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**ST. LUCIE WEST COMMERCIAL ASSOCIATION, INC.**

C/O FirstService Residential  
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December 14, 2022

Bowman Consulting Group, Ltd.  
Attn: Sandra Zumpano & Damian Brink  
13450 W. Sunrise Blvd., Suite 320  
Sunrise, FL 33323

**RE: Stay Apt Suites Hotel, NW Central Park Plaza, Port St. Lucie, Florida 34986**

Dear Sandra Zumpano & Damian Brink,

We are in receipt of the following information and based upon which we base our comments.

**1) Civil Engineering**

Sheet SP-1- Site Plan, dated 11/30/2022 as prepared by Bowman Consulting Group LTD, 13450 W. Sunrise Blvd., Suite 320, Sunrise, FL 33323.

**2) Architectural**

Two sheets of rendered elevations were submitted. No drawing numbers indicated. One sheet indicated the front and left elevation, the second sheet indicated the rear and right elevations. Both sheets were prepared By Wool port Architecture/Engineering/Geospatial and dated 11/18/2022.

**3) Structural Drawings**

Not Included.

**4) Landscape Drawings**

Sheet LP-1 - Landscaping Plan

Sheet LP-2 - Landscape Details of Specifications.

All drawings prepared by Evergreen Design Group, 2255 Glades Road, Suite 324A, Boca Raton, FL 33431 and dated 10/19/2022.

**5) Site Lighting Plan/Photometrics/Light Fixtures**

Sheet LDE-1 prepared by Commercial Lighting Industries, 81151 Indo Boulevard, Indio, CA 92201 and dated 11/15/2022.

Comments on the above are as follows:

**1) Civil Engineering:**

On Sheet SP-1 parking is located on two (2) sides of the building. The distance from the face of the building to the edge of the parking spaces appears to be 9'-0".

Item g, page 8 - "Site Planning", states that "Parking areas shall be separated from the building using a raised walkway or planting strip at least 15' wide." The current design does not meet this requirement.

A dumpster enclosure is indicated on the Site Plan and Landscape Plan. On the Site Plan the enclosure appears to be located immediately adjacent the curb line. On the Landscape Plan there appears to be a space between the curb line and the dumpster enclosure which is filled with red tip cocoplum?

2) **Architectural:**

The proposed colors are acceptable.

3) **Landscape Drawing:**

The planting legend on Sheet LP-1 need to be revised. The minimum size of all of the trees indicated (12' ht/ 5' spread/205" cal.) does not conform to the specifications required on page 18 of the CDC & Land Use Standard.

All Trees - 14'-16' overall; 3" caliper min.; 8'-10' spread. Please revise accordingly.

4) **Site Lighting Plan/Photometrics/Light Fixtures:**

No issues with regards to site lighting and photometrics. Just one observation, the P42 light fixture located in the East parking lot seems "out of place". To get a better distribution of light in the parking area the P42 fixture should be moved further to the North.

The CL1-NASAEP4S parking lot light fixture in dark bronze is acceptable. Please confirm the color selection of the light pole and the mounting height of the light fixture.

5) **Architectural Drawings:**

The Architectural submission is extremely limited to three (3) sheets of 8 ½" x 11" photocopies.

The proposed building colors are acceptable. Over the main entrance and extending East and West a slightly sloped roof is indicated. On the drawings provided we could not locate a specification for this roof material. Please advise what roof material is proposed.

The following items were not included in the preliminary submission and will need to be submitted for review:

- 1) Civil Engineering Plans & Specifications
- 2) Architectural/Structural and MEP Construction Documents.
- 3) Irrigation Drawings

This concludes our review of the above submission. Should you have any questions regarding this matter do not hesitate to contact me.

Sincerely,

*Tiffany Jackson*

Tiffany Jackson

For and on behalf of the St. Lucie West Commercial Architectural Review Committee