

99. Cellular and other wireless transmission antennas are permitted, provided that they comply with this Special Use Permit and all applicable Town ordinances, specifically including the current requirement to obtain a conditional use permit. Any cellular antennas shall be designed as integrated architectural features within the structures on the Property and any screening shall be in the same finish and color as the structure on which it is located. There shall be no unscreened projections of cellular antennas on any building above the roofline. Any lease agreement with a wireless operator will specifically allow entry by the Town and its agent for the purpose of inspection and compliance with Town ordinances and will require compliance with Article XII of the Town Zoning Ordinance.

J. LIGHTING

100. All exterior lighting, including on the exposed surface of any parking structure or parking lot or area, shall comply with the Town’s Special Use Permit Guidelines as amended and supplemented by Stipulations 101 and 102, and shall be submitted to the Town Manager for review and approval. Notwithstanding the foregoing, pole lighting for parking structures or parking areas as allowed within the setback along Lincoln Drive or 56th Street in Areas B and C, as provided in Stipulations 54 and 65, shall be allowed with a sixty (60) foot setback from Lincoln Drive and 56th Street. Any other lighting for such parking facilities between the property line and such sixty (60) foot setback shall be wall mounted or within bollards at a height not greater than the adjacent screen walls.
101. If the Town receives a complaint from an offsite owner that the lamp or lighting or illumination device (as defined by the Town Zoning Ordinance Section 1023) within an exterior light fixture is visible from off the Property, the Town Manager may inspect the Property and require the Owner of such lighting fixture to shield such light source if the light emitting element is visible from outside the Property.
102. When determining project illumination, lighting shall be generally designed to comply with the maximum foot candles criteria in the table below. Project illumination shall be measured in the following manner: An area not less than two thousand five hundred (2,500) square feet or an area as determined by the Town Manager shall be used for sampling. Samples are to be taken on spacing not to exceed a ten (10) foot grid at the surface plane to produce an average reading for the measurements. In no event shall lighting, as measured at the ground surface at the exterior property line, exceed 0.5 foot candles.

USE AREA	MAX FOOTCANDLES *
Drive Entry/Intersections/Drop Off	5

Areas	
Interior Roadways	1
Parking Lots/Decks	1.6
Pathways	1
Service Areas; trash, loading, etc.	5
Pool Decks	5
Circulation Areas	5
Function Areas	5
Exterior Dining Areas (when in use for dining)	10
Landscaped Areas	5
Guestroom Entries	3
Guestroom Patios	5
Architectural Lighting	5
*Footcandle values are maintained values as defined by the IESNA	

K. LANDSCAPE STANDARDS

103. Perimeter landscaping plans (i.e., for those areas between the back of curb and southern edge of the twenty-five (25) foot roadway easement along Lincoln Drive and the area on 56th Street from the property line to the proposed perimeter walls adjoining Areas B, C, D and E) shall be submitted to the Town Manager for review and approval. Perimeter landscaping along Lincoln Drive shall be substantially compliant with the Town's Landscape Guidelines. If new construction allowed under this Special Use Permit does not start within three hundred sixty-five (365) days from issuance of a demolition permit, Owner must either, at Owner's option, replace landscaping or provide other screening where removal of existing landscaping/screening was necessary for demolition.

As a pre-requisite to obtaining a building permit for a particular phase of development, the Owner must demonstrate the existence of adequate perimeter screening for such phase prior to construction. For purposes of this requirement, adequate screening shall consist of an existing oleander hedge or a six (6) foot chain link fence with green screening.

L. CONDITIONAL APPROVAL

104. This SUP shall be effective as of the Effective Date if, but only if, the 2013 Development Agreement and Settlement Agreement are approved by the Town Council and signed by Owner. If the schedule of development set forth in either Stipulation 34(a) (relating to the schematic plan) or