



A G E N D A
LOCAL PLANNING AGENCY / PLANNING ADVISORY BOARD
TO BE HELD APRIL 20, 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 - John Leighton
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

COMMENTS FROM THE PUBLIC (5 min. max)

COMMENTS FROM THE BOARD MEMBERS

OTHER MATTERS BEFORE THE BOARD

1. 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 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: 4/20/2017

Prepared by: Stephen Mayer

Title of Item:

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 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:

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:

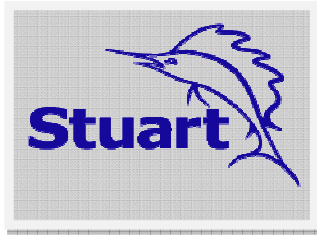
N/A

Recommended Action:

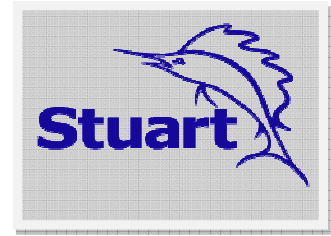
The applicant did not adequately notice the property with the correct signage by the advertising date. Specifically, the signage was installed with only one sign face and not perpendicular to the roadway. Staff recommends the LPA continue the item to a special meeting to be held May 4, 2017.

ATTACHMENTS:

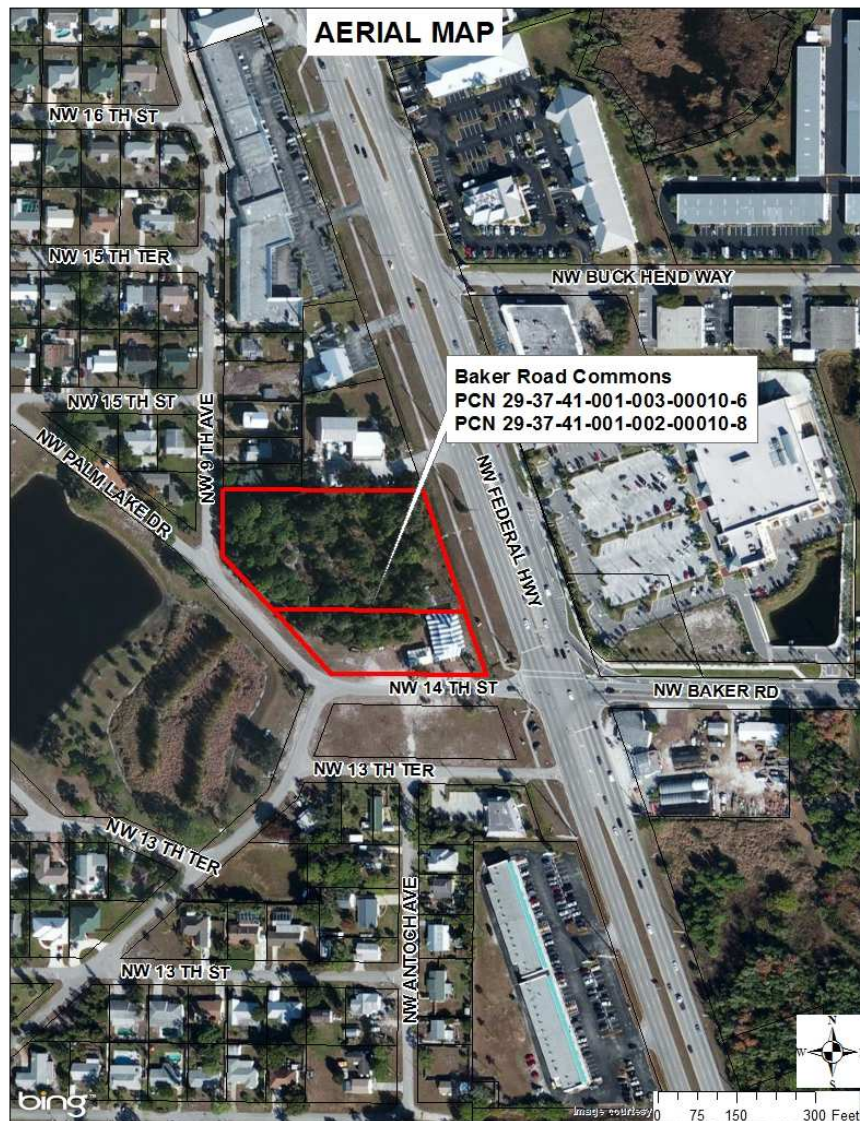
Description	Upload Date	Type
❑ Staff Report	2/9/2017	Staff Report
❑ Ordinance No. 2343-2017	2/9/2017	DRAFT ORDINANCE
❑ Site Plan and Survey	2/9/2017	Exhibit
❑ Landscape Plan pg 1	2/9/2017	Exhibit
❑ Landscape Plan pg 2	2/9/2017	Exhibit
❑ Floor Plan and Elevations	2/9/2017	Exhibit
❑ Traffic Statement	2/9/2017	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
February 16, 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 14 th 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		
<i>Property Size (area)</i>		+/- 3.02 acres (2 Parcels)
<i>Present Use</i>		Undeveloped
<i>Subject Property Land Use</i>		Commercial
<i>Adjacent Future Land Use designation</i>	<i>North</i>	Martin County – Commercial/Office/Residential & Low Density
	<i>South</i>	Martin County – Commercial Limited
	<i>East</i>	City – Commercial
	<i>West</i>	Martin County – Recreational and Low Density
<i>Subject Property Zoning</i>		CPUD
<i>Adjacent Zoning District</i>	<i>North</i>	Martin County – COR-1 Commercial Office/Residential & R02B Single-Family Residential
	<i>South</i>	Martin County – LC (Limited Commercial)
	<i>East</i>	City – CPUD (Commercial Planned Unit Development)
	<i>West</i>	Martin County – R-2B (Single-Family Residential)
<i>Proposed Use</i>		Commercial – Hotel
<i>City Approvals</i>		Fire Department – Approved Public Works – Comments are in progress Police Department – Approved
<i>Brief Explanation</i>		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.
<i>Staff Recommendation:</i> 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: February 1, 2017

C. Mail Notice Postmark: February 1, 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, and consideration before the City Commission, staff recommends **approval** of the major amendment to the Baker Road Commons CPUD

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.

Ordinance 2343-2017
Baker Road Commons
CPUD Amendment

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:

THOMAS F. CAMPENNI, MAYOR
TROY MCDONALD, VICE MAYOR
KELLI GLASS LEIGHTON, COMMISSIONER
JEFFREY A. KRAUSKOPF, COMMISSIONER
EULA CLARK, COMMISSIONER

YES	NO	ABSENT

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

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:

Print Name: _____

By: _____

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

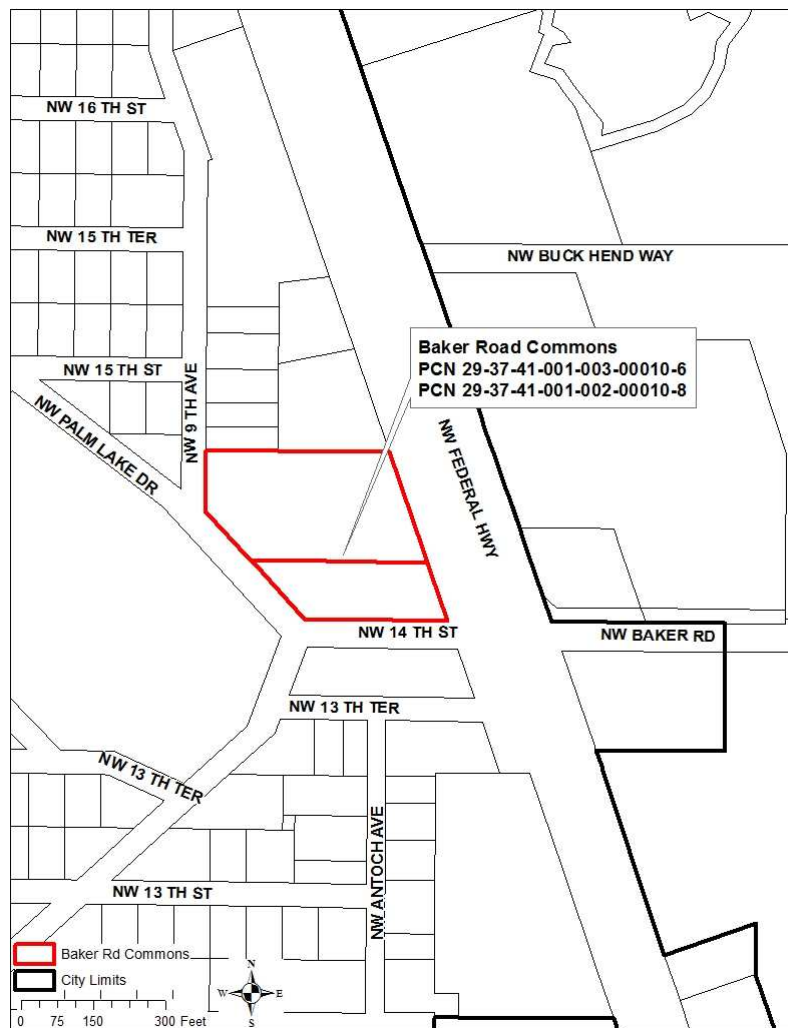


EXHIBIT B – DEVELOPMENT CONDITIONS

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.

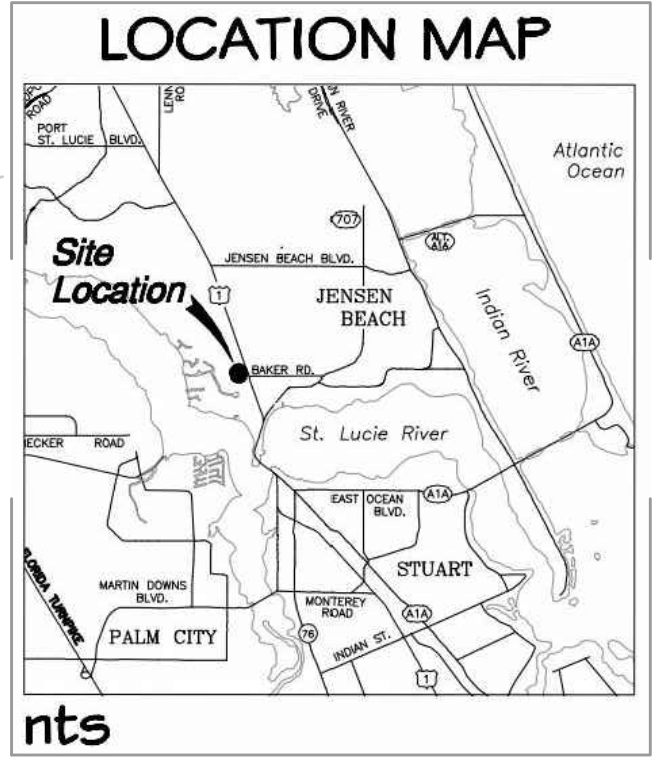
Ordinance 2343-2017
Baker Road Commons
CPUD Amendment

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.



0 20' 40'



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
TOTAL 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.

WYNNE COMMERCIAL
HILTON SUITES OF STUART
CITY OF STUART

SITE PLAN

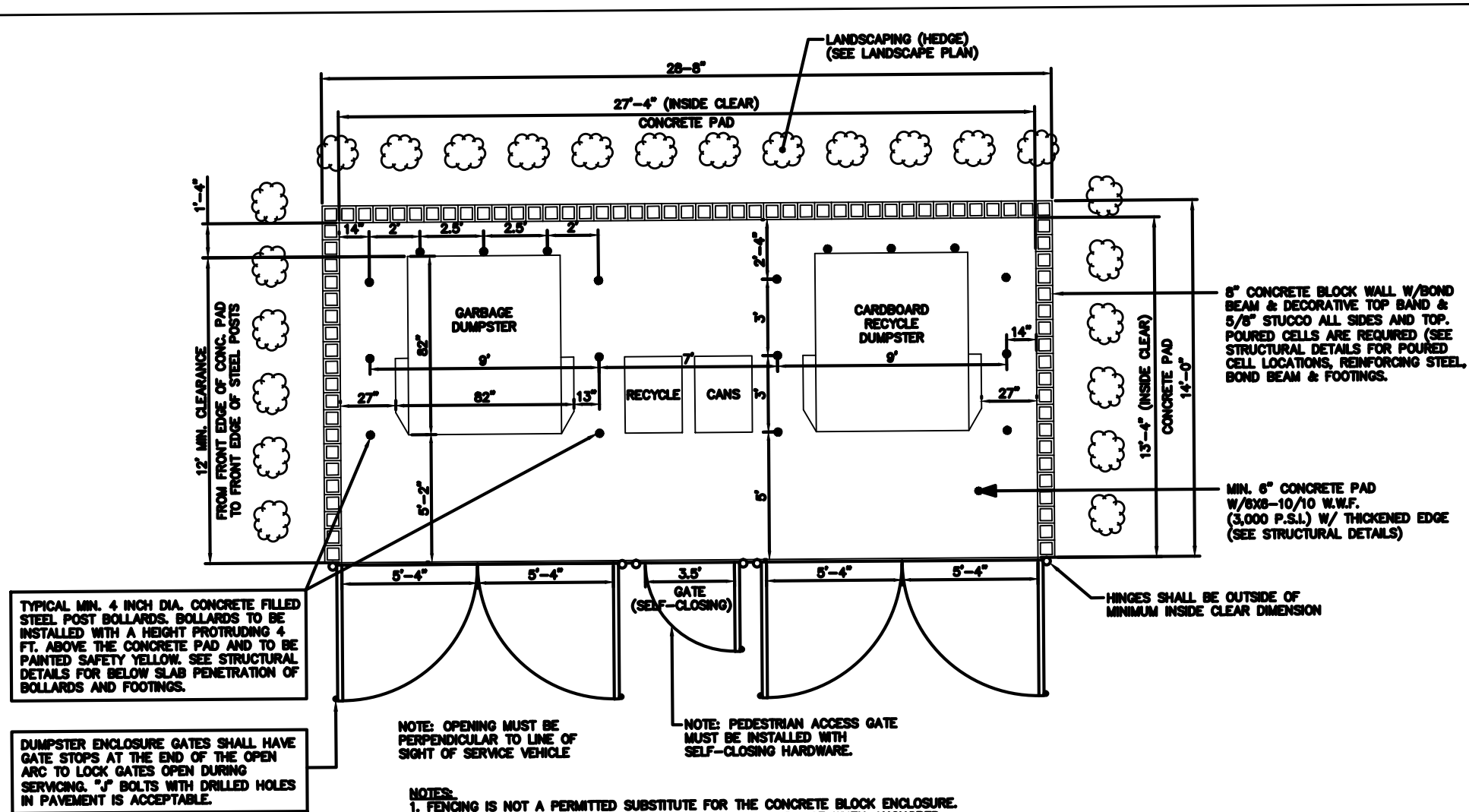
GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

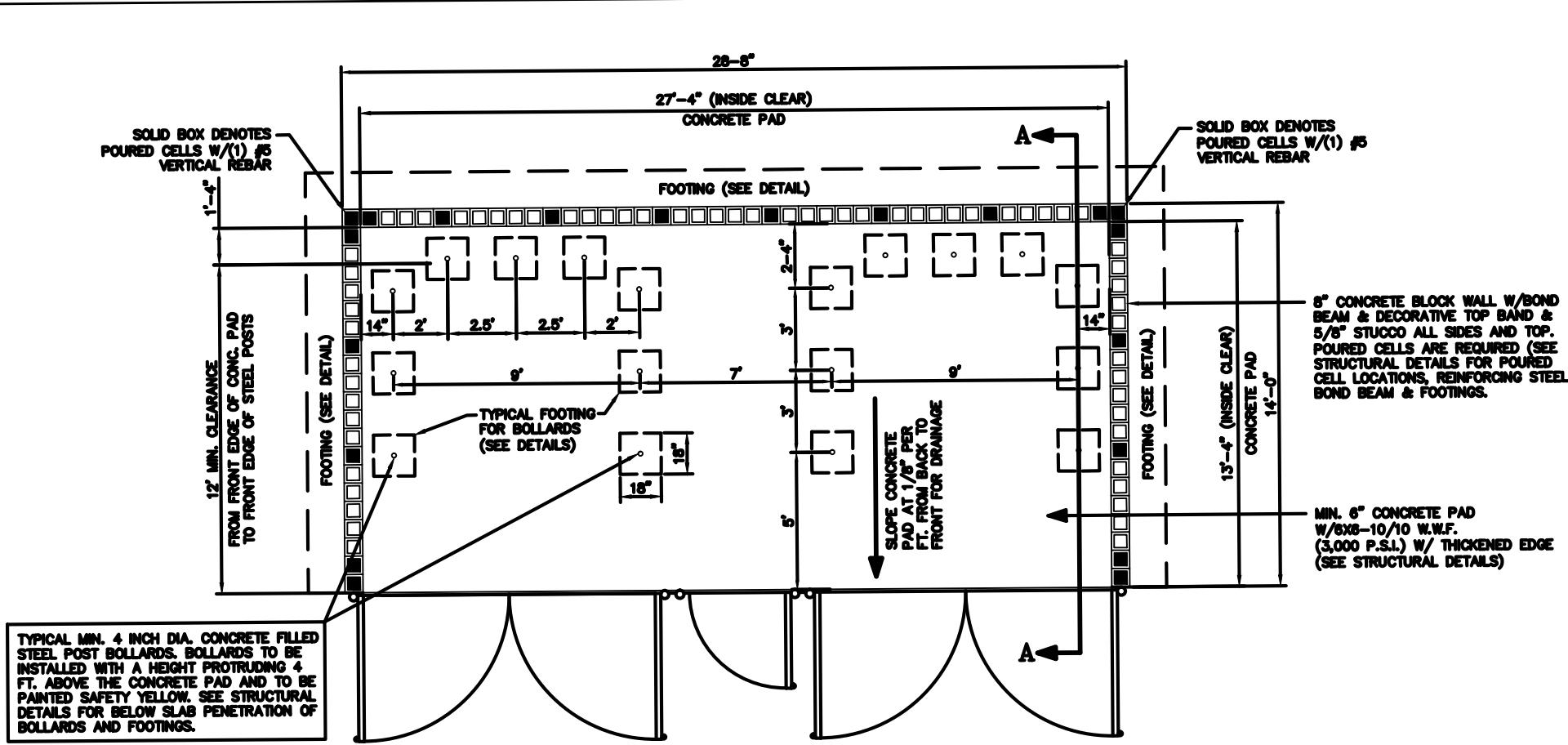
SP-1

Drawing Name: C:\GEP\GEP_projects\2016\Wynne Commercial\Site Plan\Wynne Site Plan.dwg
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Scale: 1"=20'
Design By: LDG
Drawn By: JLS
Check By: JLS

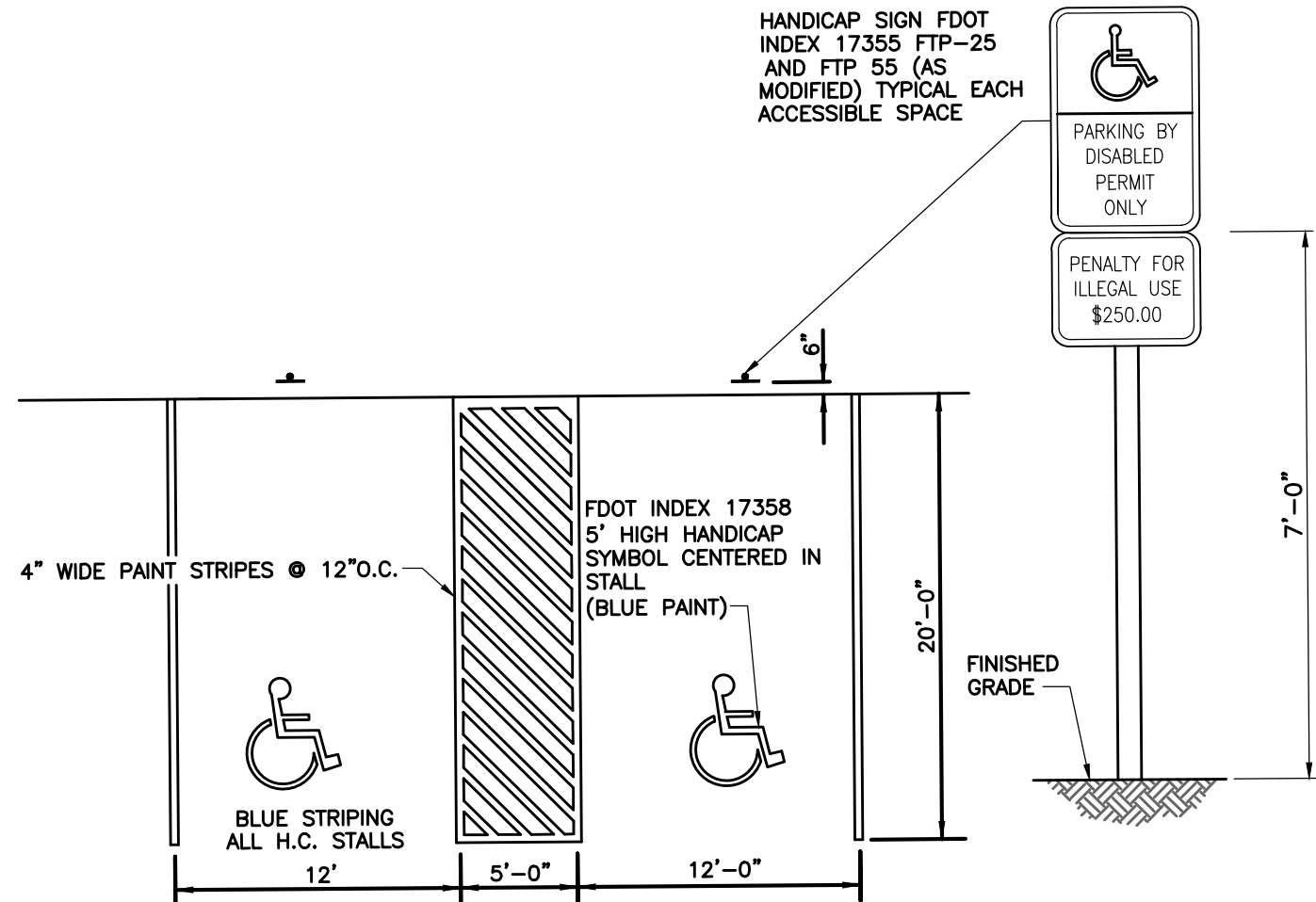
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CITY OF STUART DUMPSTER ENCLOSURE - SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING
N.T.S.



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



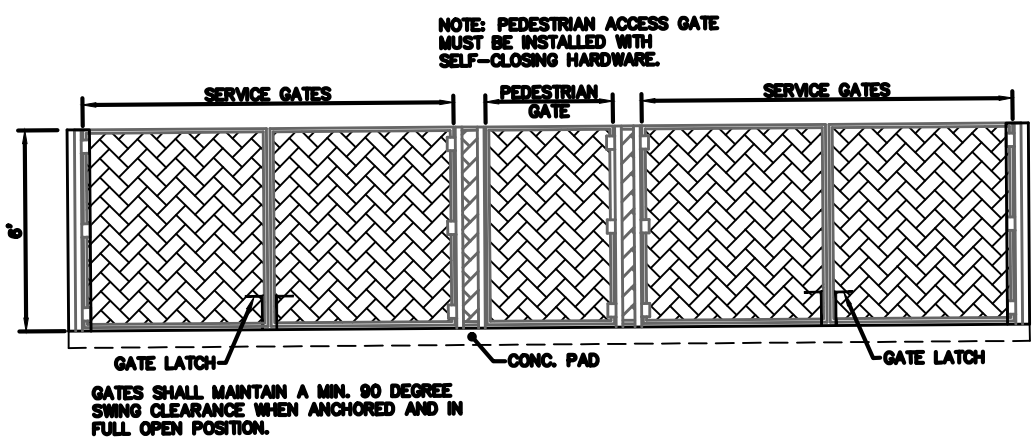
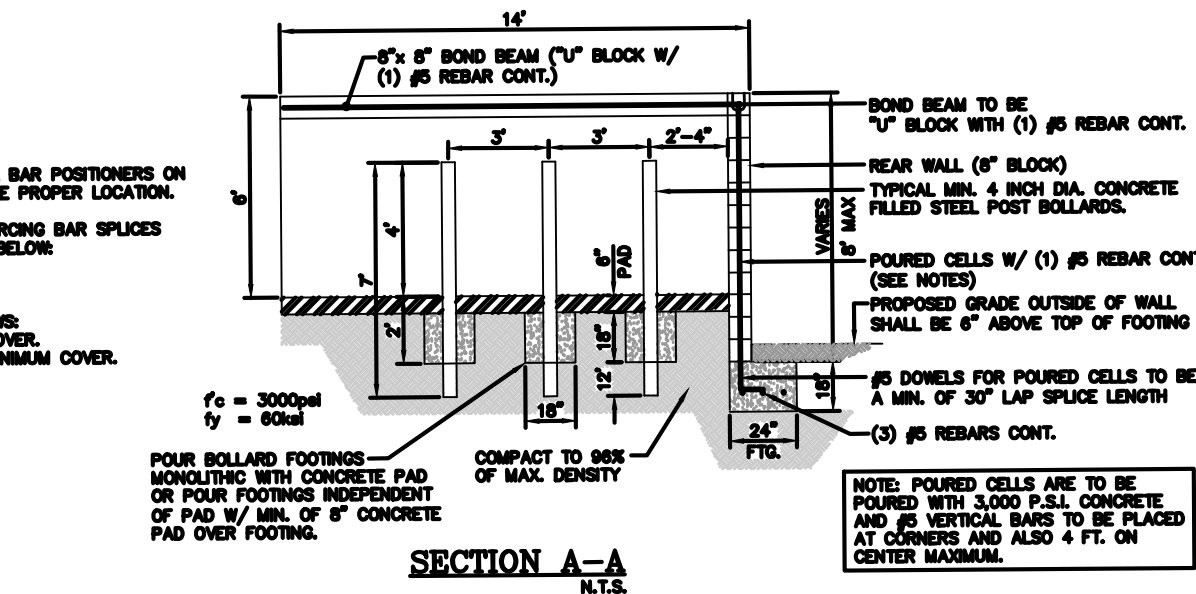
HANDICAP PARKING DETAIL
N.T.S.

GENERAL REINFORCING STEEL NOTES:

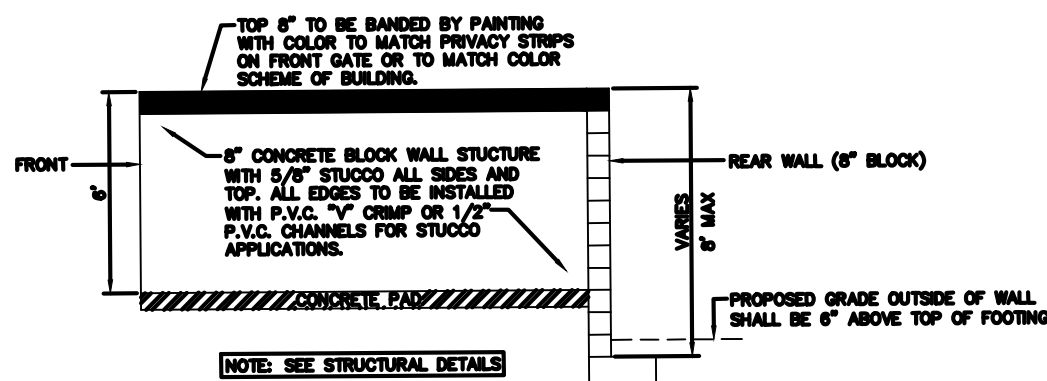
THE MASONRY CONTRACTOR IS TO PROVIDE VERTICAL BAR PORTIONERS ON ALL VERTICAL BARS TO MAINTAIN REINFORCING IN THE PROPER LOCATION. UNLESS OTHERWISE NOTED OR DETAILED, ALL REINFORCING BAR SPICES SHALL BE IN ACCORDANCE WITH THE TABLE SHOWN BELOW:

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

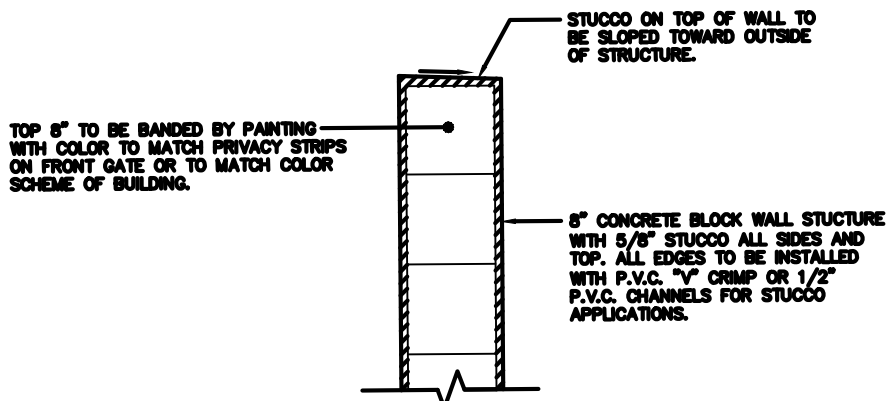
MINIMUM COVER FOR STEEL REINFORCING AS FOLLOWS:
1. FOR REBARS IN FOOTINGS PROVIDE 4" MINIMUM COVER.
2. FOR ALL OTHER REBAR LOCATIONS PROVIDE 2" MINIMUM COVER.



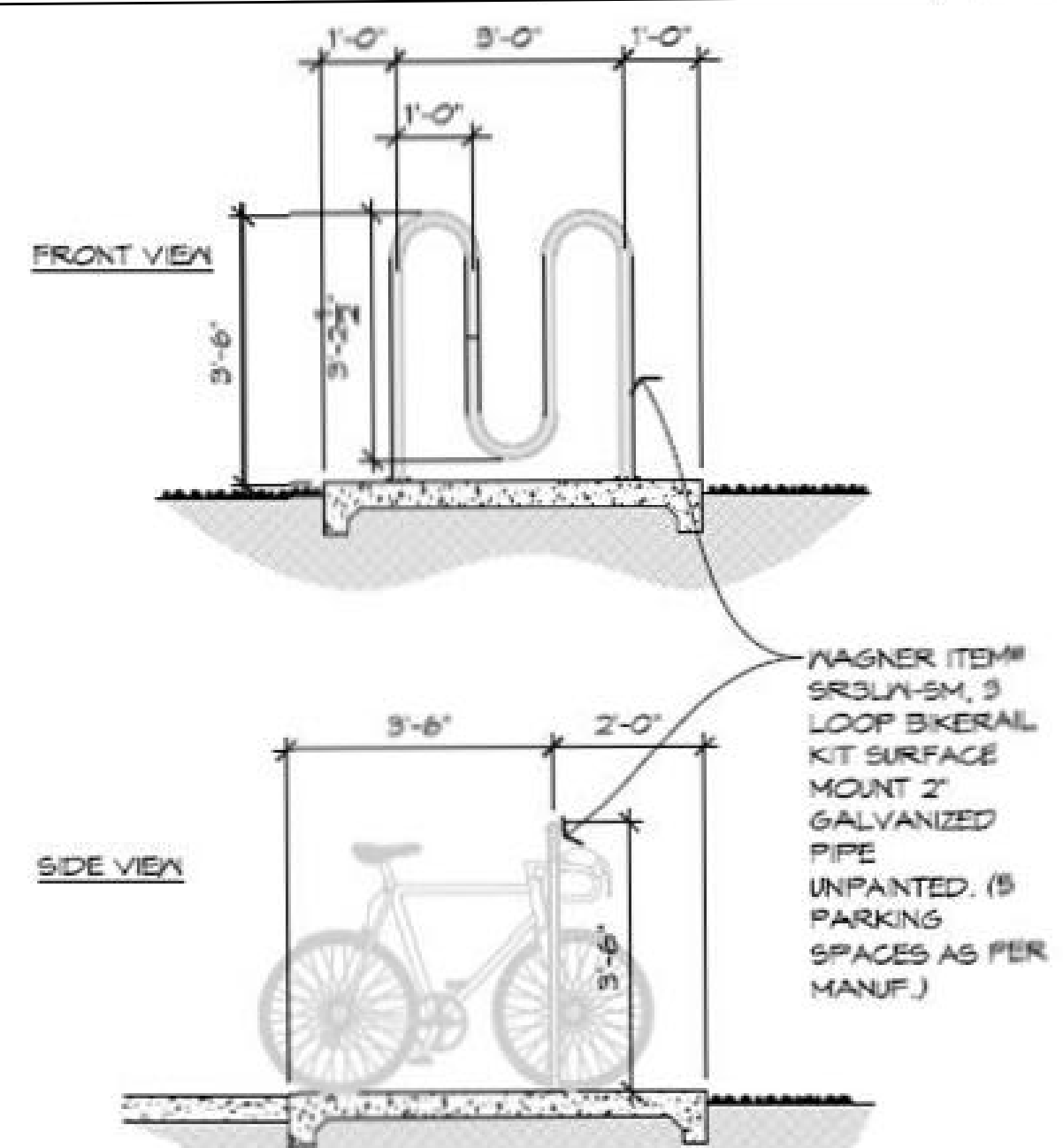
FRONT VIEW WITH GATES
N.T.S.



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



STUCCO DETAIL
N.T.S.



WAGNER ITEM#
SR3LW-SM, 3
LOOP BIKERAIL
KIT SURFACE
MOUNT 2"
GALVANIZED
PIPE
UNPAINTED. (5
PARKING
SPACES AS PER
MANUF.)

DD-1A

DD-2

DD-4

DD-3

WYNNE COMMERCIAL
HILTON SUITES OF STUART
CITY OF STUART

SITE PLAN DETAILS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
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License No: 66387

D-1

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

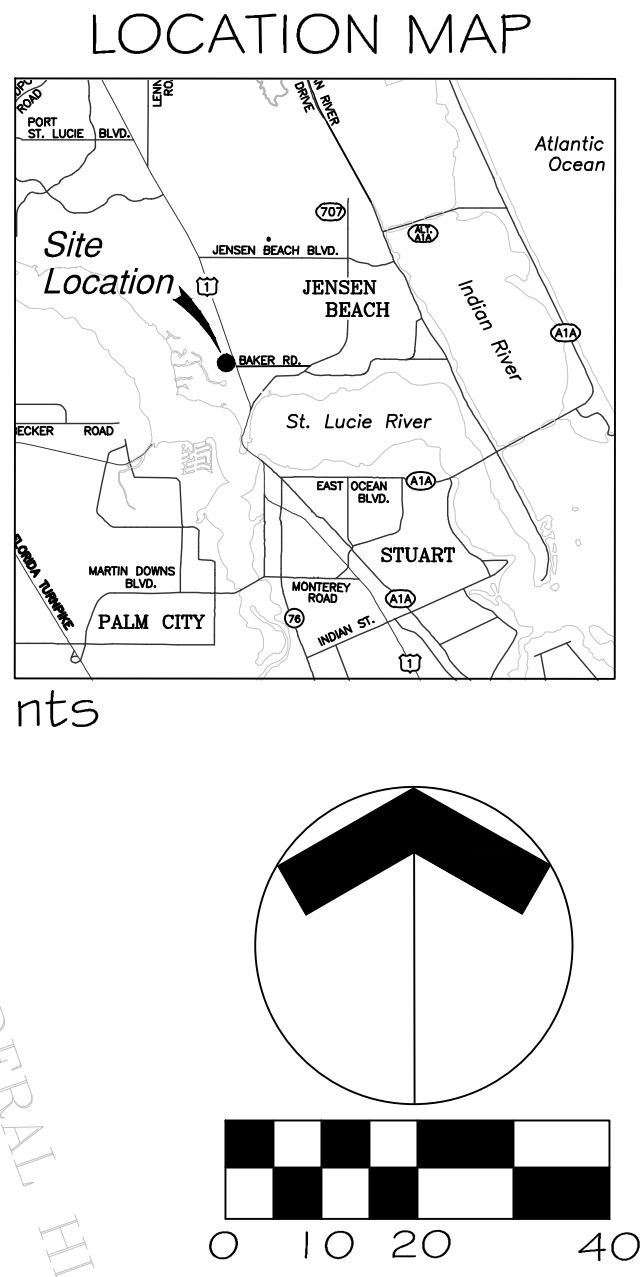
DATE BY REVISIONS



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.



LPLA

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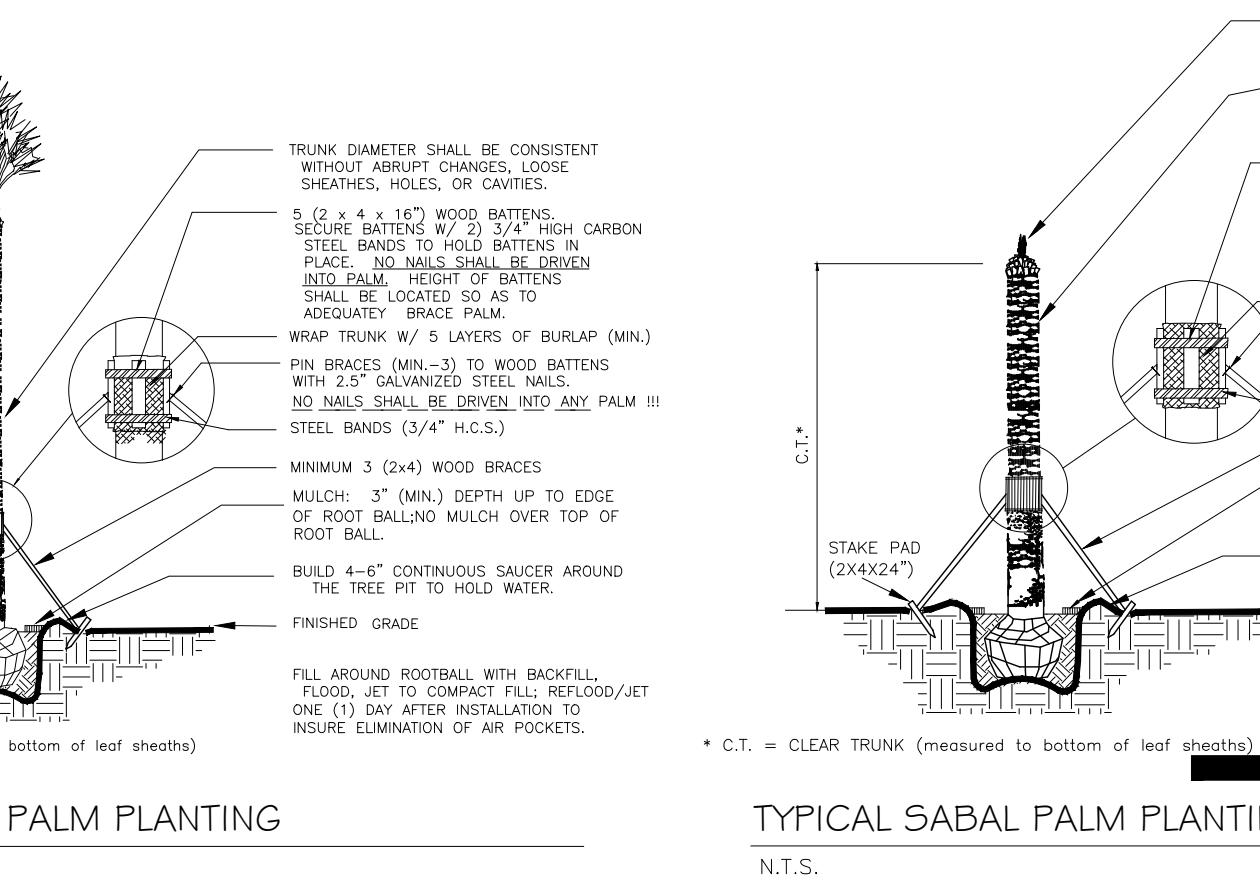
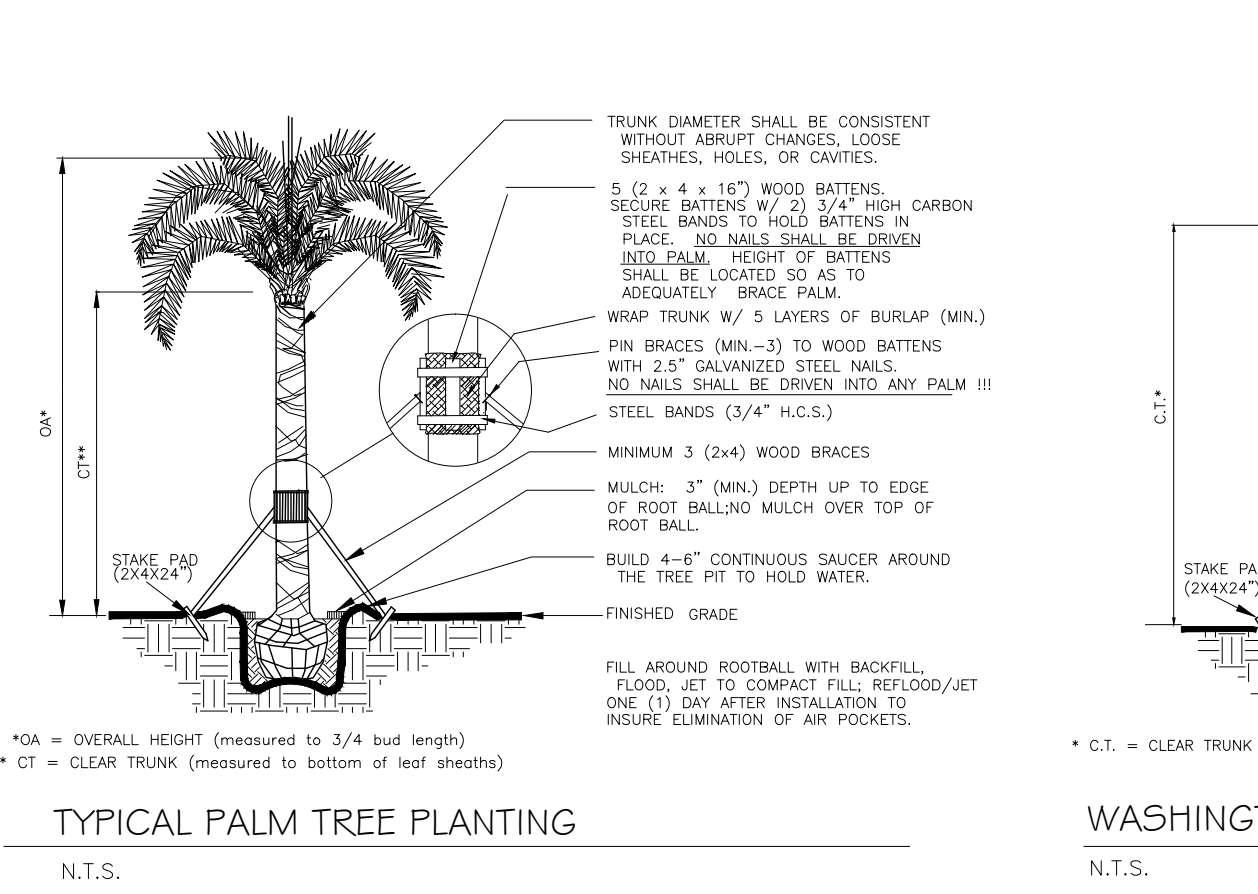
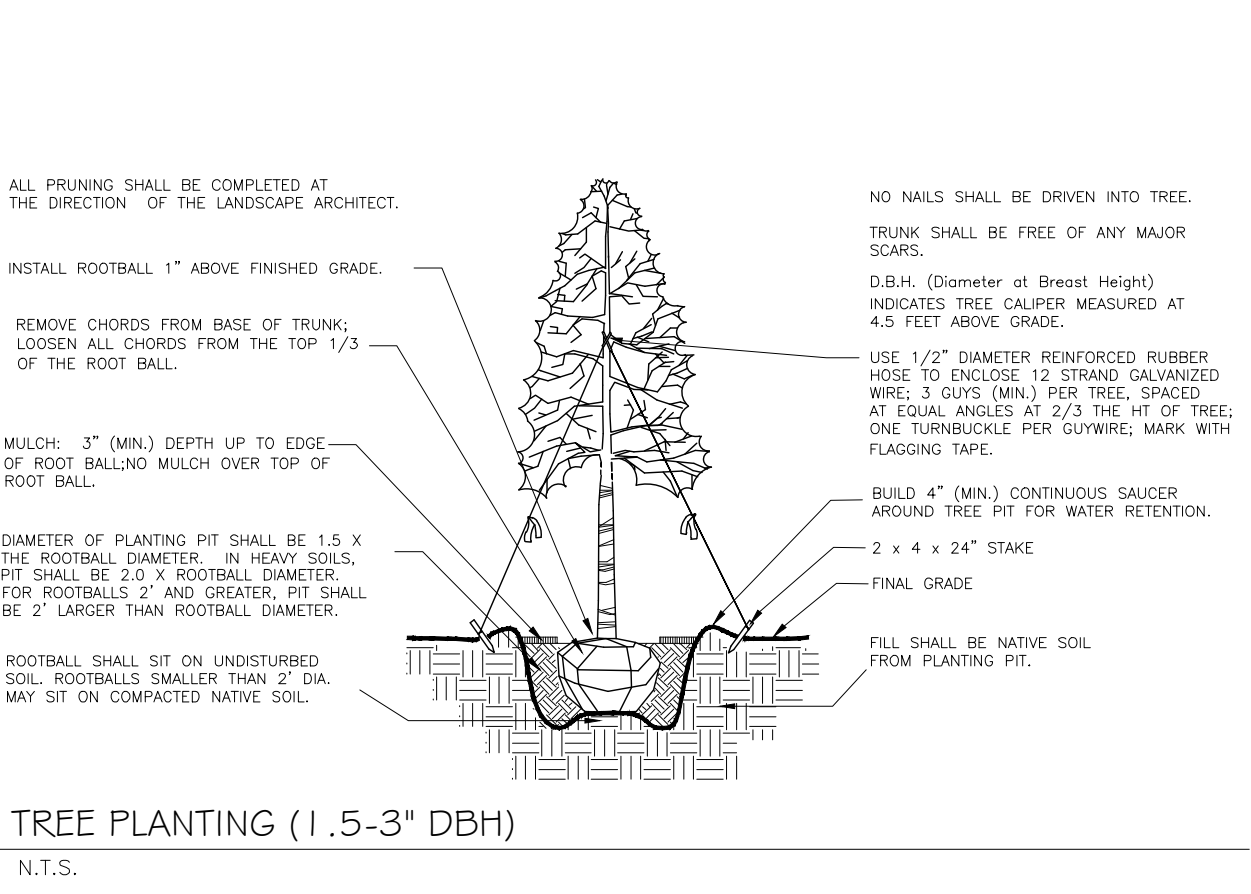
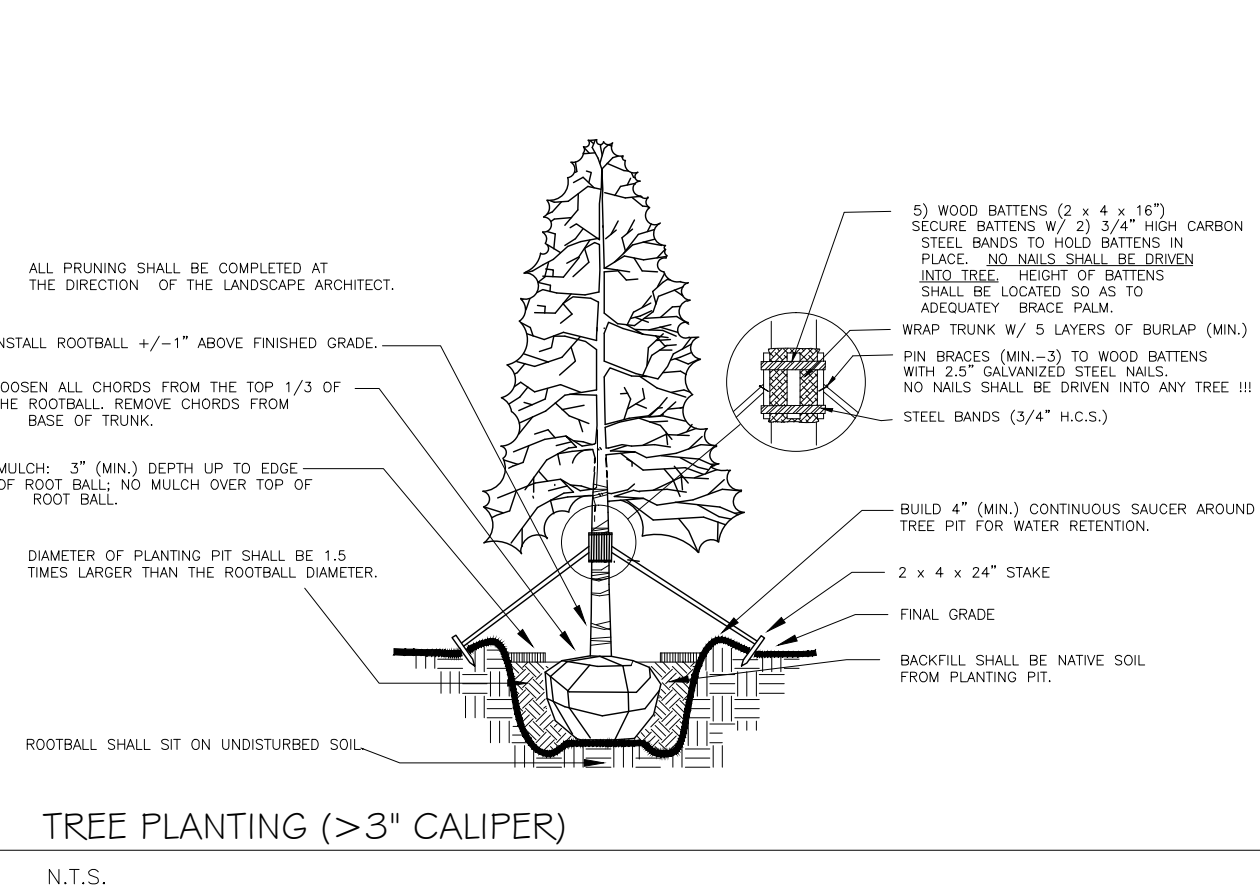
Baker Road Commons
US Hwy#1/NW 20th Street, Stuart, Florida
LA.1 Landscape Plan

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"	1 6' x 6'; 3.5" DBH; FULL-TO-BASE; HVY.; B/B.
QV	21	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	1 4' x 5'; 3" DBH; SINGLE STRT. TRNK.; B/B.
QV. I	11	QUERCUS VIRGINIANA 'CATHEDRAL'	"CATHEDRAL" LIVE OAK	1 00 GAL: 1 6-1 8' X 8-1 0'; 5-6" CAL.; SNGL. STRT. TRNK.;HVY.
PE	21	PINUS ELLIOTTII 'DENSE'	SLASH PINE VAR. "DENSE"	1 2-1 4' HT.; HVY; STRT. TRNK.; FULL-TO BASE; B/B.
RR	8	ROYSTONEA REGIA	FLORIDA ROYAL PALM	1 4-1 6' GW; UNIFORM DBH; NO SCARS; FULL,HVY HD.;B/B.
RR. I	2	ROYSTONEA REGIA	FLORIDA ROYAL PALM	DBL: 1 4-1 6' GW; UNIFORM DBH; NO SCARS; FULL,HVY HD.;B/B.
SP	14	SABAL PALMETTO	CABBAGE PALM	1 0 -1 6' 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: 1 0-1 2' CT.;SMOOTH TRNKS.; FULL HDS.;B/B.
WR	30	WASHINGTONIA ROBUSTA	WASHINGTON PALM	1 0 -1 6' 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; 1 4-1 6" 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.



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.
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Trees required	53
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(3.02 Ac x 43,560/2500 = 52.62 = 53

Trees supplied	88
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Shade trees required	27
----------------------	----

(53 x 50% = 26.5 = 27)

Shade trees supplied	61
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Landscape area required	0.60 Ac.
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(3.02 x 20% = 0.60 Ac.,per 6.06.03,B.1.)

Landscape area supplied	1.14 Ac.
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Interior trees required	26
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(0.60 x 50% = 0.30 Ac x 43,560/500 =

26.14 = 26 per 6.06.07, C.)

Interior trees supplied	43
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Perimeter trees required	20
--------------------------	----

(610LF/30LF = 20.33 = 20)

Perimeter trees supplied	29
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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 warranties 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.

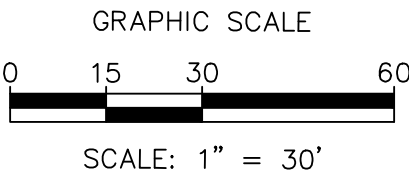
LPLA

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Landscape Architect
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931.378.5435
lpla1@bellsouth.net

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

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

SCALE: no scale

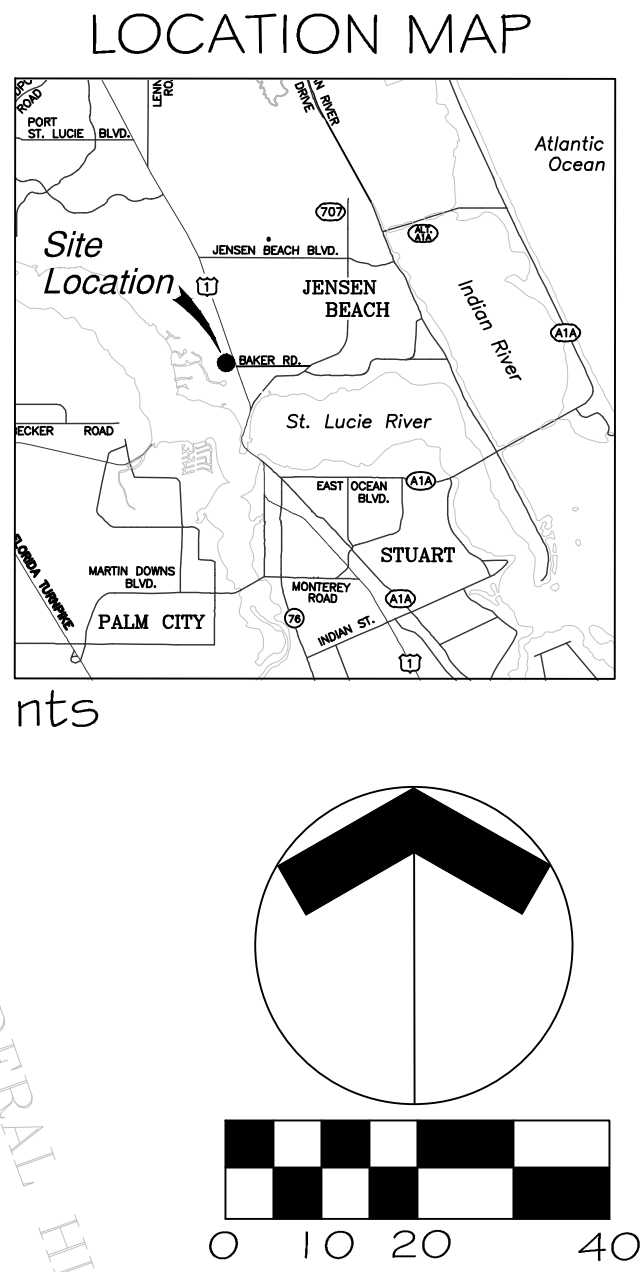




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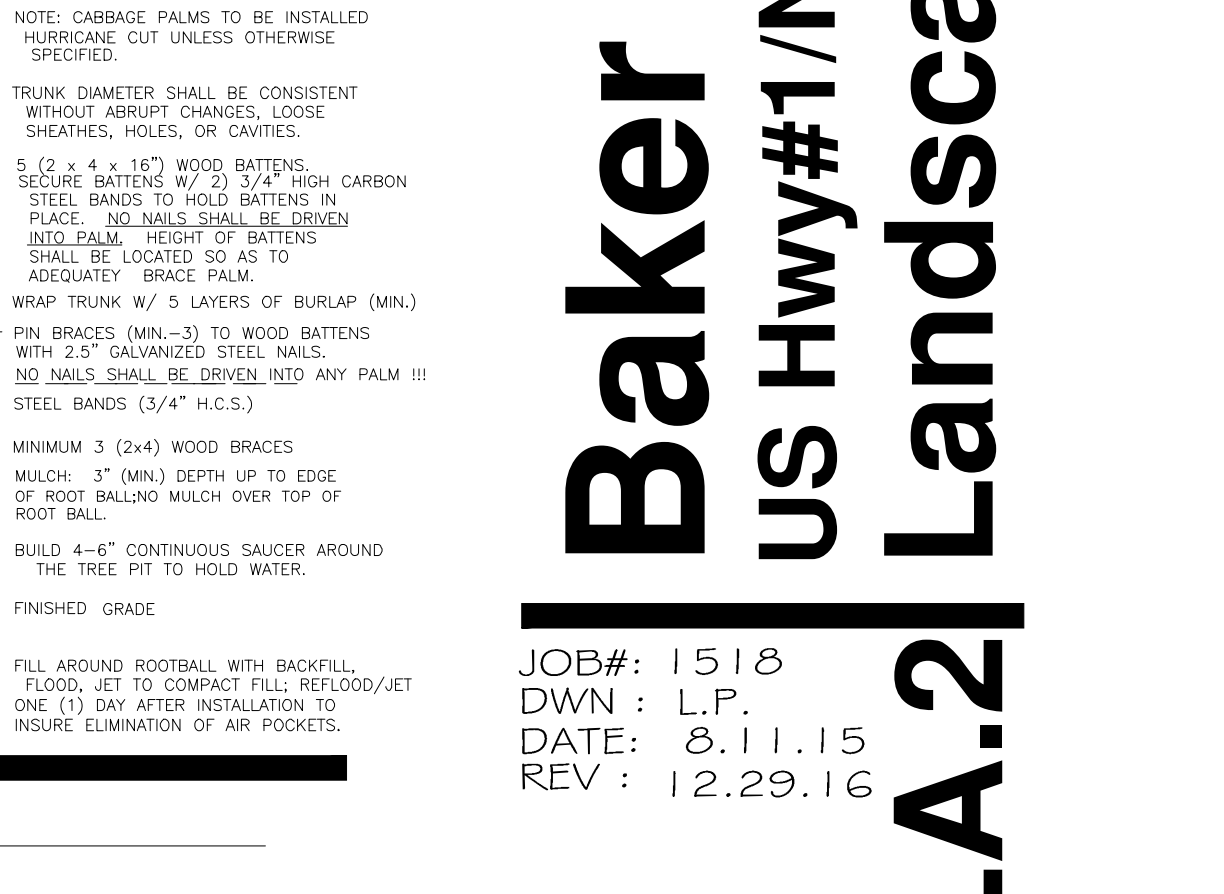
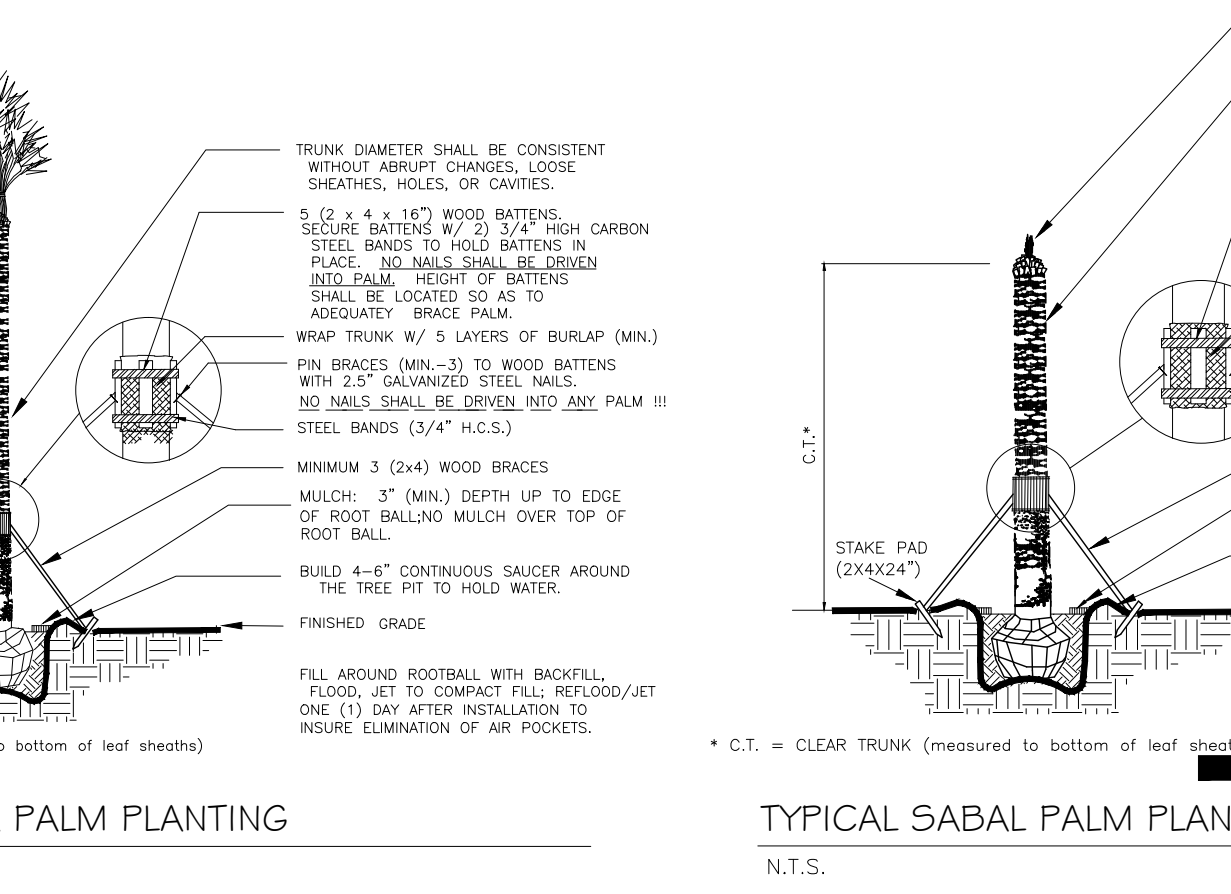
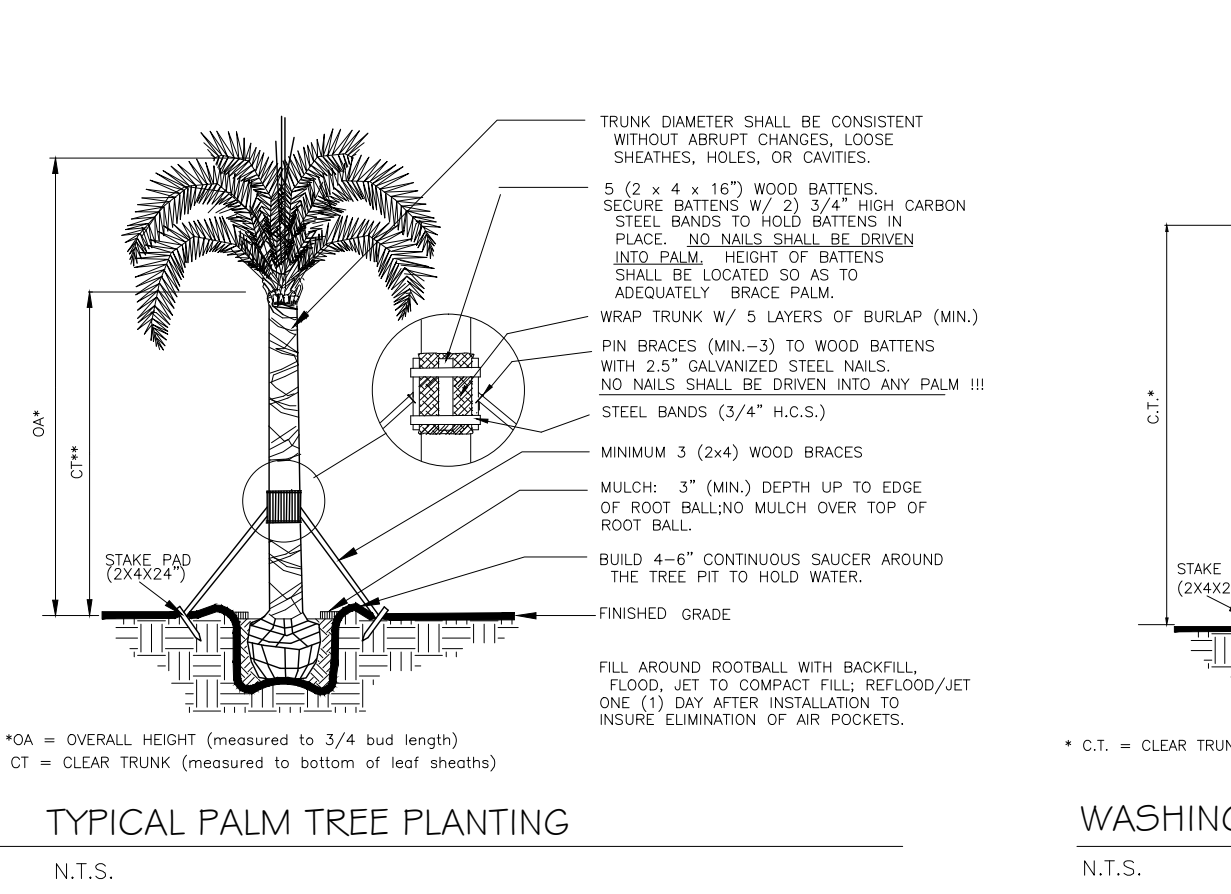
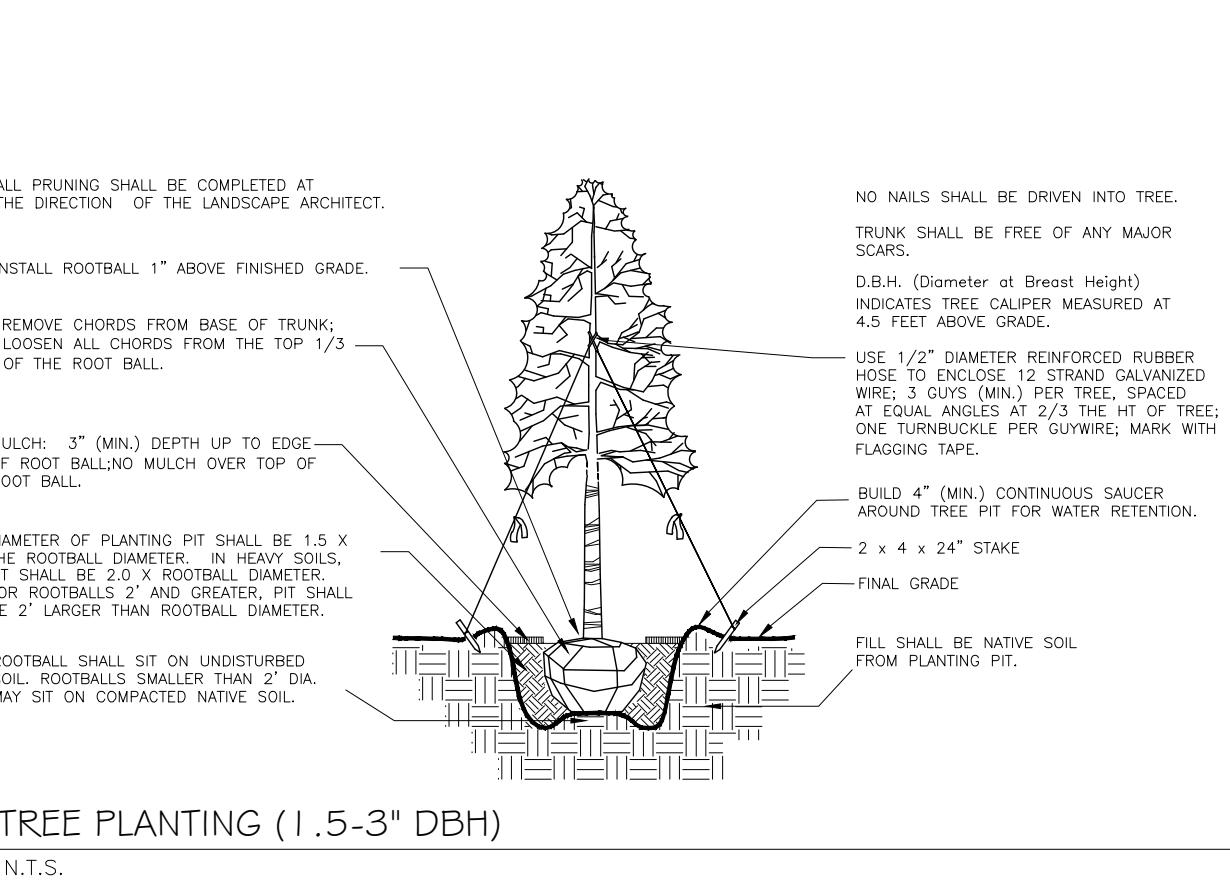
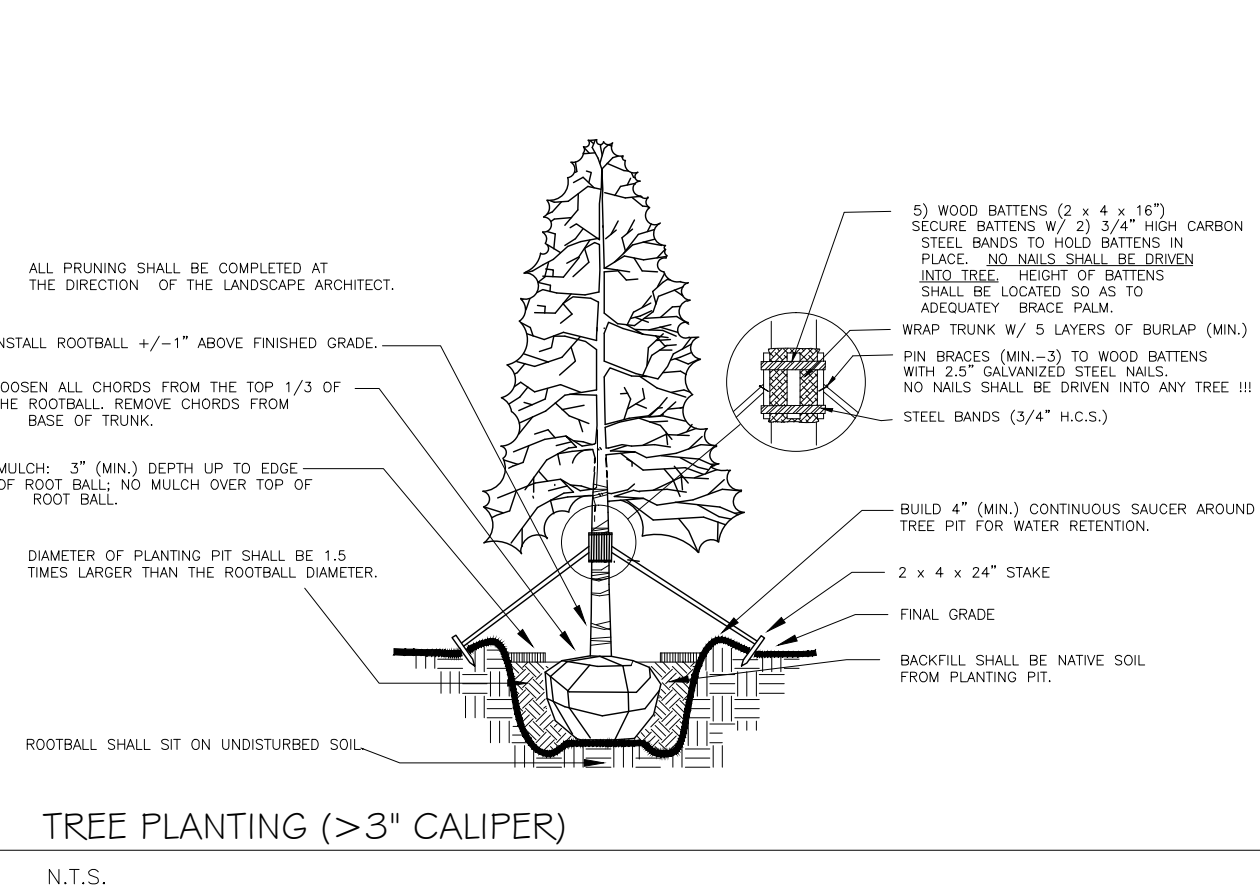
Baker Road Commons
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LA.1 Landscape Plan

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PE	21	PINUS ELLIOTTII 'DENSE'	SLASH PINE VAR. "DENSE"	1 2-1 4' HT.; HVY; STRT. TRNK.; FULL-TO BASE; B/B.
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ALP	23	ALPINIA ZERUMBET # ALPINIA ZERUMBET 'VARIEGATA'	GREEN # VARIEGATED SHELL GINGER (EQ./EQ.)	3-GAL; 24" OA; AS SHOWN (A.S.)
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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.



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	53
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(3.02 Ac x 43,560/2500 = 52.62 = 53

Trees supplied	88
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Shade trees required	27
----------------------	----

(53 x 50% = 26.5 = 27)

Shade trees supplied	61
----------------------	----

Landscape area required	0.60 Ac.
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(3.02 x 20% = 0.60 Ac.,per 6.06.03,B.1.)

Landscape area supplied	1.14 Ac.
-------------------------	----------

Interior trees required	26
-------------------------	----

(0.60 x 50% = 0.30 Ac x 43,560/500 =

26.14 = 26 per 6.06.07, C.)

Interior trees supplied	43
-------------------------	----

Perimeter trees required	20
--------------------------	----

(610LF/30LF = 20.33 = 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 warranties 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.

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
Landscape Plant List/Details

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

SCALE: no scale

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.

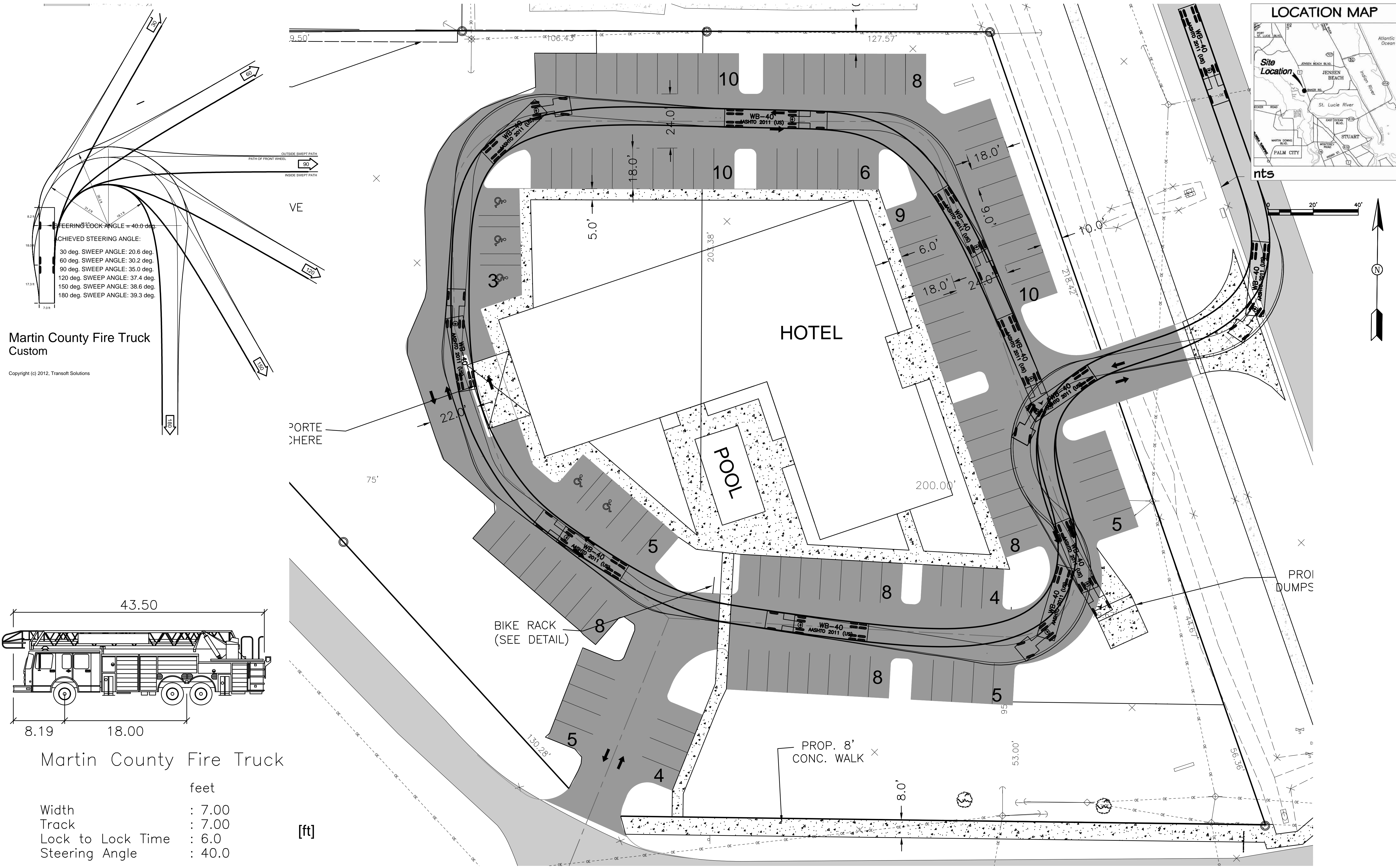
2015 Wynne Commercial Center									
Proposed Trip Generation									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
826	Special Retail	10,250 SF	34	36	70	26	26	51	454
310	Hotel	80 rooms	31	23	54	27	29	56	343
	Pass-By Reduction	15%	(5)	(5)	(11)	(4)	(4)	(8)	(68)
		Total	60	54	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.

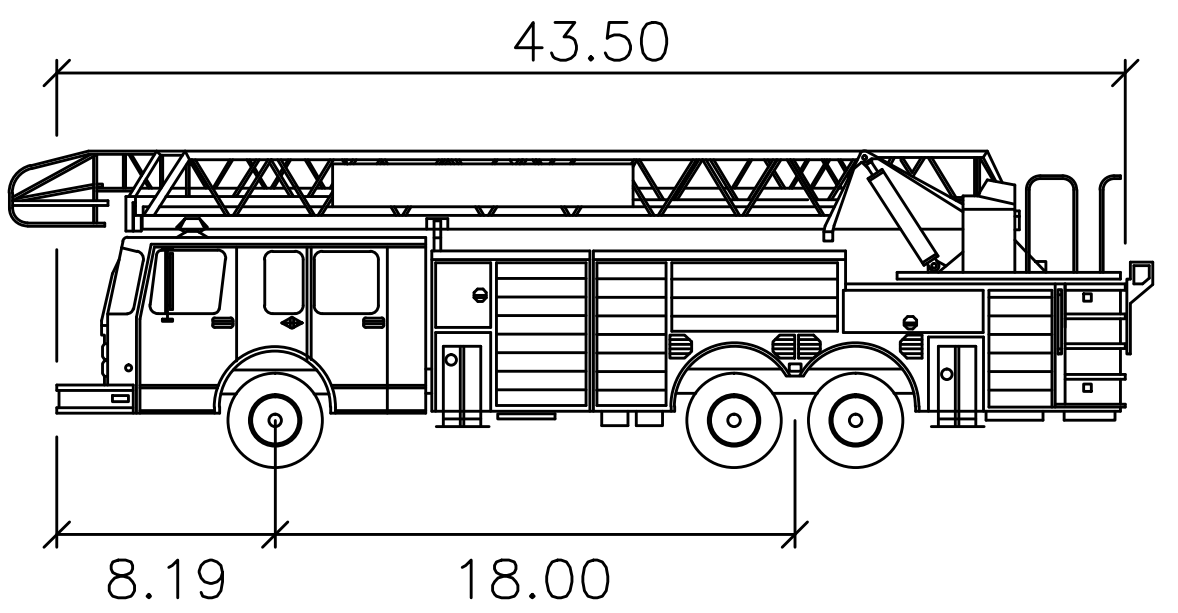
Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com

Drawing Name: C:\GEP\GEP projects\2016\Wynne Site Plan\Wynne Site Plan.dwg
Layout Name: autoturn
Plotted By: GEP4
Date: 2/3/2017
Time: 2:26 PM
Holtz Consulting Engineers



Martin County Fire Truck Custom

Copyright (c) 2012, Transoft Solutions



Martin County Fire Truck

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

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

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'.

LEGEND & ABBREVIATIONS

CONC	CONCRETE	P.B.	PLAT BOOK
P.C.P.	PERMANENT CONTROL POINT	C.M.	CONCRETE MONUMENT
FLY	FLY DATA	O.R.	ORIGINAL RECORDS BOOK
(C)	CALCULATED FROM FIELD MEASUREMENTS	CATV	CABLE TELEVISION
(E)	EXISTING	PIC	PROPERTY LINE
(D)	DETERMINED DATA	COR.	CORNER
(T)	TRAIL	P.O.B.	POINT OF BEGINNING
(F)	FENCE	P.O.C.	POINT OF COMMENCEMENT
(B)	BANK	P.A.D.	PARKER KALON HALL & DISK
(H)	HYDRAULIC	IR&C	5/8" IRON ROD & CAP
(U)	UTILITY	U.E.	UTILITY EXEMPT
(R)	REGISTERED	R.S.	REGISTERED LAND SURVEYOR
(A)	AMERICAN	P.M.	PROFESSIONAL MAPPER & SURVEYOR
(S)	STRUCTURE	IP	IRON PIPE
(M)	MONUMENT	AC	ADJUSTED
(T)	TRAFFIC CONTROL BOX	TOP	TOP OF
(V)	VALVE		
(P)	POWER POLE		

CERTIFIED TO:

WYNNE BUILDING CORPORATION

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

Date

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

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

BOUNDARY TOPOGRAPHIC & 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

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
Title: Owner
Company: Wynne Building Corporation
Company Address: 8000 South US-1, Suite 402

City/State/Zip Code: Port St Lucie, FL 34952
Telephone Number:
Facsimile Number:
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
Title: Principal
Company: Giangrande Engineering & Planning
Company Address: 73 SW Flagler Avenue

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772.888.9076
Facsimile Number:
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.
Title: Principal
Company: Giangrande Engineering and Planning
Company Address: 73 SW Flagler Avenue

City/State/Zip Code: Stuart, FL 34994
Telephone Number: 772 888 9076
Facsimile Number:
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, 2016.



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:

