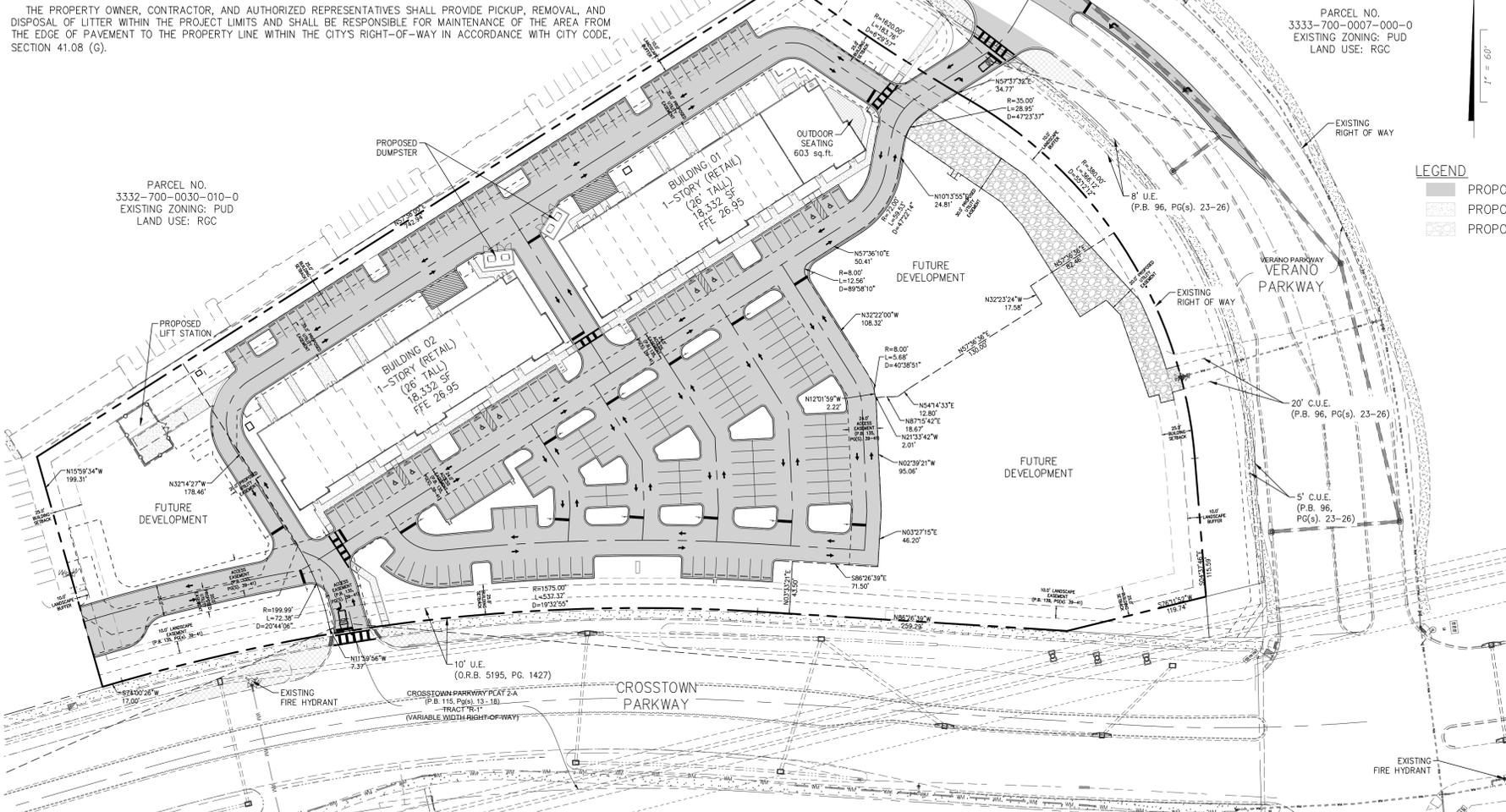


SUBMITTALS
 PSL MAJOR SITE PLAN SUBMITTAL 06-20-24
 PSL MAJOR SITE PLAN RESUBMITTAL 01-15-25
 PSL MAJOR SITE PLAN RESUBMITTAL 06-15-25
 PSL MAJOR SITE PLAN RESUBMITTAL 08-14-25

NOTES:
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, 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).

Printed By: autumn.hubsch

Printed: Jan 30, 2026 - 4:57pm



LEGAL DESCRIPTION:

BEING ALL OF COMMERCIAL PARCEL 1 AND A PORTION OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, IN THE CITY OF PORT ST. LUCIE, FLORIDA, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHEASTERLY MOST CORNER, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES BEING ALONG THE SOUTHERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1: 1) THENCE S.76°11'52"W, A DISTANCE OF 119.74 FEET; 2) THENCE N.86°26'39"W, A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55", A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; 4) THENCE S.74°00'26"W, A DISTANCE OF 17.00 FEET; THENCE N.15°59'34"W, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 199.31 FEET; THENCE N.57°38'00"E, A DISTANCE OF 742.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET AND A RADIAL BEARING OF N.36°40'00"E. AT SAID INTERSECTION, THE FOLLOWING THREE (3) COURSES BEING ALONG THE SAID EASTERLY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°29'57", A DISTANCE OF 183.76 FEET TO A POINT REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF TANGENCY; 3) THENCE S.04°37'46"E, A DISTANCE OF 115.59 FEET TO THE POINT OF BEGINNING.

TOTAL LANDS CONTAINING: 349,965 SQUARE FEET OR 8.034 ACRES, MORE OR LESS.

WATER AND SEWER STATEMENT

PROJECT WILL PROPOSE NEW WATER SERVICES TO PROPOSED BUILDINGS. PROJECT WILL PROPOSE WASTEWATER FLOWS TO BE DIRECTED TO A PROPOSED PUMP STATION ON SITE. NOTE: THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS FOR APPROVAL BY SAINT LUCIE COUNTY UTILITIES.

DRAINAGE STATEMENT

THIS PROJECT IS REQUIRED TO PROVIDE A 2.5" OF WATER QUALITY TREATMENT OVER THE ENTIRE SITE IN THE WET DETENTION SYSTEM. THE ULTIMATE OUTFALL WILL BE THE EXISTING MANHOLE AT THE NORTH PROPERTY BOUNDARY THAT GOES THROUGH THE EXISTING APARTMENT COMPLEX.

ENVIRONMENTAL STATEMENT

THERE WILL BE NO ADVERSE IMPACT TO THE ENVIRONMENT, AS THE SITE WAS CLEARED AND LANDSCAPED ALONG VERANO DR AND CROSSTOWN PKWY PRIOR TO THE SUBMITTAL.

TRAFFIC STATEMENT

THE PROPOSED DEVELOPMENT AT THE SHOPPES AT CROSSTOWN PARKWAY COMMERCIAL SITE IS LOCATED ON VERANO DRIVE WILL PRODUCE 1,580 DAILY TRIPS WITH 123 AM PEAK RATE OF THE GENERATOR TRIPS AND 175 PM PEAK RATE OF THE GENERATOR TRIPS.
 DAILY RATE: 37.01 (50% ENTERING AND 50% EXITING) - 1580 TOTAL TRIPS (790 ENTERING AND 790 EXITING)
 AM PEAK OF THE GENERATOR RATE: 2.87 (55% ENTERING AND 45% EXITING) - 123 TOTAL TRIPS (67 ENTERING AND 56 EXITING)
 PM PEAK RATE OF THE GENERATOR: 4.09 (50% ENTERING AND 50% EXITING) - 175 TOTAL TRIPS (87 ENTERING AND 88 EXITING)

TO PROPERLY ESTIMATE THE TRIP GENERATION THE INSTITUTE OF TRAFFIC ENGINEERS (ITE) REPORT, TRIP GENERATION (11TH/ EDITION) WAS USED TO PRODUCE DAILY AVERAGE, AM PEAK AND PM PEAK. THE PROPOSED DEVELOPMENT IS 37,267 SF - COMMERCIAL/RETAIL (SHOPPING CENTER) (ITE CODE: 820) (INCLUDING SEATING DINING). CONSISTENT WITH THE VERANO SOUTH DEVELOPMENT OF REGIONAL IMPACT (DRI) PHASING AND LAND USE TABLE, WHICH APPROVES NON-RESIDENTIAL USES PERMITTED UNDER ITE TRIP GENERATION MANUAL, 8TH EDITION, LAND USE CODE 820 (SHOPPING CENTER), TRAFFIC FOR THE PROPOSED DEVELOPMENT HAS BEEN ANALYZED USING THAT LAND USE CLASSIFICATION. THIS APPROACH MAINTAINS CONSISTENCY WITH THE DRI-APPROVED LAND USE ASSUMPTIONS AND TRANSPORTATION ANALYSIS FRAMEWORK.

ACCESSIBILITY AND ADA COMPLIANCE STATEMENT

ALL SIDEWALK AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

SITE SUMMARY

TOTAL ACREAGE: 8.03 ac. / 349,965 sq.ft.

PARCEL ID
 3332-700-0030-000-7 (11590 SW ROMA WAY)
 3332-700-0032-000-1 (TBD)

FUTURE LAND USE: RGC

ZONING: PUD

FLOOD ZONE 'X'
 FEMA FIRM MAP: 12111C0275J DATED: 2/15/2012

SPECIAL ASSESSMENTS:
 VERANO #3 CDD - 2021
 PSL STORMWATER IN VERANO

MINIMUM BUILDING SETBACKS:
 25' FRONT (CROSSTOWN PKWY)
 20' REAR
 25' SIDE

SITE DATA			
	AC.	SQ.FT.	%
GROSS SITE AREA	8.03	349,965	100.0
IMPERVIOUS AREA	3.84	166,361	48.0
BUILDING COVERAGE (TOTAL)	0.84	36,664	10.5
PAVEMENT	2.75	119,650	34.5
SIDEWALK	0.25	10,047	3.0
PERVIOUS AREA	4.19	182,916	52.0

PARKING CALCULATIONS							
BUILDING	AREA (SF)	PARKING RATE	STANDARD PARKING		ACCESSIBLE PARKING		TOTAL PARKING PROVIDED
			REQUIRED	PROVIDED	PARKING RATE	REQUIRED	
RETAIL A	18,332	1 SPACE/250 SF	74	200	SPACES PROVIDED (201-300) = 7	7	4
RETAIL B	18,332		74				4
OUTDOOR SEATING	603		3				
TOTAL	37,267		151				8
TOTAL				200			208



PROJECTS CONTACTS

OWNER
 DK CENTRAL PARK, LLC
 105 1ST ST
 DELRAY BEACH, FL 33444
 (210) 682-9500

DEVELOPER
 3773 RICHMOND AVE., SUITE 800
 HOUSTON, TX 77046
 GAGE RABA
 (210) 396-6620

CIVIL
 CONNELLY & WICKER
 10060 SKINNER LAKE DR., SUITE 500
 JACKSONVILLE, FL 32246
 AUTUMN HUBSCH, PE #72939
 (904) 265-3030

SURVEYOR
 GEOPPOINT SURVEYING, INC.
 4152 WEST BLUE HERON BLVD, SUITE 105
 RIVIERA BEACH, FL 33404
 LUIS ORTIZ
 (561) 444-2720

PLANNER
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 PETER HOFHEINZ
 (561) 747-1012

Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cweng.com
 Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision

OVERALL SITE PLAN

SHOPPES AT
 CROSSTOWN PKWY
 PORT ST. LUCIE
 PREPARED FOR
 HUNINGTON PROPERTIES

AUTUMN HUBSCH
 Reg. Engineer

Project No.: 24-01-0001
 Design: AMH Drawn: RAH
 Checked: O.C. O.C.
 AMH RCW
 Date: SEPTEMBER 2025
 Scale: 1" = 60'

APPROVED AND RECORDED PLAT
 PLAT BOOK 135 PAGES 39-41

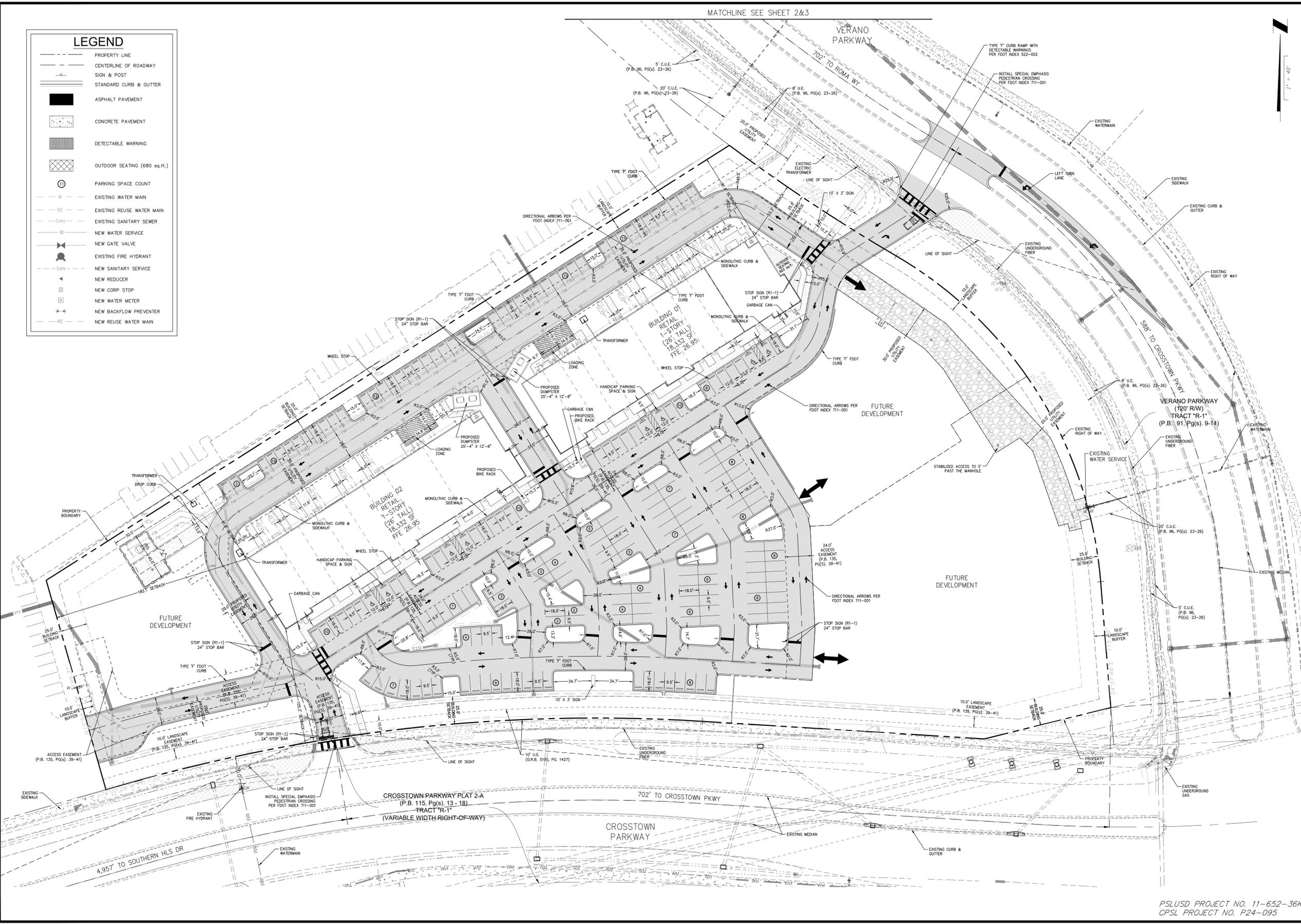
PSL/SD PROJECT NO. 11-652-36K
 CPSL PROJECT NO. P24-095

P:\Projects\CW12424-01-0001-Verano South\Design\Drawings\Plots\24-01-0001-MJR Site.dwg

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

P:\Projects\CW12424-01-0001-Verano South Design\Drawings\Plots\24-01-0001-MUR Site.dwg Printed: Jan 06, 2026 - 12:02pm Printed By: autumn.hubsch

LEGEND	
	PROPERTY LINE
	CENTERLINE OF ROADWAY
	SIGN & POST
	STANDARD CURB & GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	DETECTABLE WARNING
	OUTDOOR SEATING (680 sq.ft.)
	PARKING SPACE COUNT
	EXISTING WATER MAIN
	EXISTING REUSE WATER MAIN
	EXISTING SANITARY SEWER
	NEW WATER SERVICE
	NEW GATE VALVE
	EXISTING FIRE HYDRANT
	NEW SANITARY SERVICE
	NEW REDUCER
	NEW CORP STOP
	NEW WATER METER
	NEW BACKFLOW PREVENTER
	NEW REUSE WATER MAIN



Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 263-5030 FAX: (904) 265-5031 www.cweng.com
 Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision

SITE PLAN

**SHOPPES AT
CROSTOWN PKWY
PORT ST. LUCIE**
 PREPARED FOR
HUNINGTON PROPERTIES

AUTUMN HUBSCH
 Reg. Engineer

Project No:	24-01-0001
Designed:	AMH
Checked:	AMH
Date:	SEPTEMBER 2025
Scale:	1" = 40'

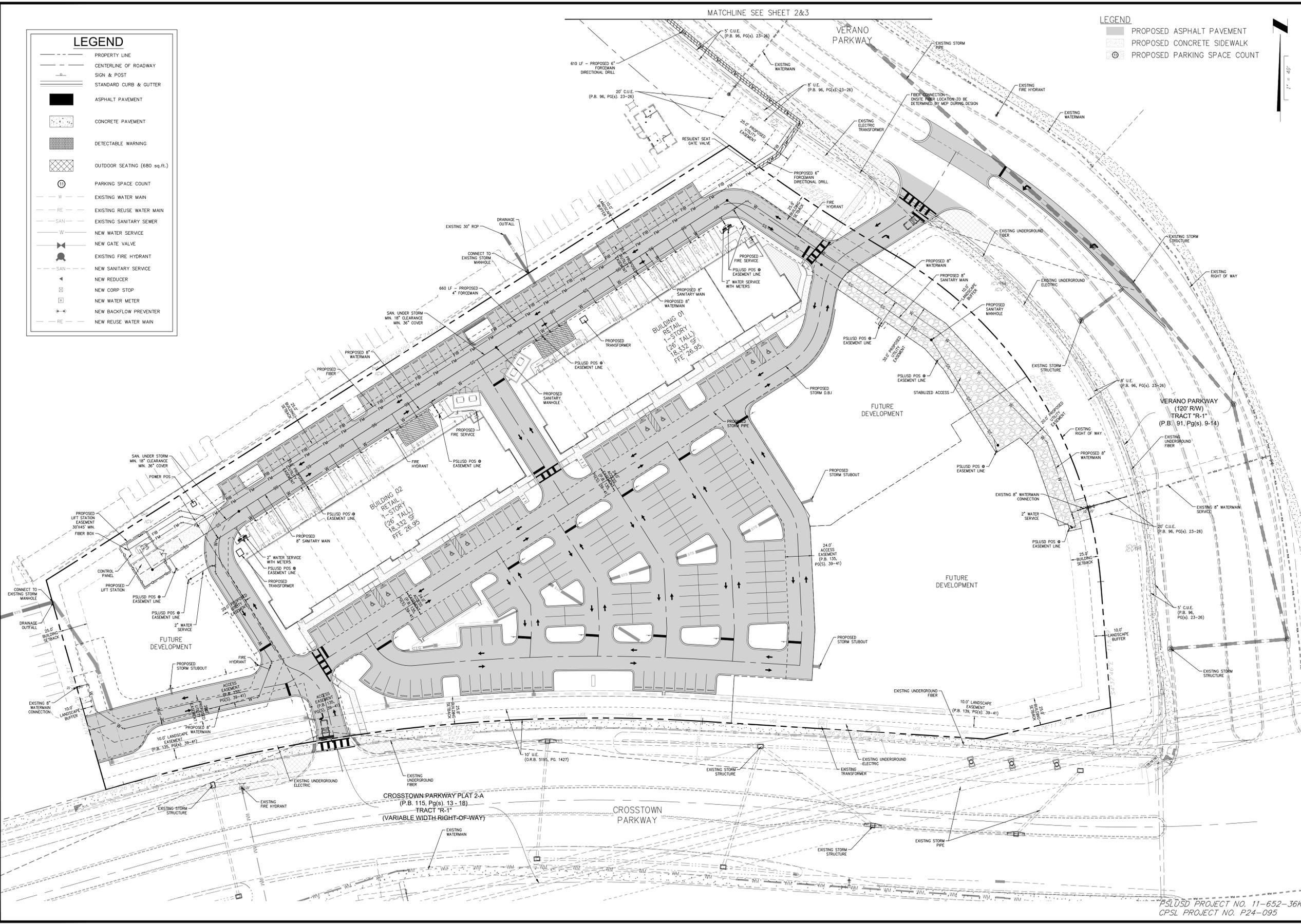
PSLUSD PROJECT NO. 11-652-36K
 CPSL PROJECT NO. P24-095

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Jan 06, 2026 - 12:02pm

Printed By: autumn.hubsch

LEGEND	
---	PROPERTY LINE
---	CENTERLINE OF ROADWAY
---	SIGN & POST
---	STANDARD CURB & GUTTER
■	ASPHALT PAVEMENT
■	CONCRETE PAVEMENT
■	DETECTABLE WARNING
■	OUTDOOR SEATING (680 sq.ft.)
⊙	PARKING SPACE COUNT
---	EXISTING WATER MAIN
---	EXISTING REUSE WATER MAIN
---	EXISTING SANITARY SEWER
---	NEW WATER SERVICE
---	NEW GATE VALVE
---	EXISTING FIRE HYDRANT
---	NEW SANITARY SERVICE
---	NEW REDUCER
---	NEW CORP STOP
---	NEW WATER METER
---	NEW BACKFLOW PREVENTER
---	NEW REUSE WATER MAIN



LEGEND	
■	PROPOSED ASPHALT PAVEMENT
■	PROPOSED CONCRETE SIDEWALK
⊙	PROPOSED PARKING SPACE COUNT



Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 263-3030 FAX: (904) 265-3031 www.cweng.com
 Florida Registry 3650 L.A. Number: LC26000511

No.	Date	Revision

UTILITY & DRAINAGE PLAN

SHOPPES AT
 CROSTOWN PKWY
 PORT ST. LUCIE
 PREPARED FOR
 HUNINGTON PROPERTIES

AUTUMN HUBSCH
 Reg. Engineer

Project No:	24-01-0001
Designed:	AMH
Drawn:	RAH
Checked:	O.C.
Date:	SEPTEMBER 2025
Scale:	1" = 40'

PSLUSD PROJECT NO. 11-652-36K
 CPSL PROJECT NO. P24-095

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

