





### SITE DATA

NAME OF APPLICATION (PKA NAME)	CRESSWIND PALM BEACH			
SP/2021-04				
PROJECT NUMBER	18-1002.03			
LAST CITY APPROVAL DATE	10/25/2019			
LAST CITY OF VILAMASTER PLAN APPROVAL DATE	5/9/2019			
RESOLUTION NUMBERS	TRD-2019-14, MPR-2019-16, R-2016-16B, ORDINANCE 2014-030, MPA-2016-01, MPA-2017-01, MPA-2019-01, RESO 2019-14			
FUTURE LAND USE DESIGNATION	RESIDENTIAL-2			
EXISTING ZONING DISTRICT	R-2 (TYPICAL)			
SECTION TOWNSHIP RANGE	77-41-43-38-00-000-010			
PROPERTY CONTROL NUMBER(S)	77-41-43-07-00-000-1000			
EXISTING USE	VACANT/ AGRICULTURE/ UTILITY			
APPROVED USE	RESIDENTIAL R-2			
TOTAL POD P-1 DATA	8,800.39 SF			
TOTAL POD BOUNDARY AREA	185.14 AC			
BUILDING DATA	3.38 DUAC			
APPROVED DENSITY	SINGLE FAMILY DETACHED			
HOUSING TYPE	3.14 DUAC			
PROPOSED DENSITY	661 UNITS			
TOTAL DWELLING UNITS	199 UNITS			
DWELLING UNITS THIS PHASE	4.47 DUAC			
NET DENSITY THIS PHASE	800			
DWELLING UNITS TO DATE (PH I, PH II, PH III & PH IV)	PHASE I 73.17 AC 57.31 AC			
PHASE 1 DATA	PHASE II 49.07 AC 42.36 AC			
PHASE 2 DATA	PHASE III 51.43 AC 54.78 AC			
PHASE 3 DATA	PHASE IV 47.42 AC 54.78 AC			
PHASE 4 DATA	PHASE V 65.15 AC 44.54 AC			
PHASE 5 DATA				
DWELLING UNITS DATA	PHASE I 20 18 66 59 146			
PHASE II 74 27 152	PHASE III 91 27 168	PHASE IV 6 135	PHASE V 18 115 86 199	
TOTAL DWELLING UNITS	398	796	158	199
PHASE 6 PARKING DATA	REQ 398	PROV 796	SPACES LOCATED ON INDIVIDUAL LOTS	
2 SPACES PER DWELLING UNIT	0	0	0	
PARKING SPACES IN REC. AREAS (INCLUDES HANDICAP PARKING)	398	796	0	
TOTAL	16	796	0	
GUEST PARKING (% OF REQUIRED)	40 FT MAX	1.6:2		
BUILDING HEIGHT	40 FT MAX	1.6:2		
NUMBER OF STORES	44.54 AC	34.03 AC	8.39 AC	3.48 AC
SUBDIVISION PLAN ACREAGE BREAKDOWN	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TOTAL WITHIN POD BOUNDARY	44.54 AC	34.03 AC	8.39 AC	3.48 AC
SINGLE FAMILY LOTS (199 LOTS)	44.54 AC	34.03 AC	8.39 AC	3.48 AC
ROADWAY TRACTS	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-1	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-2	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-3	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-4	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-5	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-6	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-7	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-8	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-9	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-10	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-11	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-12	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-13	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-14	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-15	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-16	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-17	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-18	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-19	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-20	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-21	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-22	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-23	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-24	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-25	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-26	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-27	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-28	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-29	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-30	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-31	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-32	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-33	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-34	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-35	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-36	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-37	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-38	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-39	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-40	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-41	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-42	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-43	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-44	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-45	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-46	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-47	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-48	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-49	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-50	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-51	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-52	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-53	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-54	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-55	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-56	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-57	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-58	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-59	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-60	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-61	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-62	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-63	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-64	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-65	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-66	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-67	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-68	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-69	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-70	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-71	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-72	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-73	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-74	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-75	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-76	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-77	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-78	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-79	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-80	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-81	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-82	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-83	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-84	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-85	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-86	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-87	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-88	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-89	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-90	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-91	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-92	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-93	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-94	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-95	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-96	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-97	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-98	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-99	44.54 AC	34.03 AC	8.39 AC	3.48 AC
TRACT R-100	44.54 AC	34.03 AC	8.39 AC	3.48 AC

### LEGEND

- CL CENTER LINE
- DE DRAINAGE EASEMENT
- LM/AE LAKE MAINTENANCE ACCESS EASEMENT
- LMA LAKE MAINTENANCE AREA
- O.S.T. OPEN SPACE TRACT
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- WMT WATER MANAGEMENT TRACT
- AC ACRES
- REC RECREATIONAL UTILITY EASEMENT
- LIE STOP SIGN & BAR
- STREET LIGHTPOLE
- DECORATIVE ENTRY STREETLIGHT
- 40' WIDE LOTS
- 50' WIDE LOTS
- 60' WIDE LOTS
- PROPOSED MODEL LOTS
- PROPOSED TEMPORARY MODEL PARKING

### PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT OR POD	MINIMUM LOT DIMENSIONS	MIN. BUILDING SETBACKS				
		FRONT	SIDE	REAR	STREET	
REQUIRED	POD P, 4,500 SF	40'	75'	10' MIN 20' MAX	5', 10', 10'	10' BUILDING 5' ACCESSORY
PROVIDED	POD P, 40' WIDE LOT MIN. = 5,200 SF 50' WIDE LOT MIN. = 6,500 SF 60' WIDE LOT MIN. = 7,800 SF	40'	130'	15' - BLDG 20' - FLG 15' - SLG	5', 10'	10' BUILDING 5' ACCESSORY

### COMP. PLAN REC. REQUIREMENTS

PHASE 1 REQ (AC)	PHASE 2 REQ (AC)	PHASE 3 REQ (AC)	PHASE 4 REQ (AC)	PHASE 5 REQ (AC)	TOTAL REQ (AC)
0.677	0.705	0.780	0.626	0.232	3.021
PHASE 1 PROV (AC)	PHASE 2 PROV (AC)	PHASE 3 PROV (AC)	PHASE 4 PROV (AC)	PHASE 5 PROV (AC)	TOTAL PROV (AC)
6.664	0.559	0.973	0.632	0.000	8.828

**NOTE:**  
PHASE 5 WILL BE PLATTED IN ITS ENTIRETY WILL INCLUDE 2 PHASES OF LAND DEVELOPMENT (5A & 5B)

### AMENITIES

- NEIGHBORHOOD SQUARE (CLUBHOUSE)**
- 1 CLUBHOUSE
  - 1 MAIL KIOSK
  - 1 CABANA
  - 1 POOL
  - 5 SPORT COURT
  - 1 PARKING LOT
  - 1 WALKING TRAIL
  - 1 BENCH
  - 1 PET WASTE STATION
- NEIGHBORHOOD PARK**
- 1 MEANDERING SIDEWALK
  - 1 BENCH
  - 1 PET WASTE STATION
  - 1 TRASH CAN

### BLOCK LENGTH

AVERAGE BLOCK LENGTH: 585' \*  
AVERAGE BLOCK PERIMETER: 2,086' \*  
\*NOTE: AVERAGES EXCLUDE PERIMETER BLOCK LENGTHS

BLOCK DIM. REQUIREMENTS	MIN.	AVERAGE	MAX.
MAX. BLOCK LENGTH	900 FT	1,500-1,800 FT	2,500 FT
NO. OF LOTS	1,250 FT	NO. OF LOTS	NO. OF LOTS
MAX. BLOCK PERIMETER	1,250 FT	NO. OF LOTS	NO. OF LOTS

### LEGAL DESCRIPTION

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 33 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 0.3.1, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF PERSONOR BOULEVARD EAST, PLAT 3, AND THE EASTLY EXTENSION THEREOF, AS RECORDED IN ROAD PLAT BOOK 12, PAGES 158 THROUGH 160 OF SAID PUBLIC RECORDS, THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 579'14"20", A DISTANCE OF 103.12 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,399.00 FEET, THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 072°28', A DISTANCE OF 180.13 FEET TO A POINT OF NON-TANGENCY, THENCE S70°59'32"E, A DISTANCE OF 50.31 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIOUS POINT LIES 5.69 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 1,410.00 FEET, THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°40'20", A DISTANCE OF 34.38 FEET, THENCE N82°30'12"E, A DISTANCE OF 145.69 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 2,100.00 FEET, THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°01'44", A DISTANCE OF 115.77 FEET TO A POINT OF NON-TANGENCY, THENCE N14°48'47"W, A DISTANCE OF 68.89 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIOUS POINT LIES N83°05'49"W, A RADIAL DISTANCE OF 538.00 FEET, THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 70°37'29", A DISTANCE OF 68.13 FEET, THENCE N87°12'10"W, A DISTANCE OF 276.23 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 592.00 FEET, THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°14'47", A DISTANCE OF 188.53 FEET TO A POINT OF NON-TANGENCY, THENCE N82°37'09"E, A DISTANCE OF 203.12 FEET TO THE POINT BEING ON THE SOUTH BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 4, AS RECORDED IN PLAT BOOK 133, PAGES 120 THROUGH 126 OF SAID PUBLIC RECORDS, THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: N87°03'11"W, A DISTANCE OF 138.00 FEET; THENCE N72°52'20"W, A DISTANCE OF 57.76 FEET; THENCE N87°02'51"W, A DISTANCE OF 130.00 FEET; THENCE N87°47'15"W, A DISTANCE OF 30.00 FEET; THENCE N86°40'06"W, A DISTANCE OF 130.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIOUS POINT LIES N85°46'06"W, A RADIAL DISTANCE OF 670.00 FEET, THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°12'10", A DISTANCE OF 2.37 FEET; THENCE N87°01'44"E, A DISTANCE OF 35.78 FEET; THENCE N85°58'16"W, A DISTANCE OF 186.00 FEET; THENCE N80°11'48"E, A DISTANCE OF 35.00 FEET; THENCE N85°18'16"W, A DISTANCE OF 340.52 FEET; THENCE S08°58'31"W, A DISTANCE OF 70.35 FEET; THENCE N80°10'29"W, A DISTANCE OF 130.00 FEET; THENCE N89°39'20"W, A DISTANCE OF 57.03 FEET; THENCE N80°47'51"W, A DISTANCE OF 130.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIOUS POINT LIES N80°47'51"W, A RADIAL DISTANCE OF 62.00 FEET, THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°02'22", A DISTANCE OF 11.28 FEET TO A POINT OF NON-TANGENCY, THENCE S89°16'47"W, A DISTANCE OF 20.38 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF SAID CRESSWIND PALM BEACH PHASE 4, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIOUS POINT LIES N79°28'07"W, A RADIAL DISTANCE OF 62.00 FEET, THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°42'54", A DISTANCE OF 62.04 FEET; THENCE S16°16'48"W, A DISTANCE OF

423.43 FEET TO THE POINT BEING ON THE SOUTH BOUNDARY LINE OF SAID PLAT; THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: N73°43'12"W, A DISTANCE OF 130.00 FEET; THENCE N85°24'46"W, A DISTANCE OF 56.20 FEET; THENCE N73°43'12"W, A DISTANCE OF 130.00 FEET TO THE POINT BEING ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 3, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF SAID PUBLIC RECORDS, THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: SAID POINT BEING ON THE CUR









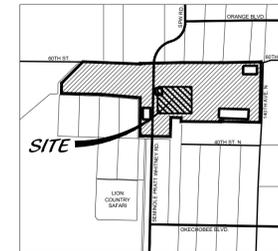






CIVIC PARCEL  
PC-3  
LANDUSE: CIVIC  
ZONING: CIVIC/EDUCATION

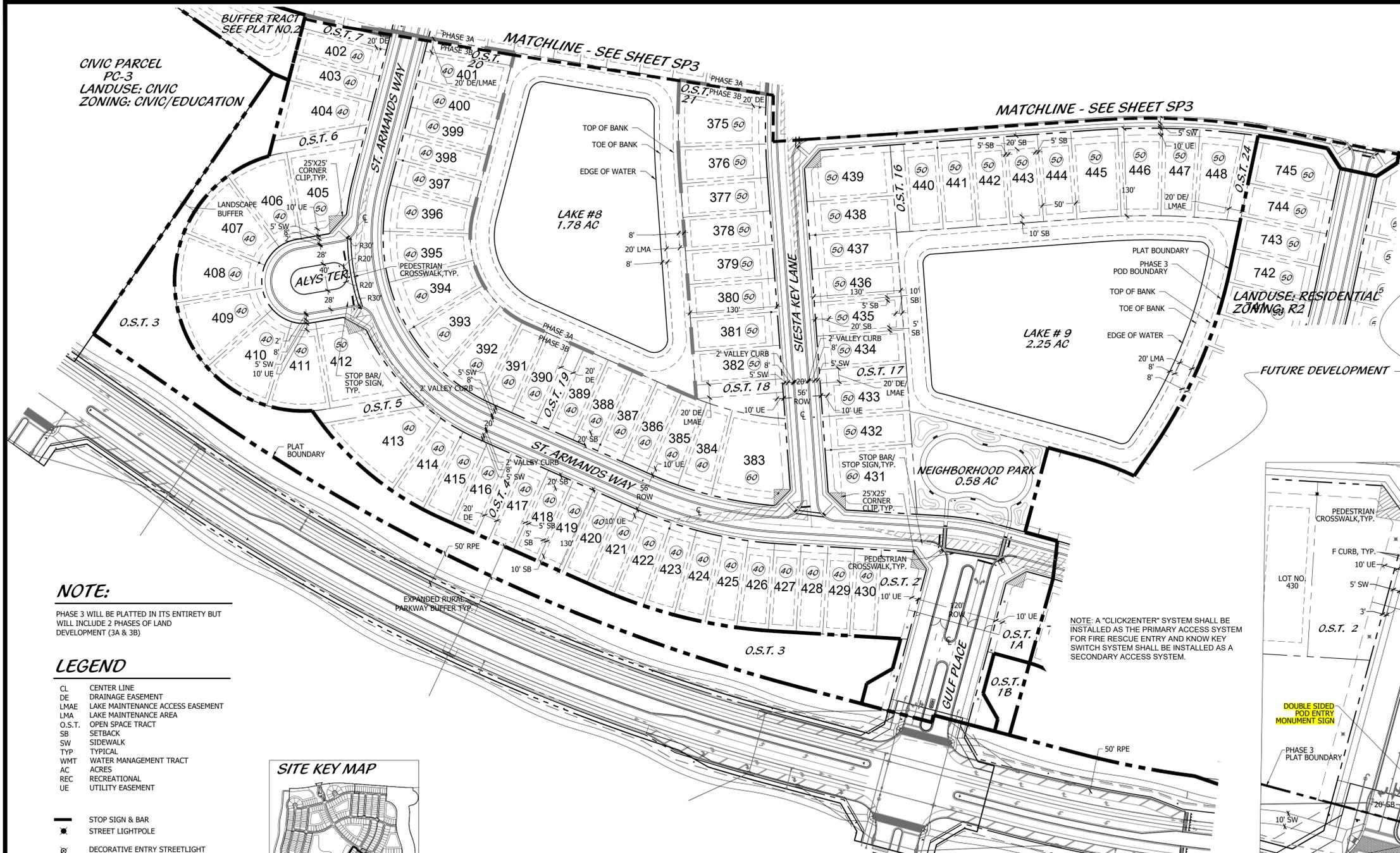
LOCATION MAP



**Cotleur & Hearing**

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-C000239

**Cresswind Palm Beach**  
POD P-1 SITE PLAN - PHASE 3  
City of Westlake, Florida



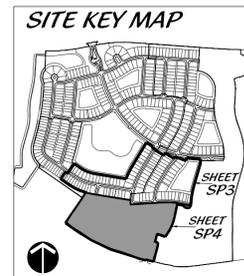
**NOTE:**

PHASE 3 WILL BE PLATTED IN ITS ENTIRETY BUT WILL INCLUDE 2 PHASES OF LAND DEVELOPMENT (3A & 3B)

**LEGEND**

- CL CENTER LINE
- DE DRAINAGE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LMA LAKE MAINTENANCE AREA
- O.S.T. OPEN SPACE TRACT
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- WMT WATER MANAGEMENT TRACT
- AC ACRES
- REC RECREATIONAL
- UE UTILITY EASEMENT

- STOP SIGN & BAR
- STREET LIGHTPOLE
- DECORATIVE ENTRY STREETLIGHT
- 40' WIDE LOTS
- 50' WIDE LOTS
- 60' WIDE LOTS
- PROPOSED MODEL LOTS

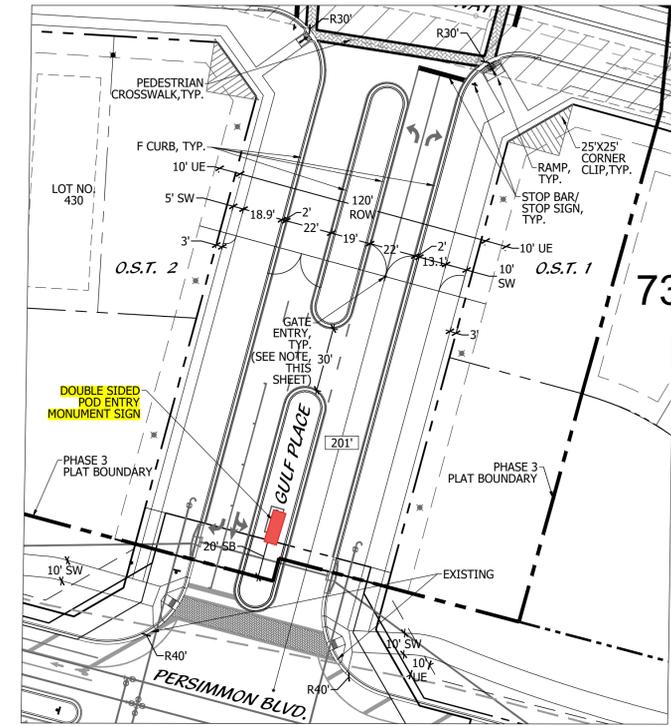


**PROPERTY DEVELOPMENT REGULATIONS**

PROPERTY DEVELOPMENT REGULATIONS							
SINGLE FAMILY (PER ORDINANCE 2018-5)							
ZONING DISTRICT OR POD	REQUIRED	MINIMUM LOT DIMENSIONS			MIN. BUILDING SETBACKS		
		SIZE	WIDTH	DEPTH	FRONT	SIDE	REAR
POD P	REQUIRED	4,500 SF	40'	75'	10' MIN 20' MAX	5'	10' BUILDING 5' ACCESSORY
POD P	PROVIDED	40' WIDE LOT MIN. = 5,200 SF 50' WIDE LOT MIN. = 6,500 SF 60' WIDE LOT MIN. = 7,800 SF	40'	130'	15' - BLDG 20' - FLG 15' - SLG	5'	10' BUILDING 5' ACCESSORY

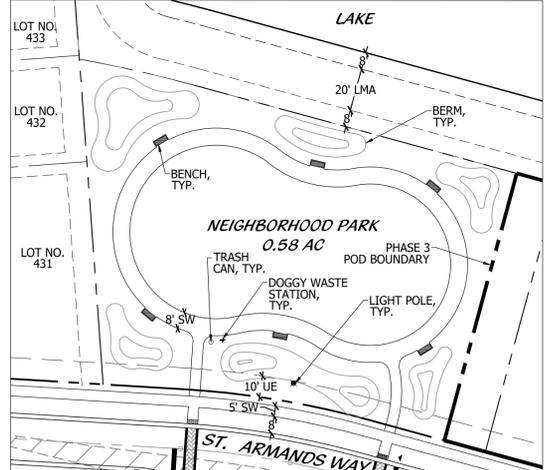
NOTES:  
1. PORCHES SHALL HAVE A MINIMUM DEPTH OF 6' AND A MINIMUM WIDTH OF 8'. A PORCH OR PORTE COCHERE MAY ENCRACH UP TO A MAXIMUM OF 25% INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.  
2. A SINGLE FAMILY PATIO MAY ENCRACH A MAXIMUM OF 25% INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.  
3. A BALCONY MAY ENCRACH A MAXIMUM OF 6' INTO A FRONT OR SIDE STREET SETBACK, PROVIDED THERE IS NO UE OVERLAP.

NOTE: A "CLICK2ENTER" SYSTEM SHALL BE INSTALLED AS THE PRIMARY ACCESS SYSTEM FOR FIRE RESCUE ENTRY AND KNOW KEY SWITCH SYSTEM SHALL BE INSTALLED AS A SECONDARY ACCESS SYSTEM.



RESIDENT'S ENTRY

Scale: 1" = 40'



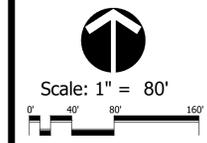
NEIGHBORHOOD PARK

Scale: 1" = 40'

DRO AMENDMENTS

ZONING STAMP

Donaldson E | Digitally signed by  
Hearing: A0109 | Donaldson E  
800000015D8 | Hearing: A010980000  
0015D8A13286A000 | 0015D8A13286A000

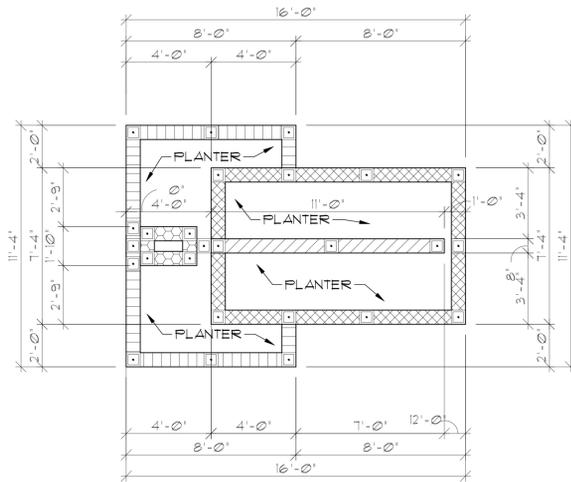


DESIGNED	DEH
DRAWN	JS, JCO, HK
APPROVED	DEH
JOB NUMBER	181002
DATE	03-11-21
REVISIONS	04-06-21 09-29-21

September 29, 2021 2:47:08 p.m.  
Drawing: 181002 FSBP3.DWG

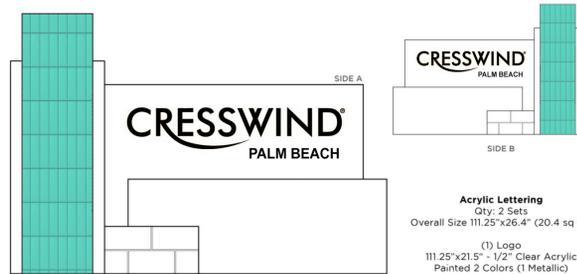
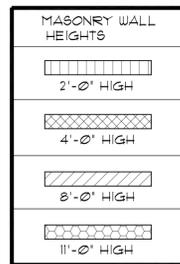
SHEET SP4 OF 4

© COTLEUR & HEARING, INC.  
These drawings are the property of the architect and are not to be used for other projects without the express written agreement in writing with the architect. Immediately report any discrepancies to the architect.



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**Acrylic Lettering**  
Qty: 2 Sets  
Overall Size 111.25"x26.4" (20.4 sq ft)

(1) Logo  
111.25"x21.5" - 1/2" Clear Acrylic  
Painted 2 Colors (1 Metallic)  
#10 Stud Mount w/ 1" Spacers

(1) Palm Beach  
45.5"x5.5" - 1/2" Clear Acrylic  
Painted 2 Colors  
#10 Stud Mount Flush

(1) Registered (R)  
2.5"x2.5" - 1/2" Clear Acrylic  
Painted 1 Color (Metallic)  
Flush Mount w/ Silicone Adhesive & VHB

TO MONUMENT BY OTHERS



urban design studio

ARCHITECTS



1441 N. RONALD REAGAN BLVD.  
LONGWOOD, FL 32750  
PH: 407-774-6078  
FAX: 407-774-4078  
www.ubdesigngroup.com  
AA #: 0003325

DESCRIPTION

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

**KOLTER HOMES**  
CREATING BETTER COMMUNITIES  
701 S. OLIVE AVE #104 WEST  
PALM BEACH, FL 33401  
PH# (561) 682-9500

CRESSWIND  
PALM BEACH

REAR ENTRY  
MONUMENT  
SIGN

PROJECT#: KH200.000/25027

PAGE:

PLAN &  
ELEVATIONS

170 MPH EXP. C

ARCHITECT:  
STATE OF FLORIDA

Digitally signed  
by Roland  
Abouchacra  
Date: 2025.06.16  
08:54:23-04'00'

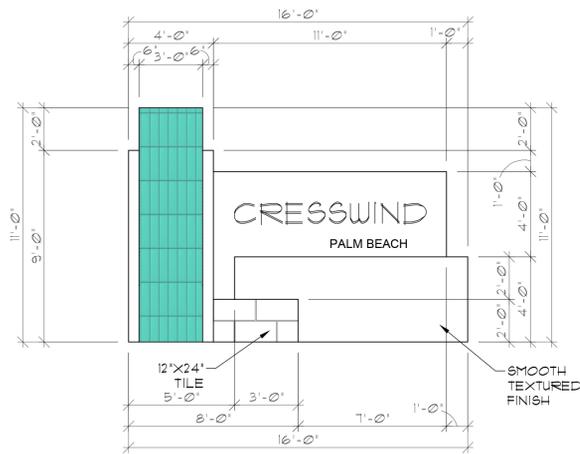
ROLAND A. ABOUCHACRA  
AR NO 93723

DATE: 6/16/25

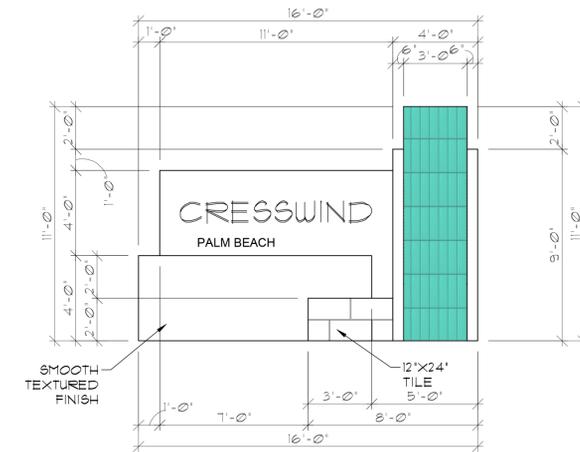
SCALE: AS NOTED

SHEET

A1



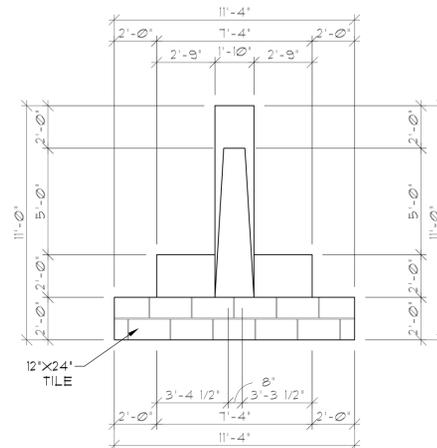
**FRONT ELEVATION**



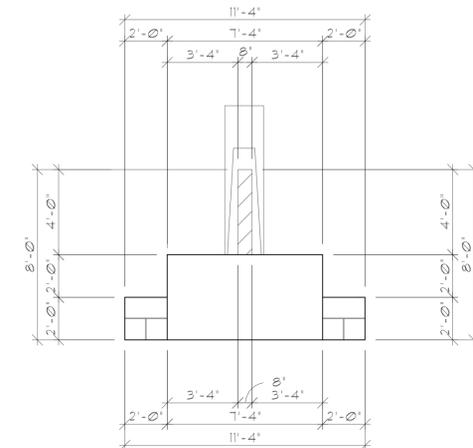
**REAR ELEVATION**



**CURRENTLY BUILT**



**LEFT ELEVATION**



**RIGHT ELEVATION**