

NOTES

- 1) BASE INFORMATION OBTAINED FROM ENGINEERING PLANS PREPARED BY MILLS, SHORT & ASSOCIATES REVISION DATED SEPTEMBER 2025.
- 2) THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES, SHALL PROVIDE PICK UP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).
- 3) SOLID WASTE AND RECYCLABLES WILL BE COLLECTED IN A SCREENED DUMPSTER ENCLOSURE LOCATED AS SHOWN ON THE SITE PLAN. ALL SOLID WASTE WILL BE DISPOSED OF THROUGH THE CITY'S APPROVED COLLECTION SYSTEM. LIQUID WASTE WILL BE DISCHARGED TO THE MUNICIPAL SANITARY SEWER SYSTEM IN COMPLIANCE WITH CITY AND STATE REGULATIONS.

LEGEND

- AC. = ACRES  
BLDG. = BUILDING  
E.O.W. = EDGE OF WATER  
GFA = GROSS FLOOR AREA  
PG. = PAGE  
O.R.B. = OFFICIAL RECORD BOOK  
L.B. = LANDSCAPE BUFFER  
L.M.E. = LAKE MAINTENANCE EASEMENT  
MIN. = MINIMUM  
S.B. = SETBACK  
S.F. = SQUARE FEET  
R = RADIUS  
R/W = RIGHT OF WAY  
T.B.A. = TO BE ABANDONED  
T.R. = TO REMAIN  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT

TRAFFIC STATEMENT

THE PROPOSED CLUBHOUSE SITE PLAN WITHIN THE VERANO DRI DOES NOT WARRANT ANY CHANGES TO THE PREVIOUSLY APPROVED TRANSPORTATION RELATED DEVELOPMENT ORDER CONDITIONS.

DRAINAGE STATEMENT

THE PROPOSED PROJECT IS A PORTION OF THE OVERALL VERANO DRI AND WILL CONNECT TO THE EXISTING LAKE SYSTEM WITH POD H-1.

THE PROJECT IS UNDER AN EXISTING SFWMD CONCEPTUAL PERMIT #56-104391-P

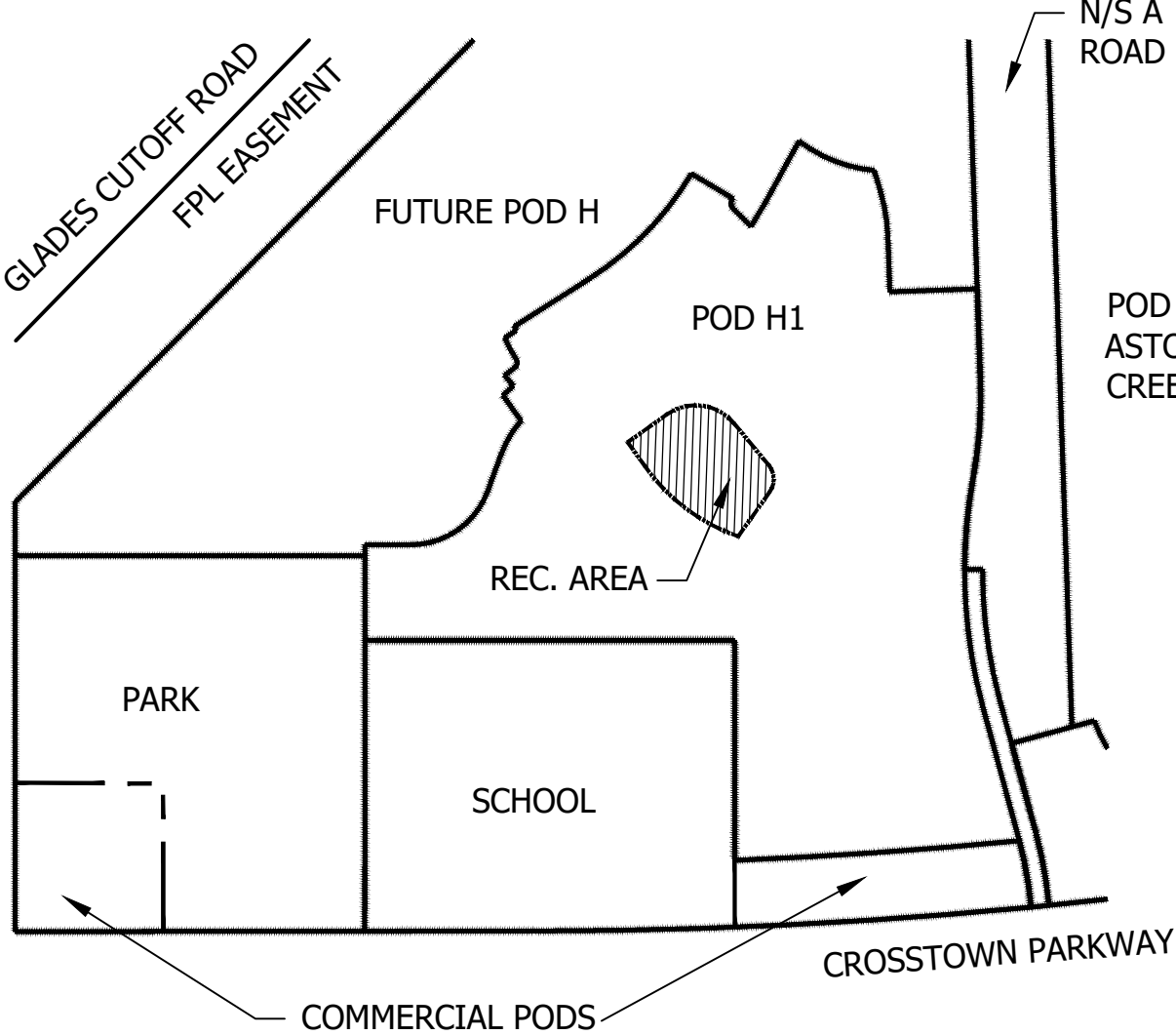
THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

LEGAL DESCRIPTION

VERANO SOUTH - POD H - PLAT NO.1 (PB 130-1) TRACT CA-44 (6.647 AC - 289,564 SF)

LOCATION MAP



SITE DATA

PROJECT NAME: CRESSWIND TREASURE COAST POD H - AMENITY SITE  
FUTURE LAND USE DESIGNATION: RGC - RESIDENTIAL GOLF COURSE  
EXISTING ZONING DISTRICT: PUD  
PROPERTY CONTROL NUMBER: 3331-801-0316-000-3

POD H - RECREATION AREA 6.6475 AC.

BUILDING COVERAGE: 14,468 S.F.  
CLUBHOUSE (1-STORY, 40'-2" HT.) 14,320 S.F.  
RESTROOM BLDG. (1-STORY, 19'-0" HT.) 148 S.F.

OUTDOOR STRUCTURES: 867 S.F.  
MAIL KIOSK (1-STORY, 14'-6" HT.) 867 SF

PARKING REQUIRED: 77 SP. (INCLUDES 4 HC SP.)  
1 SP. / 200 GROSS S.F. @ 15,335 = 77  
PARKING PROVIDED: 77 SP.  
72 STANDARD SPACES + 5 HC SPACES  
GOLF PARKING REQUIRED: 0 SP.  
GOLF PARKING PROVIDED: 77 SP.  
BICYCLE PARKING PROVIDED: 4 RACKS (8 SP.)

| PERVIOUS / IMPERVIOUS CALCULATIONS: | AC.    | S.F.       | PERCENT |
|-------------------------------------|--------|------------|---------|
| PERVIOUS                            | 3.2475 | 139,507.10 | 48.9%   |
| OPEN SPACE                          | 3.2475 | 139,507.10 | 48.9%   |

| IMPERVIOUS             | AC.  | S.F.      | PERCENT |
|------------------------|------|-----------|---------|
| SIDEWALK / PAVED AREAS | 0.55 | 24,123.98 | 8.3%    |
| POOL / DECK            | 0.45 | 19,941.90 | 6.8%    |
| VEHICULAR USE AREA     | 1.02 | 44,535.13 | 15.3%   |
| MAIL KIOSK             | 0.01 | 850.00    | 0.1%    |
| CLUBHOUSE              | 0.47 | 20,585.13 | 7.1%    |
| OUTDOOR STRUCTURES     | 0.04 | 2,083.00  | 0.6%    |
| STAGE                  | 0.01 | 630.00    | 0.1%    |
| SPORTS COURTS          | 0.85 | 37,308.86 | 12.8%   |

TOTAL 6.6475 289,565.10 100%

SETBACKS:  
FRONT SETBACK - 25' MIN.  
SIDE SETBACK - 10' MIN.  
REAR SETBACK - 10' MIN.

DEVELOPMENT TEAM

OWNER / APPLICANT:  
**KH CW TRESURE COAST LLC**  
4807 PGA BOULEVARD  
PALM BEACH GARDENS, FL 33418

CIVIL ENGINEER & SURVEYOR:  
**THOMAS ENGINEERING GROUP**  
125 WEST INDIANTOWN ROAD  
SUITE 206  
JUPITER, FL 33458

LANDSCAPE ARCHITECT & PLANNER:  
**URBAN DESIGN STUDIO**  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401

SURVEYOR:  
**GEOPOINT SURVEYING, INC.**  
4152 W. BLUE HERON BLVD.  
RIVIERA BEACH, FL 33404

ARCHITECT:  
**L2 STUDIOS, INC.**  
109 EAST CHURCH STREET, SUITE 150  
ORLANDO, FL 32801

ENVIRONMENTAL STATEMENT

| Description                                                                                                                | Found | Agency Contact Information | management Plan | Relocation Plan |
|----------------------------------------------------------------------------------------------------------------------------|-------|----------------------------|-----------------|-----------------|
| Wetlands                                                                                                                   | NO    | N/A                        | N/A             | N/A             |
| Rare Habitat                                                                                                               | NO    | N/A                        | N/A             | N/A             |
| Threatened Species                                                                                                         | NO    | N/A                        | N/A             | N/A             |
| Endangered Species                                                                                                         | NO    | N/A                        | N/A             | N/A             |
| Species of Special Concern                                                                                                 | NO    | N/A                        | N/A             | N/A             |
| Invasive/Exotic Vegetation                                                                                                 | NO    | N/A                        | N/A             | N/A             |
| ENVIRONMENTAL ASSESSMENT HAS BEEN ADDRESSED UNDER THE OVERALL DRI THEREFORE NO ADDITIONAL ENVIRONMENTAL REPORT IS REQUIRED |       |                            |                 |                 |

City of Port St. Lucie Project No. 11-652-37-2  
PSLUSD Project No. (P25-180)

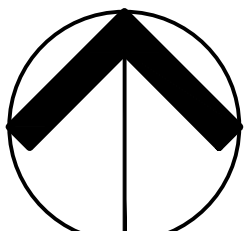
urban  
design  
studio

Urban Design  
Land Planning  
Landscape Architecture

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CRESSWIND TREASURE COAST  
POD H - AMENITY SITE  
City of Port St. Lucie, Florida  
Site Plan - Amenity Site



0 15' 30' 60'  
Scale: 1" = 30'-0"

Date: November 2025  
Project No.: 25-021.001  
Designed By: JEV  
Drawn By: JEV  
Checked By: WT

Revision Dates:  
11-05-2025 Submittal  
12-03-2025 Resubmittal  
02-05-2026 Resubmittal  
04-14-2026 Resubmittal

SP-1  
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