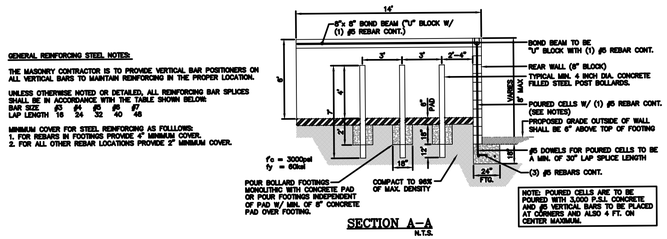


CITY OF STUART DUMPSTER ENCLOSURE – STRUCTURAL PLAN
DOUBLE DUMPSTER w/ RECYCLING
N.T.S.



HANDICAP PARKING DETAIL
N.T.S.

DD-1A



GENERAL REINFORCING STEEL NOTES:

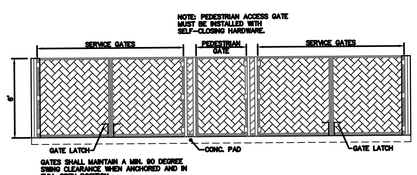
THE MASONRY CONTRACTOR IS TO PROVIDE VERTICAL BAR POSITIONERS ON ALL VERTICAL BARS TO MAINTAIN REINFORCING IN THE PROPER LOCATION.

UNLESS OTHERWISE NOTED OR DETAILED, ALL REINFORCING BAR SPLICES SHALL BE IN ACCORDANCE WITH THE TABLE SHOWN BELOW

BAR SIZE	#3	#4	#5	#6	#7
LAP LENGTH	16	24	32	40	48

MINIMUM COVER FOR STEEL REINFORCING AS FOLLOWS:
1. FOR REBARS IN FOOTINGS PROVIDE 4" MINIMUM COVER.
2. FOR ALL OTHER REBAR LOCATIONS PROVIDE 2" MINIMUM COVER.

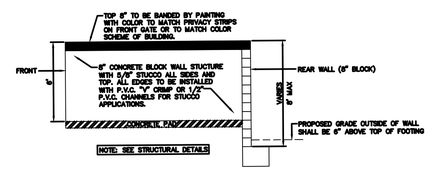
SECTION A-A
N.T.S.



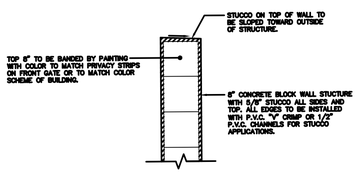
FRONT VIEW WITH GATES
N.T.S.

DD-4

DD-2

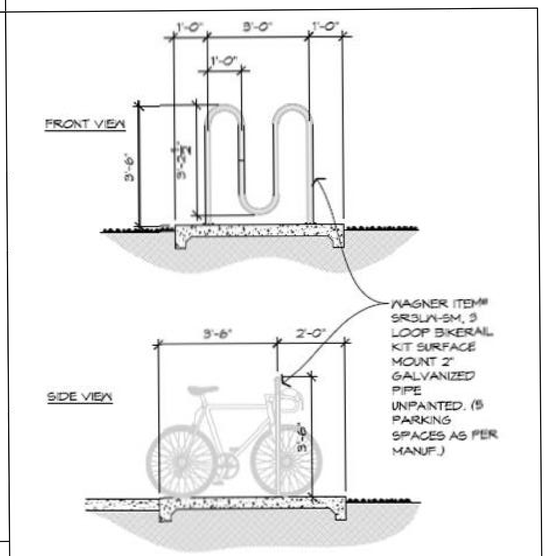


SIDE VIEW DETAIL WITH ARCHITECTURAL ELEMENTS
N.T.S.



STUCCO DETAIL
N.T.S.

DD-3



Drawing Name: C:\GEP\GEP projects\2016\Hilton of Stuart\Design\Site Plan\Wynne Details 2016-12-8.dwg Layout Name: Details – Plotted by: GE74 – Date: 1/6/2017 – 9:27 AM –

DATE	BY	REVISIONS

Date: 11-17-2016
Scale: 1"=20'
Design By: LDG
Drawn By: JLS
Check By: JLS

WYNNE COMMERCIAL
HILTON SUITES OF STUART
CITY OF STUART

SITE PLAN DETAILS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901
LEO GIANGRANDE, P.E.
License No: 66387

D-1

Baker Road Commons

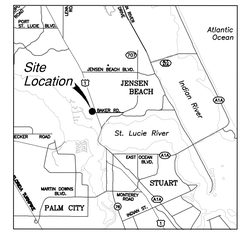
US Hwy#1/NW 20th Street, Stuart, Florida

LA.1 Landscape Plan

LPLA

Laurence L. Parr
Landscape Architect
235 Maplewood Drive
Clarksville, Tennessee 37042
931.378.5435
lpla1@bellsouth.net

LOCATION MAP



nts

0 10 20 40

PRESERVE: EXISTING VEGETATION TO REMAIN (TYP.)

PRESERVE: RESTORED

Minimum of 19) Live Oak and 50) Slash Pine shall be installed (on-site transplants or nursery stock) in the open space between the Preserve Area and the NW Palm Lake Drive ROW. Any non-invasive plant materials (trees, shrubs,etc.) shall remain in place and maintained as part of the "Preserve: Restored" Area, as shown.

SEE SHEET LA.2 FOR PLANT LIST DETAILS AND LANDSCAPE DATA.

HOTEL

POOL

PINE STRAW MULCH (TYP.)

CONCRETE SIDEWALK, 8' WIDE

SIGN

DUMPSTER PAD

LIMIT OF EX. UPLAND LINE

5' FENCE

LOT 3 BLOCK 3

LOT 1 SAUERS & ZILMER MINOR PLAT 1 PLAT BOOK 6, PAGE 27 MARTIN COUNTY, FLORIDA.

NW NINTH AVENUE (50' R/W)

NW PALM LAKE DRIVE (60' R/W)

NW FEDERAL HIGHWAY (AKA U.S. #1) (200' R/W)

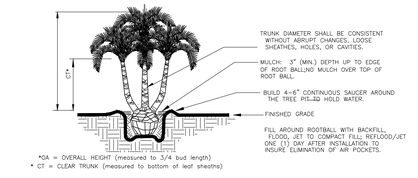
NW 20th STREET (60' R/W)

JOB#: 1518
DWN : L.P.
DATE: 8.11.15
REV : 8.27.15
12.29.16

SCALE: 1" = 20'-0"

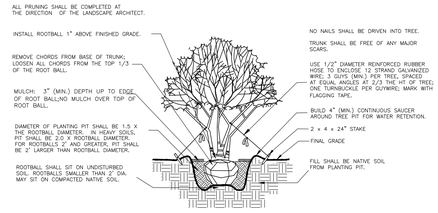
PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
LJ	14	LIGUSTRUM JAPONICUM	GLOSSY PRIVET	TR.STD.;6' X 6';MULTI-TRNK;HVY;NO FUNGUS!;B/B.
MG	8	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	MAGNOLIA VAR. "DD BLANCHARD"	16' x 6'; 3.5" DBH; FULL-TO-BASE; HVY.; B/B.
QV	21	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	14' x 5'; 3" DBH; SINGLE STRT. TRNK.; B/B.
QV.1	11	QUERCUS VIRGINIANA 'CATHEDRAL'	"CATHEDRAL" LIVE OAK	100 GAL: 16-18' X 8-10'; 5-6" CAL.; SNGL. STRT. TRNK.;HVY.
PE	21	PINUS ELLIOTTII 'DENSA'	SLASH PINE VAR. "DENSA"	12-14' HT.; HVY; STRT. TRNK.; FULL-TO BASE; B/B.
RR	8	ROYSTONEA REGIA	FLORIDA ROYAL PALM	14-16' GW; UNIFORM DBH; NO SCARS; FULL,HVY HD.;B/B.
RR.1	2	ROYSTONEA REGIA	FLORIDA ROYAL PALM	DBL: 14-16' GW; UNIFORM DBH; NO SCARS; FULL,HVY HD.;B/B.
SP	14	SABAL PALMETTO	CABBAGE PALM	10 -16' CT; HURRICANE CUT; ST'GG'R'D HDS.; B/B.
TR	12	THRINAX RADIATA	FLORIDA THATCH PALM	25-GAL; 6' HT.; FULL, HEAVY HEAD.
WB	9	WODYETIA BIFURCATA	FOXTAIL PALM	TRPL: 10-12' CT.;SMOOTH TRNKS.; FULL HDS.;B/B.
WR	30	WASHINGTONIA ROBUSTA	WASHINGTON PALM	10 -16' CT; ST'GG'R'D HDS.; B/B.
ALP	23	ALPINIA ZERUMBET & ALPINIA ZERUMBET 'VARIEGATA'	GREEN & VARIEGATED SHELL GINGER (EQ./EQ.)	3-GAL; 24" OA; AS SHOWN (A.S.)
BRU	3	BRUNFELSIA PAUCIFLORA	YESTERDAY, TODAY & TOMORROW	3-GAL; 24" OA; A.S.
CAR	85	CARISSA MACROCARPA 'EMERALD BLANKET'	"EMERALD BLANKET" CARISSA	3-GAL; 14-16" OA; A.S.
CHR	212	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3-GAL; 24" OA; A.S.
COD	26	CODIAEUM VARIEGATUM PICTUM 'PETRA'	"PETRA" CROTON	3-GAL; 24" OA; A.S.
COR	21	CORDYLINE FRUTICOSA 'RED SISTER'	"RED SISTER" TI PLANT	7-GAL; 3PPP (MIN.); 36-42" HT.; HVY; FULL; A.S.
CRO	45	CODIAEUM VARIEGATUM PICTUM 'MAMMEY'/'STOPLIGHT'/'GOLDUST'	"MAMMEY"/"STOPLIGHT"/"GOLDUST" CROTON (EQ./EQ./EQ.)	3-GAL; 24" OA; A.S. (15: EACH VARIETY; PLANT AT RANDOM)
HRS	10	HIBISCUS ROSA-SINENSIS 'DOUBLE ORANGE'	"DOUBLE ORANGE" HIBISCUS	15-GAL (MIN.); TR. STD.; 6' HT.; HVY; A.S.
MAC	65	NEPHROLEPIS FALCATA	MACHO FERN	3-GAL; 24" OA; A.S.
PEN	13	PENNISETUM SETACUM 'ALBA'	WHITE FOUNTAIN GRASS	3-GAL; 24" X 18"; A.S.
PHI	88	PHILODENDON BIPINNATIFIDUM	PHILODENDRON SELLOUM	3-GAL; 36" OA; A.S.
PLU	44	PLUMBAGO CAPENSIS 'IMPERIAL BLUE'	"IMPERIAL BLUE" PLUMBAGO	3-GAL; 24" X 18"; A.S.
POD	236	PODOCARPUS MACROCARPUS 'MAKI'	YEW PODOCARPUS	7-GAL; 36" X 14"; A.S.
RHA	255	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	3-GAL; 15-18" OA; A.S.
ZAM	18	ZAMIA FURFURACEA	CARDBOARD PALM	25-GAL; 36" 48"; HEAVY; FULL;A.S.
ASP	423	ASPARAGUS DENSIFLORUS 'MYERSII'	FOXTAIL FERN	1-GAL; 8" OA; HEAVY; FULL; 18" OC.
CLU	313	CLUSIA GUTTIFERA 'NANA'	DWARF SMALL-LEAF CLUSIA	3-GAL; 12-14" OA; A.S. (24" OC. MIN.)
IMP	146	IMPATIENS NEW GUINEA "HARMONY: RED/SALMON/PINK"	NEW GUINEA IMPATIENS: HARMONY VARIETIES-"RED"/ "SALMON"/"PINK" (EQ/EQ/EQ)	1-GAL; FULL; HEAVY; AS SHOWN (18" OC, TYP.).
LIR	1496	LIRIOPE MUSCARI 'EVERGREEN GIANT'	"EVERGREEN GIANT" LIRIOPE	1-GAL; 12-15" HT.; FULL & THICK; 15" OC.
MOR	41	DIETES BICOLOR	YELLOW AFRICAN IRIS	3-GAL; 18-22" HT; HEAVY; FULL; A.S.
PMP	103	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	3-GAL; FULL, HEAVY; AS SHOWN.
SAN	109	SANSEVIERIA TRIFASCIATA 'LAURENTII'	SNAKE PLANT VAR. "LAURENTII"	3-GAL; 18-30" HT; HEAVY; FULL; A.S.
ANN	340	ANNUAL COLOR	SEASONAL VARIETIES	4" CONT.; FULL W/ BLOSSOMS; 12" OC.
SOD	6,550 SF (+/-)	STENOTAPHRUM SECUNDATUM VAR. 'FLORITAM'	ST. AUGUSTINE SOD VAR. "FLORITAM"	SOLID SOD; DISEASE-FREE; LAID TIGHT W/ EVEN JOINTS.



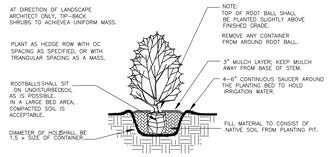
SLENDER MULTI-TRUNK PALM TREE PLANTING

N.T.S.



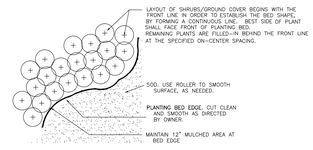
MULTI-TRUNK TREE STANDARD

N.T.S.



STANDARD SHRUB PLANTING

N.T.S.



SHRUB AND GROUND COVER LAYOUT

N.T.S.

SITE	131,343	3.02	100%
IMPERVIOUS	74,725	1.72	57 %
PERVIOUS	56,869	1.30	43 %

Landscape Data

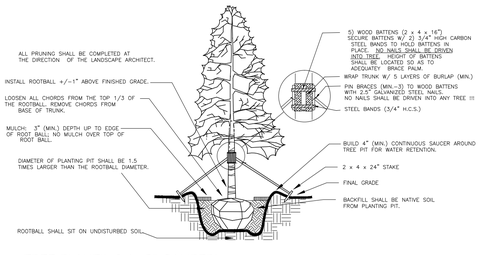
Total Area	**3.02 Ac.**
Trees required (3.02 Ac x 43,560/2500 = 52.62 = 53	**53**
Trees supplied	**88**
Shade trees required (53 x 50% = 26.5 = 27)	**27**
Shade trees supplied	**61**
Landscape area required (3.02 x 20% = 0.60 Ac.,per 6.06.03,B.1.)	**0.60 Ac.**
Landscape area supplied	**1.14 Ac.**
Interior trees required (0.60 x 50% = 0.30 Ac x 43,560/500 = 26.14 = 26 per 6.06.07, C.)	**26**
Interior trees supplied	**43**
Perimeter trees required (610LF/30LF = 20.33 = 20)	**20**
Perimeter trees supplied	**29**

Proposed Zoning CPUD
Existing Use Vacant

Required Xeriscape Points	points
Utilization of a moisture sensing controller other than a rain-sensor override device	5
51% (or more) of the grass areas are made up of drought-tolerant grass species	10
51% (or more) of the required shrubs are made up of drought-tolerant species	10
51% (or more) of the required trees are made up of drought-tolerant species	10
Sod areas less than 50% of the landscape area	5
Utilization of compacted mulch with a 3" min. depth in all planted areas (except ground cover)	10
	total 50

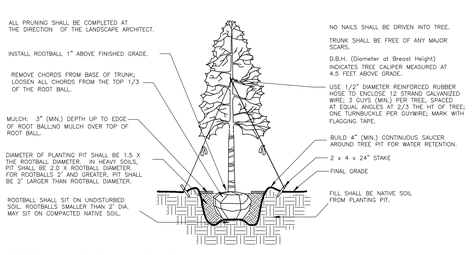
NOTES

- All plant material shall be Florida No. 1 or better.
- All plant material shall be installed in a neat, workman-like manner in conformance with standard Landscape Industry practice.
- All plant material shall be guaranteed for NINETY (90) days commencing on date of certification by Landscape Architect. All warrantees are voided by damage from frost conditions, high winds, improper maintenance (neglect) or vandalism.
- All shrub areas shall receive 3" of organic mulch; ground cover up to 2". Keep mulch back from base of stems. Do not use RED MULCH. Cypress mulch is not permitted. Note "pine straw" area on Sheet LA.1.
- Use clean, weed-seed free, re-cycled OR Eucalyptus mulch.
- All trees in sod areas shall retain a NON-MULCHED cleared area, large enough to extend beyond the root ball perimeter (3' radius, min.). NO SOD nor MULCH shall be placed over top of the root ball. Any weed growth shall be immediately removed BY HAND prior to installation and during grow-in period.
- Irrigation shall be supplied by an underground, automatic, pop-up type sprinkler system, guaranteeing 100% coverage of planted area w/o overspray onto any public (or private) pavement area.
- All prohibited exotic and invasive species shall be removed from entire site prior to the issuance of a Certificate of Occupancy.
- Sod quantities are estimates. Contractor shall verify actual quantities required using final, "as-built", field dimensions to calculate square footage.



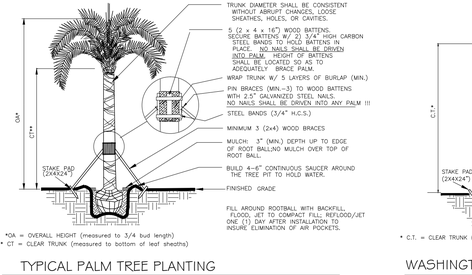
TREE PLANTING (>3" CALIPER)

N.T.S.



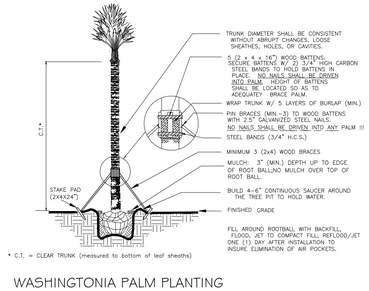
TREE PLANTING (1.5-3" DBH)

N.T.S.



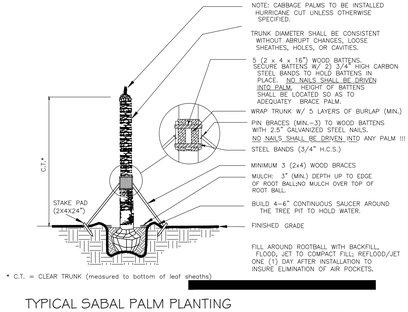
TYPICAL PALM TREE PLANTING

N.T.S.



WASHINGTONIA PALM PLANTING

N.T.S.



TYPICAL SABAL PALM PLANTING

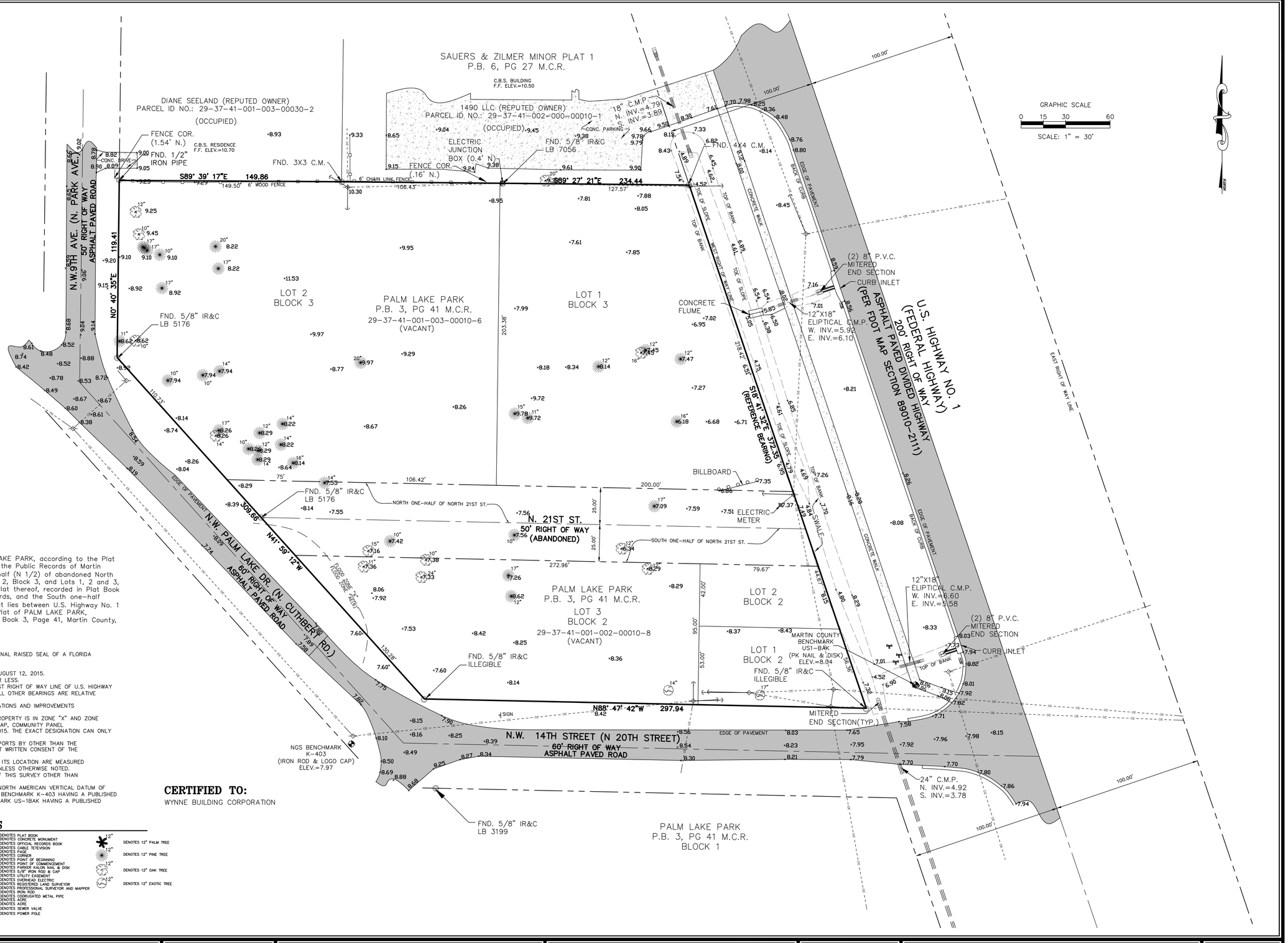
N.T.S.

LPLA
Laurence L. Parr
Landscape Architect
235 Maplewood Drive
Clarksville, Tennessee 37042
931.378.5435
lpla1@bellsouth.net

Baker Road Commons
US Hwy#1/NW 20th Street, Stuart, Florida
LA.2 Landscape Plant List/Details

JOB#: 1518
DWN : L.P.
DATE: 8.11.15
REV : 12.29.16

SCALE: no scale



LEGAL DESCRIPTION:

Lots 1 and 2, Block 3, of the Plat of PALM LAKE PARK, according to the Plat thereof, recorded in Plat Book 3, Page 41, of the Public Records of Martin County, Florida, together with the North one-half (N 1/2) of abandoned North 21st Street, lying adjacent to said Lots 1 and 2, Block 3, and Lots 1, 2 and 3, Block 2, PALM LAKE PARK, according to the Plat thereof, recorded in Plat Book 3, Page 41, Martin County, Florida Public Records, and the South one-half (1/2) of that portion of North 21st Street that lies between U.S. Highway No. 1 and North Cuthbert Road, as shown on the Plat of PALM LAKE PARK, according to the Plat thereof recorded in Plat Book 3, Page 41, Martin County, Florida Public Records.

NOTES:

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) DESCRIPTION FURNISHED BY CLIENT
3) THE LAST DATE OF BOUNDARY FIELD WORK WAS AUGUST 12, 2015.
4) OVERALL PARCEL CONTAINS 3.021 ACRES, MORE OR LESS.
5) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 WHICH BEARS SOUTH 18°41'32" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
7) FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AND ZONE "AE(6)", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12085C0132 G, EFFECTIVE DATE MARCH 16, 2015. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
8) 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.
9) ALL DIMENSIONS RELATING TO THE BOUNDARY AND ITS LOCATION ARE MEASURED AND ARE THE SAME AS PLAT/DEED DIMENSIONS UNLESS OTHERWISE NOTED.
10) NO INTERIOR IMPROVEMENTS LOCATED AS PART OF THIS SURVEY OTHER THAN THOSE SHOWN HEREON.
11) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UTILIZING NATIONAL GEODETIC SURVEY (NGS) BENCHMARK K-403 HAVING A PUBLISHED ELEVATION OF 7.97', AND MARTIN COUNTY BENCHMARK US-1BAK HAVING A PUBLISHED ELEVATION OF 8.04'.

CERTIFIED TO:

WYNNE BUILDING CORPORATION

LEGEND & ABBREVIATIONS

CONC	DENOTES CONCRETE	P.B.	DENOTES PLAT BOOK
P.C.P.	DENOTES PERMANENT CONTROL POINT	C.M.	DENOTES CONCRETE MONUMENT
(P)	DENOTES PLAT DATA	O.R.	DENOTES OFFICIAL RECORDS BOOK
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS	CATV	DENOTES CABLE TETEVISON
℄	DENOTES PROPERTY LINE	PG.	DENOTES PAGE
(M)	DENOTES MEASURED DATA	COR.	DENOTES CORNER
ID	DENOTES IDENTIFICATION NUMBER	P.O.B.	DENOTES POINT OF BEGINNING
⌀	DENOTES DIAMETER	P.O.C.	DENOTES POINT OF COMMENCEMENT
TOB	DENOTES TOP OF BANK	PK&D	DENOTES PARKER KALON NAIL & DISK
TYP.	DENOTES TYPICAL	IR&C	DENOTES 5/8" IRON ROD & CAP
FND.	DENOTES FOUND	U.E.	DENOTES UTILITY EASEMENT
L.B.	DENOTES LICENSED BUSINESS	O.E.	DENOTES OVERHEAD ELECTRIC
O.H.U.	DENOTES OVERHEAD UTILITIES	RLS	DENOTES REGISTERED LAND SURVEYOR
FPL	DENOTES FLORIDA POWER AND LIGHT	PSM	DENOTES PROFESSIONAL SURVEYOR AND MAPPER
AT&T	DENOTES AMERICAN TELEPHONE & TELEGRAPH	IR	DENOTES IRON ROD
CBS	DENOTES CONCRETE BLOCK STRUCTURE	CMP	DENOTES CORRUGATED METAL PIPE
S.F.	DENOTES SQUARE FEET	AC.	DENOTES ACRE
MON.	DENOTES MONUMENT	EOP	DENOTES ACRE
TCB	DENOTES TRAFFIC CONTROL BOX		DENOTES SEWER VALVE
			DENOTES POWER POLE

DENOTES 12" PALM TREE
DENOTES 12" PINE TREE
DENOTES 12" OAK TREE
DENOTES 12" EXOTIC TREE

P:\Proj:2015\15-131 Palm Lake Park-Backer Road Survey\SURVEY\15-131 BOUNDARY TOPO AND TREE.DWG, 1/4/2017 10:42:15 AM

Thomas P. Kiernan Date
Professional Surveyor & Mapper
Florida Certificate No. 6199

COMPUTER FILE REF.	FIELD BK./PG.
15-131	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE
ADDED TOPO & TREE LOCATIONS	RNJ	1/25/16

	BY	DATE
FIELD	GA	08/11/15
CALCS.		
DRAWN	RNJ	08/14/15
DETAILED		
CHECKED		
APPROVED		

BOUNDARY TOPOGRAHIC & TREE SURVEY

LOTS 1&2, BLOCK 3, & LOTS 1,2,&3, BLOCK 2
PALM LAKE PARK

PREPARED FOR

WYNNE BUILDING CORPORATION

DATE: 01-26-2015
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No. 15-131
SHEET 1 OF 1

Baker Road Commons

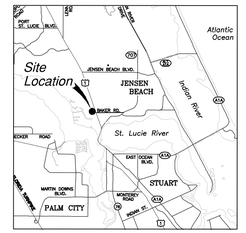
US Hwy#1/NW 20th Street, Stuart, Florida

LA.1 Landscape Plan

LPLA

Laurence L. Parr
Landscape Architect
235 Maplewood Drive
Clarksville, Tennessee 37042
931.378.5435
lpla1@bellsouth.net

LOCATION MAP



nts

0 10 20 40

PRESERVE: EXISTING VEGETATION TO REMAIN (TYP.)

PRESERVE: RESTORED

Minimum of 19) Live Oak and 50) Slash Pine shall be installed (on-site transplants or nursery stock) in the open space between the Preserve Area and the NW Palm Lake Drive ROW. Any non-invasive plant materials (trees, shrubs,etc.) shall remain in place and maintained as part of the "Preserve: Restored" Area, as shown.

SEE SHEET LA.2 FOR PLANT LIST DETAILS AND LANDSCAPE DATA.

HOTEL

POOL

PINE STRAW MULCH (TYP.)

CONCRETE SIDEWALK, 8' WIDE

SIGN

DUMPSTER PAD

LIMIT OF EX. UPLAND LINE

5' FENCE

LOT 3 BLOCK 3

LOT 1 SAUERS & ZILMER MINOR PLAT 1 PLAT BOOK 6, PAGE 27 MARTIN COUNTY, FLORIDA.

NW NINTH AVENUE (50' R/W)

NW PALM LAKE DRIVE (60' R/W)

NW FEDERAL HIGHWAY (AKA U.S. #1) (200' R/W)

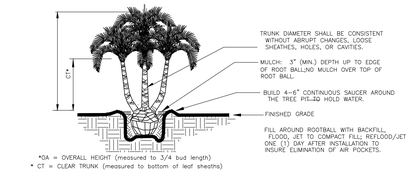
NW 20th STREET (60' R/W)

JOB#: 1518
DWN : L.P.
DATE: 8.11.15
REV : 8.27.15
12.29.16

SCALE: 1" = 20'-0"

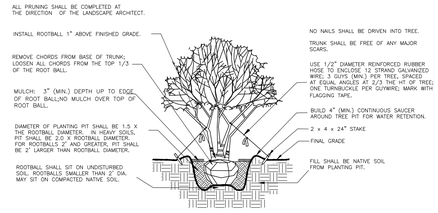
PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
LJ	14	LIGUSTRUM JAPONICUM	GLOSSY PRIVET	TR.STD.;6' X 6';MULTI-TRNK;HVY;NO FUNGUS!;B/B.
MG	8	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	MAGNOLIA VAR. "DD BLANCHARD"	16' x 6'; 3.5" DBH; FULL-TO-BASE; HVY.; B/B.
QV	21	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	14' x 5'; 3" DBH; SINGLE STRT. TRNK.; B/B.
QV.1	11	QUERCUS VIRGINIANA 'CATHEDRAL'	"CATHEDRAL" LIVE OAK	100 GAL: 16-18' X 8-10'; 5-6" CAL.; SNGL. STRT. TRNK.;HVY.
PE	21	PINUS ELLIOTTII 'DENSA'	SLASH PINE VAR. "DENSA"	12-14' HT.; HVY; STRT. TRNK.; FULL-TO BASE; B/B.
RR	8	ROYSTONEA REGIA	FLORIDA ROYAL PALM	14-16' GW; UNIFORM DBH; NO SCARS; FULL,HVY HD.;B/B.
RR.1	2	ROYSTONEA REGIA	FLORIDA ROYAL PALM	DBL: 14-16' GW; UNIFORM DBH; NO SCARS; FULL,HVY HD.;B/B.
SP	14	SABAL PALMETTO	CABBAGE PALM	10 -16' CT; HURRICANE CUT; ST'GG'R'D HDS.; B/B.
TR	12	THRINAX RADIATA	FLORIDA THATCH PALM	25-GAL; 6' HT.; FULL, HEAVY HEAD.
WB	9	WODYETIA BIFURCATA	FOXTAIL PALM	TRPL: 10-12' CT.;SMOOTH TRNKS.; FULL HDS.;B/B.
WR	30	WASHINGTONIA ROBUSTA	WASHINGTON PALM	10 -16' CT; ST'GG'R'D HDS.; B/B.
ALP	23	ALPINIA ZERUMBET & ALPINIA ZERUMBET 'VARIEGATA'	GREEN & VARIEGATED SHELL GINGER (EQ./EQ.)	3-GAL; 24" OA; AS SHOWN (A.S.)
BRU	3	BRUNFELSIA PAUCIFLORA	YESTERDAY, TODAY & TOMORROW	3-GAL; 24" OA; A.S.
CAR	85	CARISSA MACROCARPA 'EMERALD BLANKET'	"EMERALD BLANKET" CARISSA	3-GAL; 14-16" OA; A.S.
CHR	212	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3-GAL; 24" OA; A.S.
COD	26	CODIAEUM VARIEGATUM PICTUM 'PETRA'	"PETRA" CROTON	3-GAL; 24" OA; A.S.
COR	21	CORDYLINE FRUTICOSA 'RED SISTER'	"RED SISTER" TI PLANT	7-GAL; 3PPP (MIN.); 36-42" HT.; HVY; FULL; A.S.
CRO	45	CODIAEUM VARIEGATUM PICTUM 'MAMMEY'/'STOPLIGHT'/'GOLDUST'	"MAMMEY"/"STOPLIGHT"/"GOLDUST" CROTON (EQ./EQ./EQ.)	3-GAL; 24" OA; A.S. (15: EACH VARIETY; PLANT AT RANDOM)
HRS	10	HIBISCUS ROSA-SINENSIS 'DOUBLE ORANGE'	"DOUBLE ORANGE" HIBISCUS	15-GAL (MIN.); TR. STD.; 6' HT.; HVY; A.S.
MAC	65	NEPHROLEPIS FALCATA	MACHO FERN	3-GAL; 24" OA; A.S.
PEN	13	PENNISETUM SETACUM 'ALBA'	WHITE FOUNTAIN GRASS	3-GAL; 24" X 18"; A.S.
PHI	88	PHILODENDON BIPINNATIFIDUM	PHILODENDRON SELLOUM	3-GAL; 36" OA; A.S.
PLU	44	PLUMBAGO CAPENSIS 'IMPERIAL BLUE'	"IMPERIAL BLUE" PLUMBAGO	3-GAL; 24" X 18"; A.S.
POD	236	PODOCARPUS MACROCARPUS 'MAKI'	YEW PODOCARPUS	7-GAL; 36" X 14"; A.S.
RHA	255	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	3-GAL; 15-18" OA; A.S.
ZAM	18	ZAMIA FURFURACEA	CARDBOARD PALM	25-GAL; 36" 48"; HEAVY; FULL;A.S.
ASP	423	ASPARAGUS DENSIFLORUS 'MYERSII'	FOXTAIL FERN	1-GAL; 8" OA; HEAVY; FULL; 18" OC.
CLU	313	CLUSIA GUTTIFERA 'NANA'	DWARF SMALL-LEAF CLUSIA	3-GAL; 12-14" OA; A.S. (24" OC. MIN.)
IMP	146	IMPATIENS NEW GUINEA "HARMONY: RED/SALMON/PINK"	NEW GUINEA IMPATIENS: HARMONY VARIETIES-"RED"/ "SALMON"/"PINK" (EQ/EQ/EQ)	1-GAL; FULL; HEAVY; AS SHOWN (18" OC, TYP.).
LIR	1496	LIRIOPE MUSCARI 'EVERGREEN GIANT'	"EVERGREEN GIANT" LIRIOPE	1-GAL; 12-15" HT.; FULL & THICK; 15" OC.
MOR	41	DIETES BICOLOR	YELLOW AFRICAN IRIS	3-GAL; 18-22" HT; HEAVY; FULL; A.S.
PMP	103	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	3-GAL; FULL, HEAVY; AS SHOWN.
SAN	109	SANSEVIERIA TRIFASCIATA 'LAURENTII'	SNAKE PLANT VAR. "LAURENTII"	3-GAL; 18-30" HT; HEAVY; FULL; A.S.
ANN	340	ANNUAL COLOR	SEASONAL VARIETIES	4" CONT.; FULL W/ BLOSSOMS; 12" OC.
SOD	6,550 SF (+/-)	STENOTAPHRUM SECUNDATUM VAR. 'FLORITAM'	ST. AUGUSTINE SOD VAR. "FLORITAM"	SOLID SOD; DISEASE-FREE; LAID TIGHT W/ EVEN JOINTS.



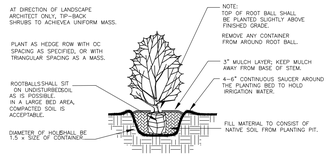
SLENDER MULTI-TRUNK PALM TREE PLANTING

N.T.S.



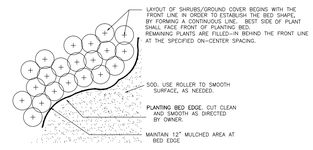
MULTI-TRUNK TREE STANDARD

N.T.S.



STANDARD SHRUB PLANTING

N.T.S.



SHRUB AND GROUND COVER LAYOUT

N.T.S.

SITE	131,343	3.02	100%
IMPERVIOUS	74,725	1.72	57 %
PERVIOUS	56,869	1.30	43 %

Landscape Data

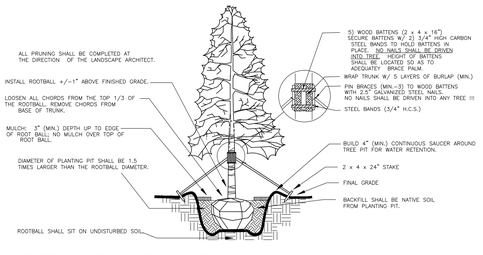
Total Area	**3.02 Ac.**
Trees required (3.02 Ac x 43,560/2500 = 52.62 = 53	**53**
Trees supplied	**88**
Shade trees required (53 x 50% = 26.5 = 27)	**27**
Shade trees supplied	**61**
Landscape area required (3.02 x 20% = 0.60 Ac.,per 6.06.03,B.1.)	**0.60 Ac.**
Landscape area supplied	**1.14 Ac.**
Interior trees required (0.60 x 50% = 0.30 Ac x 43,560/500 = 26.14 = 26 per 6.06.07, C.)	**26**
Interior trees supplied	**43**
Perimeter trees required (610LF/30LF = 20.33 = 20)	**20**
Perimeter trees supplied	**29**

Proposed Zoning CPUD
Existing Use Vacant

Required Xeriscape Points	points
Utilization of a moisture sensing controller other than a rain-sensor override device	5
51% (or more) of the grass areas are made up of drought-tolerant grass species	10
51% (or more) of the required shrubs are made up of drought-tolerant species	10
51% (or more) of the required trees are made up of drought-tolerant species	10
Sod areas less than 50% of the landscape area	5
Utilization of compacted mulch with a 3" min. depth in all planted areas (except ground cover)	10
	total 50

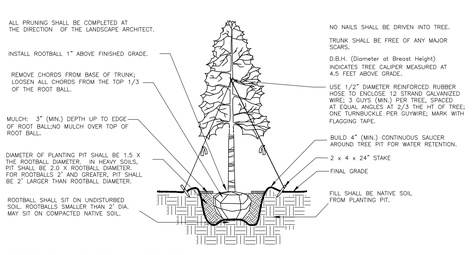
NOTES

- All plant material shall be Florida No. 1 or better.
- All plant material shall be installed in a neat, workman-like manner in conformance with standard Landscape Industry practice.
- All plant material shall be guaranteed for NINETY (90) days commencing on date of certification by Landscape Architect. All warrantees are voided by damage from frost conditions, high winds, improper maintenance (neglect) or vandalism.
- All shrub areas shall receive 3" of organic mulch; ground cover up to 2". Keep mulch back from base of stems. Do not use RED MULCH. Cypress mulch is not permitted. Note "pine straw" area on Sheet LA.1.
- Use clean, weed-seed free, re-cycled OR Eucalyptus mulch.
- All trees in sod areas shall retain a NON-MULCHED cleared area, large enough to extend beyond the root ball perimeter (3' radius, min.). NO SOD nor MULCH shall be placed over top of the root ball. Any weed growth shall be immediately removed BY HAND prior to installation and during grow-in period.
- Irrigation shall be supplied by an underground, automatic, pop-up type sprinkler system, guaranteeing 100% coverage of planted area w/o overspray onto any public (or private) pavement area.
- All prohibited exotic and invasive species shall be removed from entire site prior to the issuance of a Certificate of Occupancy.
- Sod quantities are estimates. Contractor shall verify actual quantities required using final, "as-built", field dimensions to calculate square footage.



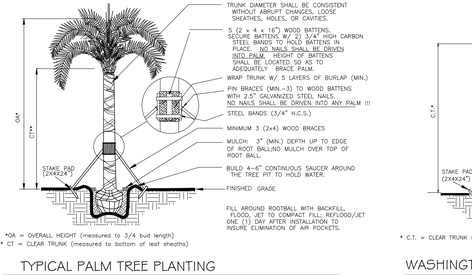
TREE PLANTING (>3" CALIPER)

N.T.S.



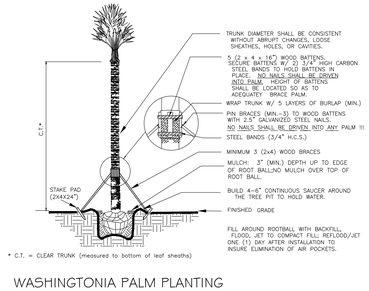
TREE PLANTING (1.5-3" DBH)

N.T.S.



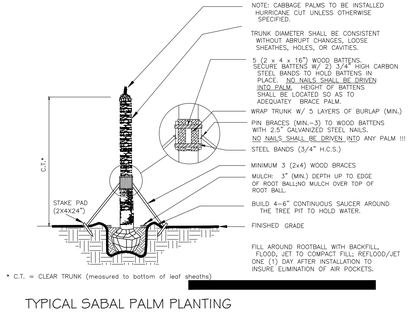
TYPICAL PALM TREE PLANTING

N.T.S.



WASHINGTONIA PALM PLANTING

N.T.S.



TYPICAL SABAL PALM PLANTING

N.T.S.

LPLA
Laurence L. Parr
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lpla1@bellsouth.net

Baker Road Commons
US Hwy#1/NW 20th Street, Stuart, Florida
LA.2 Landscape Plant List/Details

JOB#: 1518
DWN : L.P.
DATE: 8.11.15
REV : 12.29.16

SCALE: no scale

Accessible Rm. Matrix

	ROOM TYPE	REQ'D COUNT	PROVIDED COUNT	REMARKS
	QUEEN ONE BEDROOM-ACCESSIBLE W/ ROLL-IN SHOWER	2	2	
	QUEEN ONE BEDROOM-ACCESSIBLE W/ ACCESSIBLE TUB	5	2	
	QUEEN STUDIO-ACCESSIBLE W/ ACCESSIBLE TUB		3	
TOTAL	-		7	

	ROOM TYPE	REQ'D COUNT	PROVIDED COUNT	REMARKS
	C.F. QUEEN STUDIO		4	ROOMS
	C.F. QUEEN STUDIO-CONNECTING	11	4	ROOMS
	C.F. QUEEN ONE BEDROOM		3	ROOMS
	C.F. QUEEN STUDIO-ACCESSIBLE	1	1	ROOM
TOTAL	-	12	12	

1. C.F. DENOTES ROOMS THAT HAVE COMMUNICATING FEATURES. ONE (1) COMMUNICATION FEATURE ROOM MUST ALSO BE ACCESSIBLE, BUT NO MORE THAN 10% OF ROOMS THAT COUNT TOWARDS THE REQUIRED C.F. TOTAL ROOM

Guest Room Count Breakdown

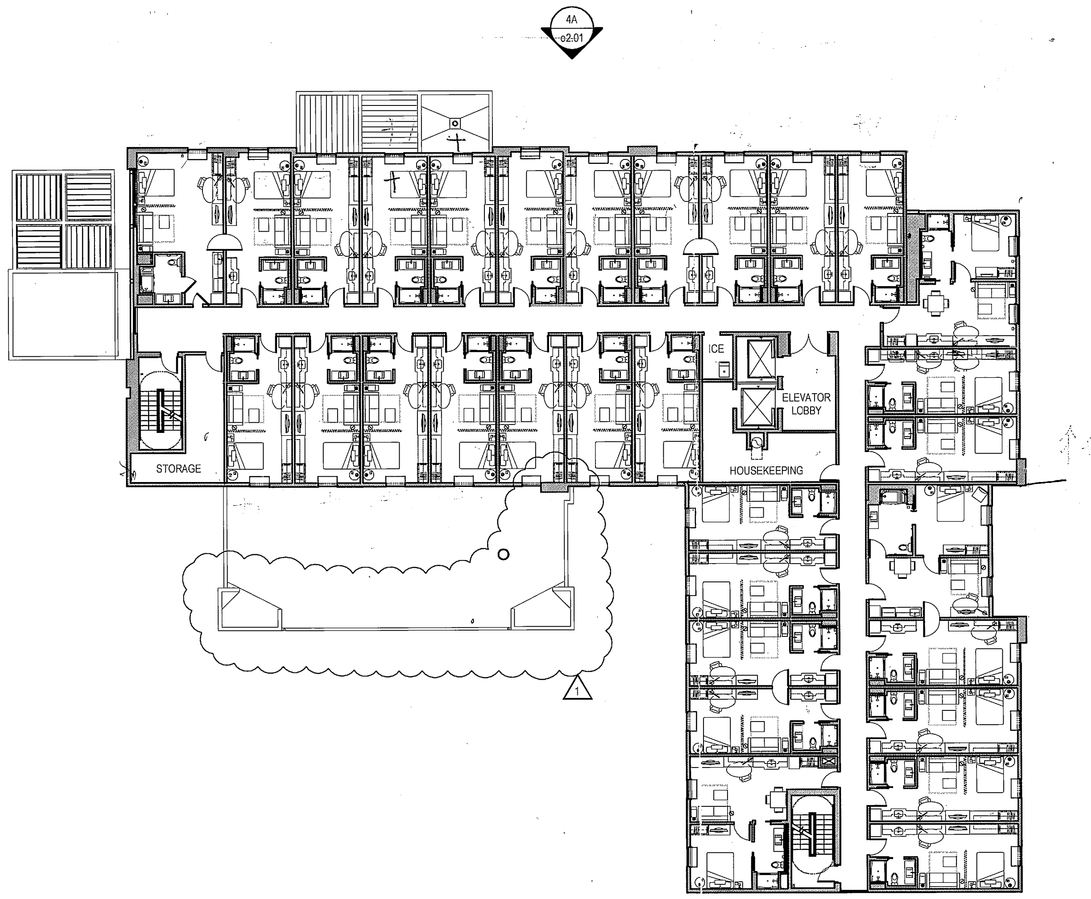
	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
QUEEN STUDIO:	9	21	21	21	72
QUEEN ONE BEDROOM:	2	2	2	2	8
QUEEN STUDIO - ACCESSIBLE:	--	1	1	1	3
QUEEN ONE BEDROOM - ACCESSIBLE:	1	1	1	1	4
QUEEN STUDIO - CONNECTING:	5	6	6	6	23
	17	31	31	31	110

DISTRIBUTION OF THE ACCESSIBLE ROOMS TO INCLUDE OPTIONS FOR PREMIUM VIEWS WHEN PREMIUM VIEWS ARE AVAILABLE AT A SITE.

Building Area Statistics

AREA: 110 ROOM PROTOTYPE	UNIT	SF	HOTEL PROGRAM
GROSS AREA:			
GROUND LEVEL	1	16432	16432
UPPER LEVELS	3	14752	44256
TOTAL GROSS AREA			60688
GUEST ROOMS			
QUEEN STUDIO	72	323	23256
QUEEN ONE BEDROOM	8	491	3928
QUEEN STUDIO - CONNECTING	23	323	7429
QUEEN STUDIO - ACCESSIBLE	3	451	1353
QUEEN ONE BEDROOM - ACCESSIBLE	4	544	2176
SUBTOTAL GUEST ROOM	110		38142
GUEST ROOM SUPPORT			
GROUND LEVEL CORRIDOR	1	726	726
UPPER LEVEL CORRIDORS	3	1277	3831
MECHANICAL ROOM	1	368	368
HOUSEKEEPING	3	273	819
GENERAL STORAGE (UPPER LEVEL)	3	230	690
ICE (GROUND FLOOR)	1	24	24
ICE/VENDING (UPPER LEVEL)	3	47	141
STAIR #1 (GROUND LEVEL)	1	96	96
STAIR #1 (UPPER LEVEL)	3	149	447
STAIR #2 (GROUND LEVEL)	1	86	86
STAIR #2 (UPPER LEVEL)	3	139	417
ELEVATOR	4	145	580
ELEVATOR LOBBY (GROUND FLOOR)	1	193	193
ELEVATOR LOBBY	3	139	417
SUBTOTAL GUEST ROOM SUPPORT			8835
PUBLIC SPACE:			
ENTRY VESTIBULE 1	1	75	75
GATHERING ROOM	1	860	860
BREAKFAST SERVING COUNTER	1	252	252
COMMUNITY TABLE SEATING	1	254	254
ENTRY VESTIBULE 2	1	81	81
LUGGAGE CART STORAGE	1	29	29
PUBLIC LAUNDRY	1	81	81
WOMENS RESTROOM	1	56	56
MEN'S RESTROOM	1	56	56
PUBLIC CIRCULATION	1	841	841
RETAIL	1	75	75
SUBTOTAL PUBLIC SPACE			2660
PUBLIC SUPPORT:			
FRONT DESK	1	120	120
SALES OFFICE	1	169	169
MANAGER'S OFFICE	1	89	89
EMMPLOYEE BREAKROOM	1	208	208
EMPLOYEE WORK STATION	1	72	72
PBX ROOM	1	112	112
PANTRY	1	261	261
MECHANICAL ROOM 1	1	22	22
MECHANICAL ROOM 2	1	34	34
LAUNDRY	1	545	545
POOL EQUIPMENT & STORAGE	1	58	58
POOL MECHANICAL	1	170	170
ELEVATOR EQUIPMENT	1	114	114
STORE ROOM	1	128	128
SUBTOTAL PUBLIC SUPPORT			2102
RECREATIONAL FACILITIES:			
INDOOR (SALINE) POOL	1	1824	1824
FITNESS	1	526	526
SUBTOTAL RECREATIONAL			2150
TOTALS			
WALL SQUARE FOOTAGE			6799
TOTAL USEABLE SQUARE FOOTAGE			53889
TOTAL FLOOR AREA			60688

NOTE: ALL INTERIOR AREAS ARE CALCULATED TO FACE OF INTERIOR FINISH (DRYWALL).



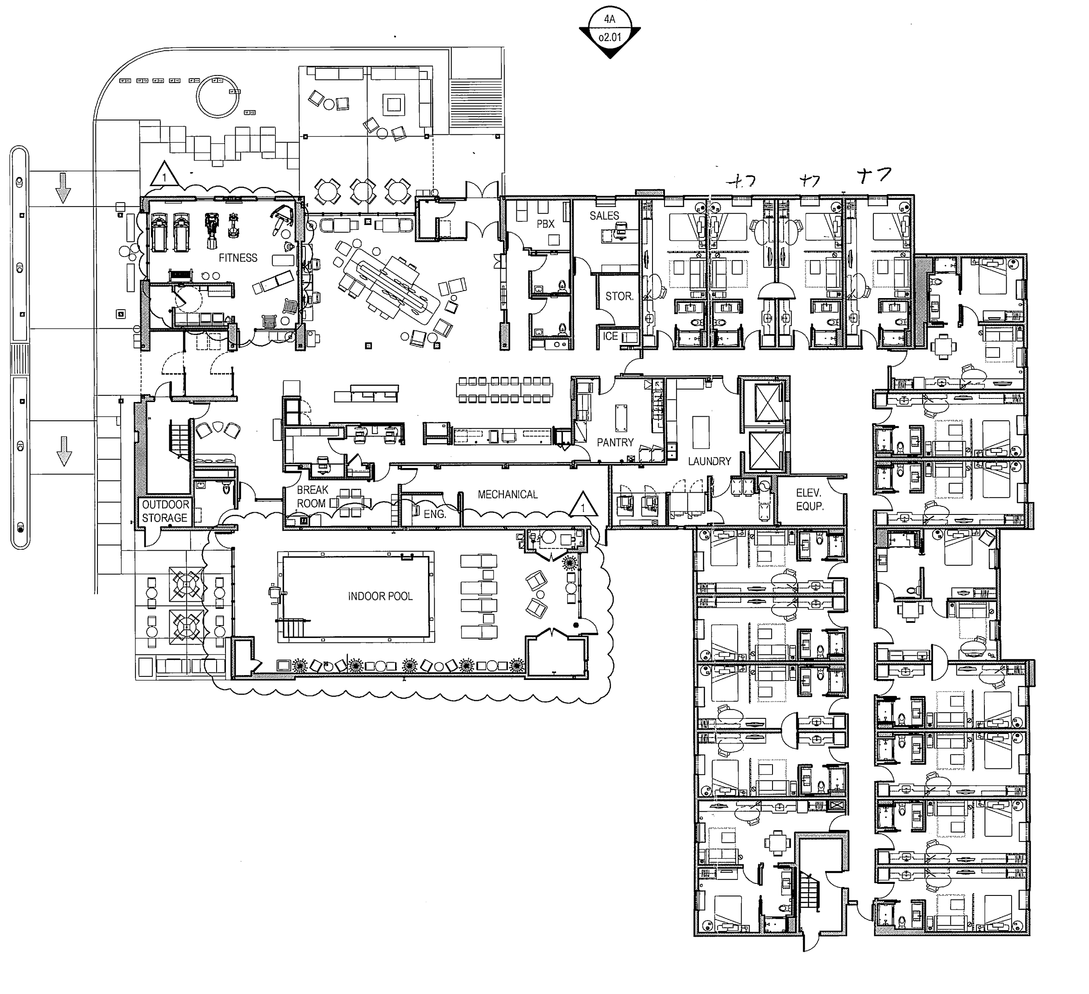
11H / o2.01 TYPICAL GUEST LEVEL FLOOR PLAN (UPPER FLOOR PLAN INDICATED)
SCALE: 1/16" = 1'-0"
31 Rooms



4D / o2.01 EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



4A / o2.01 EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



11A / o2.01 L-SHAPED BUILDING FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
17 Rooms

HOME2 SUITES BY HILTON

NORTH AMERICAN PROTOTYPE

EACH OWNER IS TO VERIFY WITH THE LOCAL CODE ENFORCEMENT AGENCY FOR ACCESSIBILITY OR BARRIER-FREE REQUIREMENTS. THE OWNER OF THE PROJECT CONTROLS THE ULTIMATE DESIGN AND CONSTRUCTION AND IS URGED TO SEEK APPROPRIATE COUNSEL TO ENSURE SUCH COMPLIANCE.

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ISSUE INFORMATION

VERSION 2.1: OCTOBER, 2012

△ REVISIONS

PROJECT INFORMATION

PROTOTYPE PACKAGE

SHEET INFORMATION

OPTIONAL L SHAPED BUILDING - PLANS AND ELEVATIONS

o2.01

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GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
772.888.9076

Traffic Memorandum

Date: December 29, 2016

To: Stephen Mayer, City of Stuart-Senior Planner

From: Leo Giangrande, PE

Subject: Hilton Suites of Stuart (AKA Wynne Commercial, Baker Commons)
GEP #: 13-0001

Distribution: Joel Wynne, Larry Par
File

This memorandum has been prepared to provide additional information related to traffic analysis and site access. GEP has provided an updated trip generation for the proposed development. The most current version of the Institute Transportation of Engineers (ITE), *Trip Generation Manual* 9th Edition, published in 2014, provides the appropriate trip generation codes and rates. The following tables provide the trip generation approved in 2015 as well as the proposed change in development to remove the previously approved retail and propose a single 106 room hotel.

2015 Wynne Commercial Center
Proposed Trip Generation

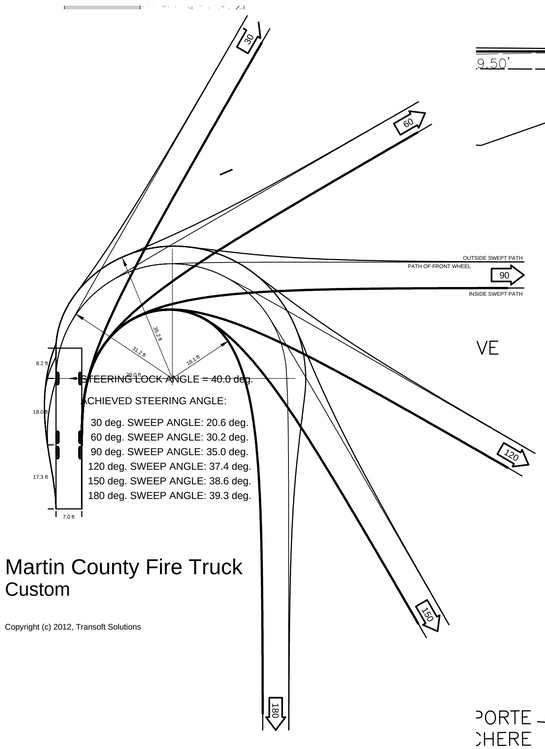
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
826	Special Retail	10,250 SF	34	36	70	26	26	51	454
310	Hotel	80 rooms	31	23	54	27	29	56	343
	Pass-By Reduction	15%	(5)	(5)	(11)	(4)	(4)	(8)	(68)
		Total	**60**	**54**	**113**	**50**	**51**	**100**	**729**

2016 Wynne Hilton Hotel Suites
Proposed Trip Generation

			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
826	Special Retail	0 SF	0	0	0	0	0	0	0
310	Hotel	106 rooms	41	30	71	36	38	74	576
	Pass-By Reduction	15%	0	0	0	0	0	0	0
		Total	**41**	**30**	**71**	**37**	**39**	**74**	**576**

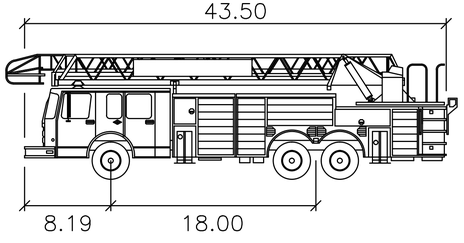
The revised trip generation provides a peak hour (PH) of 74 trips verses the 113 trips provided in the 2015 traffic report publication. The revised trip generation provides an Average Daily Trips (ADT) of 576 trips verses the 729 trips provided in the 2015 traffic report publication.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com



Martin County Fire Truck
Custom

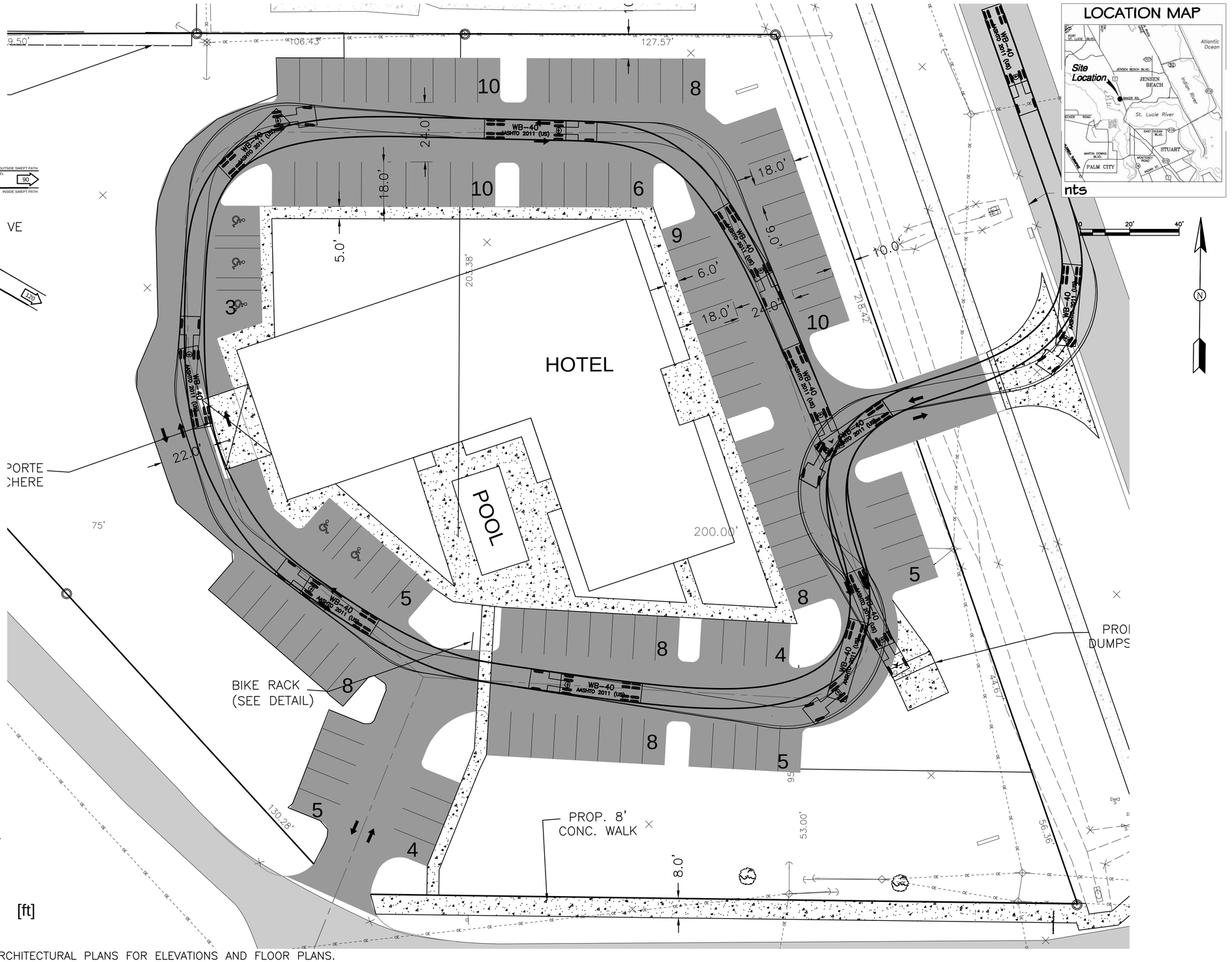
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Martin County Fire Truck

	feet
Width	: 7.00
Track	: 7.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

[ft]



REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND FLOOR PLANS.

DATE	BY	REVISIONS

Date: 11-17-2016
Scale: 1"=20'
Design By: LDG
Drawn By: JLS
Check By: JLS

WYNNE COMMERCIAL
HILTON SUITES OF STUART
CITY OF STUART

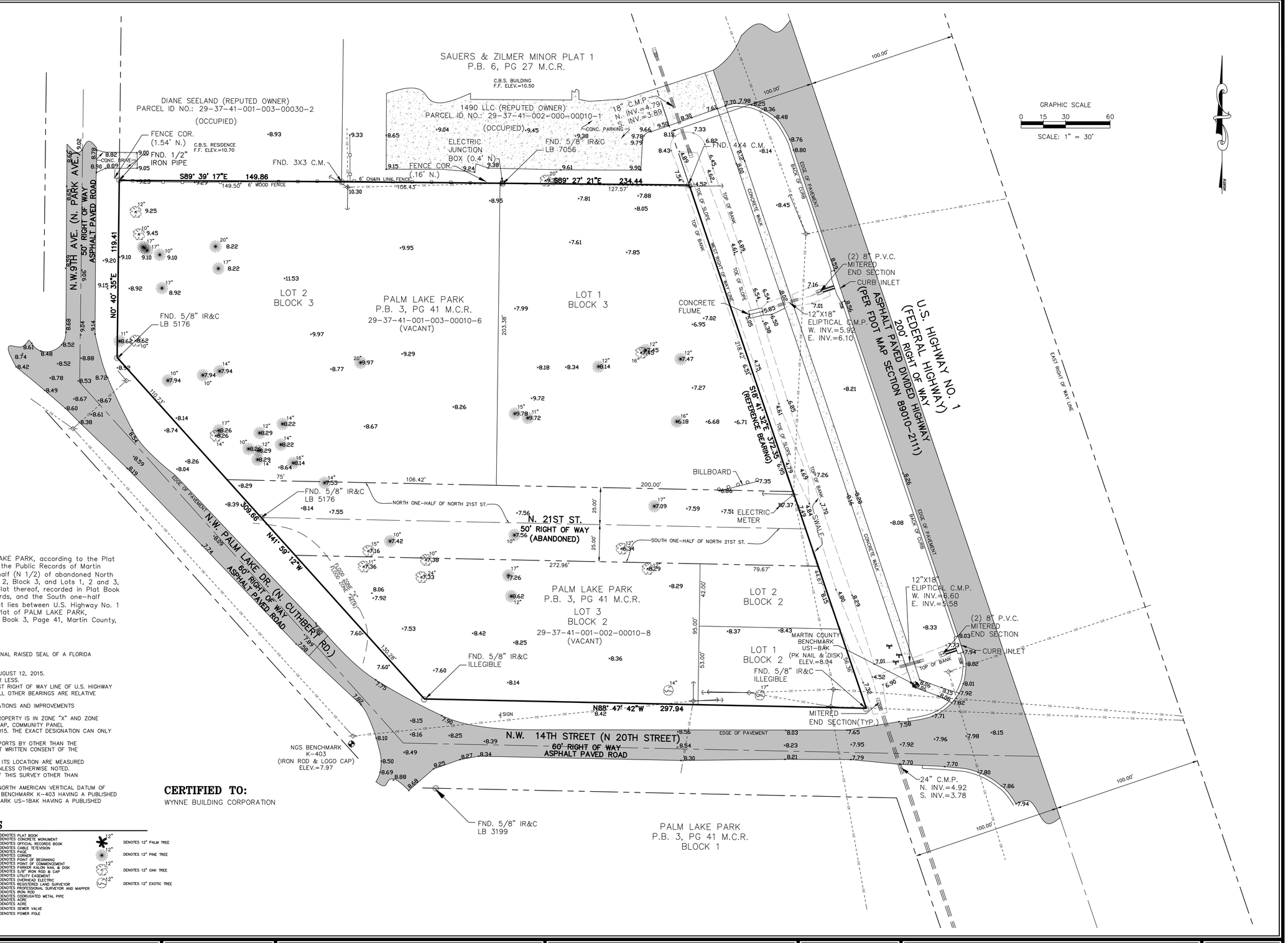
AUTOTURN EXHIBIT

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

EX-1

Drawing Name: C:\GEP\GEP projects\2016\Hilton of Stuart\Design\Site Plan\Wynne Site Plan_GEP_2016.11.17_ja.dwg - Layout Name: autoturn - Plotted by: GEP4 - Date: 2/3/2017 - 2:26 PM - Holtz Consulting Engineers



LEGAL DESCRIPTION:

Lots 1 and 2, Block 3, of the Plat of PALM LAKE PARK, according to the Plat thereof, recorded in Plat Book 3, Page 41, of the Public Records of Martin County, Florida, together with the North one-half (N 1/2) of abandoned North 21st Street, lying adjacent to said Lots 1 and 2, Block 3, and Lots 1, 2 and 3, Block 2, PALM LAKE PARK, according to the Plat thereof, recorded in Plat Book 3, Page 41, Martin County, Florida Public Records, and the South one-half (1/2) of that portion of North 21st Street that lies between U.S. Highway No. 1 and North Cuthbert Road, as shown on the Plat of PALM LAKE PARK, according to the Plat thereof recorded in Plat Book 3, Page 41, Martin County, Florida Public Records.

NOTES:

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) DESCRIPTION FURNISHED BY CLIENT
3) THE LAST DATE OF BOUNDARY FIELD WORK WAS AUGUST 12, 2015.
4) OVERALL PARCEL CONTAINS 3.021 ACRES, MORE OR LESS.
5) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 WHICH BEARS SOUTH 18°41'32" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
7) FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AND ZONE "AE(6)", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12085C0132 G, EFFECTIVE DATE MARCH 16, 2015. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
8) 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.
9) ALL DIMENSIONS RELATING TO THE BOUNDARY AND ITS LOCATION ARE MEASURED AND ARE THE SAME AS PLAT/DEED DIMENSIONS UNLESS OTHERWISE NOTED.
10) NO INTERIOR IMPROVEMENTS LOCATED AS PART OF THIS SURVEY OTHER THAN THOSE SHOWN HEREON.
11) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UTILIZING NATIONAL GEODETIC SURVEY (NGS) BENCHMARK K-403 HAVING A PUBLISHED ELEVATION OF 7.97', AND MARTIN COUNTY BENCHMARK US-1BAK HAVING A PUBLISHED ELEVATION OF 8.04'.

CERTIFIED TO:

WYNNE BUILDING CORPORATION

LEGEND & ABBREVIATIONS

CONC	DENOTES CONCRETE	P.B.	DENOTES PLAT BOOK
P.C.P.	DENOTES PERMANENT CONTROL POINT	C.M.	DENOTES CONCRETE MONUMENT
(P)	DENOTES PLAT DATA	O.R.	DENOTES OFFICIAL RECORDS BOOK
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS	CATV	DENOTES CABLE TETEVISON
℄	DENOTES PROPERTY LINE	PG.	DENOTES PAGE
(M)	DENOTES MEASURED DATA	COR.	DENOTES CORNER
ID	DENOTES IDENTIFICATION NUMBER	P.O.B.	DENOTES POINT OF BEGINNING
⌀	DENOTES DIAMETER	P.O.C.	DENOTES POINT OF COMMENCEMENT
TOB	DENOTES TOP OF BANK	PK&D	DENOTES PARKER KALON NAIL & DISK
TYP.	DENOTES TYPICAL	IR&C	DENOTES 5/8" IRON ROD & CAP
FND.	DENOTES FOUND	U.E.	DENOTES UTILITY EASEMENT
L.B.	DENOTES LICENSED BUSINESS	O.E.	DENOTES OVERHEAD ELECTRIC
O.H.U.	DENOTES OVERHEAD UTILITIES	RLS	DENOTES REGISTERED LAND SURVEYOR
FPL	DENOTES FLORIDA POWER AND LIGHT	PSM	DENOTES PROFESSIONAL SURVEYOR AND MAPPER
AT&T	DENOTES AMERICAN TELEPHONE & TELEGRAPH	IR	DENOTES IRON ROD
CBS	DENOTES CONCRETE BLOCK STRUCTURE	CMP	DENOTES CORRUGATED METAL PIPE
S.F.	DENOTES SQUARE FEET	AC.	DENOTES ACRE
MON.	DENOTES MONUMENT	EOP	DENOTES ACRE
TCB	DENOTES TRAFFIC CONTROL BOX		DENOTES SEWER VALVE
			DENOTES POWER POLE

DENOTES 12" PALM TREE
DENOTES 12" PINE TREE
DENOTES 12" OAK TREE
DENOTES 12" EXOTIC TREE

P:\Proj:2015\15-131 Palm Lake Park-Backer Road Survey\SURVEY\15-131 BOUNDARY TOPO AND TREE.DWG, 1/4/2017 10:42:15 AM

Thomas P. Kiernan Date
Professional Surveyor & Mapper
Florida Certificate No. 6199

COMPUTER FILE REF.	FIELD BK./PG.
15-131	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE
ADDED TOPO & TREE LOCATIONS	RNJ	1/25/16

	BY	DATE
FIELD	GA	08/11/15
CALCS.		
DRAWN	RNJ	08/14/15
DETAILED		
CHECKED		
APPROVED		

BOUNDARY TOPOGRAHIC & TREE SURVEY

LOTS 1&2, BLOCK 3, & LOTS 1,2,&3, BLOCK 2
PALM LAKE PARK

PREPARED FOR

WYNNE BUILDING CORPORATION

DATE: 01-26-2015
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No. 15-131
SHEET 1 OF 1

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
772-888-9076

January 5, 2016

Terry O'Neil
Development Director
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

RE: Hilton Suites of Stuart
PUD Amendment Request

Dear Mr. O'Neil,

Giangrande Engineering & Planning (GEP) is requesting a Planned Unit Development (PUD) Amendment for the Hilton Suites of Stuart site, located immediately north of the intersection of US 1 and NW 20th Street (see attached site plan).

The site for the proposed Hilton Suites site was previously approved, but never constructed, for a project named Baker Road Commons. The following is a comparison of the previously approved Baker Road Commons and the proposed Hilton Suites projects:

- The primary difference between the two plans is that the Baker Road Commons plan proposed 10,250 square feet of commercial retail space and a 80 room hotel, while the Hilton Suites plan proposes a 106 room hotel.
- There is no proposed change from the previously approved height of the hotel building.
- The hotel in the Baker Road Commons plan was located approximately 75 feet from the north property line, while the hotel in the Hilton Suites plan is also proposed to be approximately 75 feet from the north property line.
- The dumpster in the Baker Road Commons plan was located approximately 180 feet from the north property line, while the dumpster in the Hilton Suites plan is proposed to be approximately 250 feet from the north property line.
- The estimated average daily traffic (ADT) generated by the Baker Road Commons plan was approximately 729 daily trips, while the estimated ADT generated by the Hilton Suites plan is approximately 522 daily trips.

I appreciate your time and assistance in getting this process started. I would be happy to discuss this further with you by phone or in person if needed. Please do not hesitate to contact me with any questions or comments at 772.888.9076.

Best regards,

Leo D. Giangrande, P.E.
Principal
w/ encl.

General Information

(Please Print or Type)

1. Property Owner, Lessee, Contract Purchaser, or Applicant (circle one):

Name: Joel Wynne	City/State/Zip Code: Port St Lucie, FL 34952
Title: Owner	Telephone Number:
Company: Wynne Building Corporation	Facsimile Number:
Company Address: 8000 South US-1, Suite 402	Email Address (optional):

2. Agent of Record (if any): The following individual is designated as the Agent of Record for the property owner, lessee, or contract purchaser and should receive all correspondence related to the application review.

Name: Leo Giangrande PE	City/State/Zip Code: Stuart, FL 34994
Title: Principal	Telephone Number: 772.888.9076
Company: Giangrande Engineering & Planning	Facsimile Number:
Company Address: 73 SW Flagler Avenue	Email Address (optional): Leo@GEP-LLC.com

3. The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Leo Giangrande, P.E.	City/State/Zip Code: Stuart, FL 34994
Title: Principal	Telephone Number: 772 888 9076
Company: Giangrande Engineering and Planning	Facsimile Number:
Company Address: 73 SW Flagler Avenue	Email Address (optional): Leo@GEP-llc.com

I hereby certify that all information contained herein is true and correct.

4. Signed this 8 day of December, 20 16.



Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

State of Florida, Martin County The foregoing instrument was acknowledged before me on this 8 day of December by Leo Giangrande who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



Notary Signature

Commission Expires:

