Verano - Cresswind POD H – Amenity Site
Major Site Plan
P25-180

Project Location Map

SUMMARY

Applicant's Request:	An application for a major site plan for Verano- Cresswind POD H – Amenity Site
Agent(s):	Alejandro Toro, Urban Design Studio
Property Owner:	KH CW Treasure Coast LLC
Location:	North of Glades Cutoff and South of Midway
Address:	North of Crosstown Parkway, west of I-95, and east of the Range Line Road.
Project Planner:	Cody Sisk, Planner III

Project Description and Background

The applicant, Urban Design Studio, has submitted a Major Site Plan for the Cresswind Amenity Site in Verano POD H. The Major Site Plan includes 8 pickleball courts; a tennis court; 14,320 square foot clubhouse; restrooms and

office space. The property is proposed to include a pool, spa, shade canopy, deck seating, event lawn with stage, and additional golf cart and standard parking.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the major site plan on January 14, 2026.

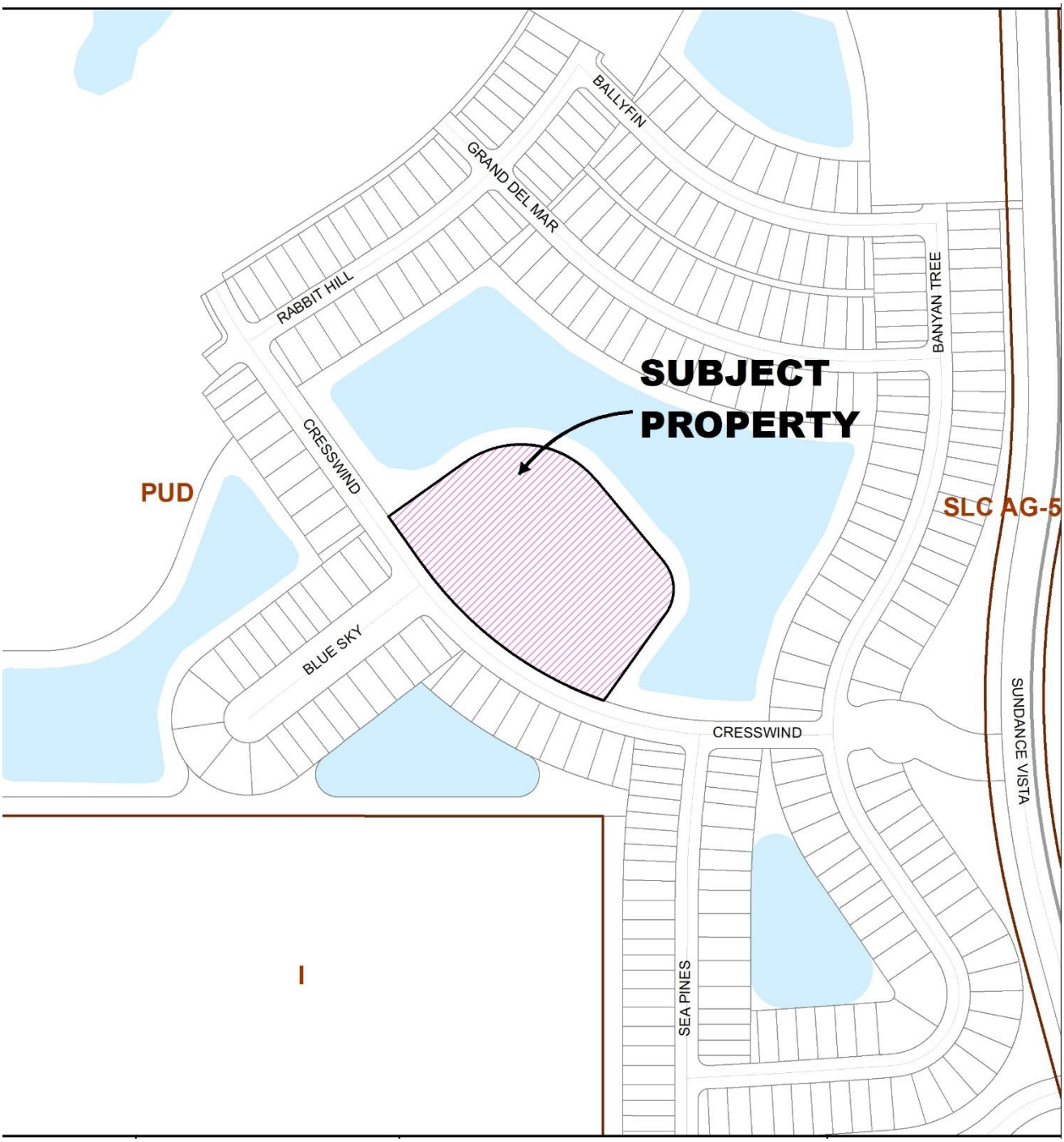
Location and Site Information

Parcel ID No(s).	3331-801-0049-000-0
Property Size:	6.65 Acres
Legal Description:	Verano South - Pod H - Plat No.1 (PB 130-1) Tract CA-44
Existing Future Land Use:	RGC - Residential Golf Course
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Vacant land

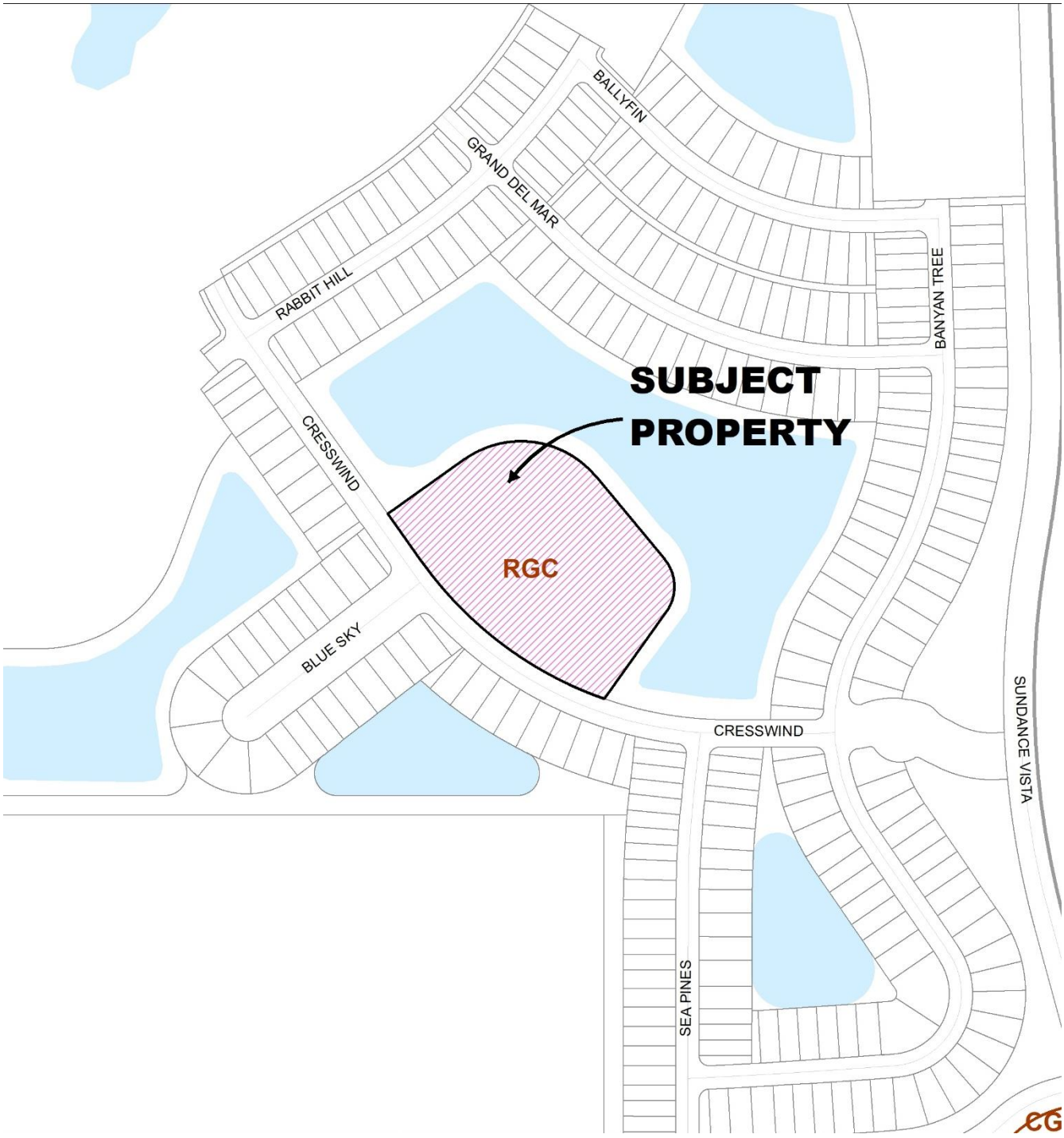
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Vacant
South	RGC	PUD	Residential/School
East	RGC	PUD	Vacant
West	RGC	PUD	Vacant

PUD- Planned Unit Development, RGC - Residential Golf Course


BALLYFIN
GRAND DEL MAR
RABBIT HILL
BANYAN TREE
SUBJECT PROPERTY
CRESSWIND
PUD
SLC AG-5
BLUE SKY
CRESSWIND
SUNDANCE VISTA
I
SEA PINES

Zoning Map



Future Land Use

IMPACTS AND FINDINGS

ZONING REVIEW*:* The project has been reviewed for compliance with the requirements of the Verano Pod H PUD and Chapter 158, Zoning Code and documented as follows:

CRITERIA	***FINDINGS***
USE	The PUD zoning allows permits the property to be used for a Golf Club Clubhouse and Recreation Facility.
DUMPSTER ENCLOSURE	The site plan provides a 12' X 24' dumpster enclosure for general recyclable and refuse.
ARCHITECTURAL DESIGN STANDARDS	The building elevations Have been reviewed for compliance with the Citywide Design Guidelines.
PARKING REQUIREMENTS	The proposed use requires a total of 77 parking spaces while 77 spaces are proposed with 5 of these spaces provided as handicap spaces. Additionally, there are 77 spaces for golf cart parking on site.
BUILDING HEIGHT	Maximum building height per the PUD Zoning District is 35 feet for recreational areas while architectural elements (monuments, entry features, tower, etc.) may not exceed 50 feet. The proposed clubhouse is to be a 1-story structure with a height of approximately 26'-5" while the center tower feature is approximately 40'-2".
SETBACKS	Building setback lines depicted on site plan are consistent with the PUD requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with the Verano DR and Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

CRITERIA	***FINDINGS***
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	This application and Traffic Statement prepared by Urban Design Studio received April 28, 2026 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

	The proposed site is for internal use only by residents of the Verano - Cresswind subdivision therefore not creating any additional trips on the City owned roadway network than what was already accounted for in the approvals of the subdivision plats.
PARKS AND OPEN SPACE	N/A
STORMWATER	The project will include a paving and drainage plan that complies with the adopted level of service standards.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	N/A

NATURAL RESOURCES PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: Upland preservation/mitigation requirements for the Verano DRI are addressed in the Development Order. The requirements have been satisfied.

Wildlife Protection: the site has been cleared.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the Major Site Plan on January 14, 2026.