

CASHMERE TOWNHOMES

PLANNED UNIT DEVELOPMENT APPLICATION

CITY OF PORT ST. LUCIE (PROJECT # P21-024)

Revised July 18, 2022

On behalf of:

FAR 2, LLC
201 EAST LAS OLAS BLVD
SUITE 1900
FORT LAUDERDALE, FL 33301



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LIST OF EXHIBITS

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PROJECT PROFESSIONALS

DEVELOPER/PROPERTY OWNER:	FAR 2, LLC 201 East Las Olas Blvd, Suite 1900 Fort Lauderdale, FL 33301 Contact: Blaz Kovacic, P.E. (954) 940-4944
AGENT/DEVELOPMENT CONSULTANT:	MANAGED LAND ENTITLEMENTS 3710 Buckeye Street, Suite 100 Palm Beach Gardens, Florida 33410 Contact: Michael Sanchez, AICP (561) 568-8045 michael@mylandentitlements.com
SURVEYOR:	ENGINEERING DESIGN & CONSTRUCTION, INC. 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987 Contact: Mike Owen (772) 462-2455

INTRODUCTION

FAR 2, LLC (the “Applicant”) is respectfully requesting approval from the City of Port St. Lucie (the “City”) of a Planned Unit Development (the “PUD”) application to allow for the development of a 72-unit townhome project (the “Project”) on a 9.09-acre property located at the southeast corner of the intersection of NW Cashmere Boulevard and Old Inlet Drive (the “Property”).

Concurrently with this application, the Applicant has submitted applications to the City of a Future Land Use Map Amendment and an amendment to the St. Lucie West Development of Regional Impact (the “DRI”) to change the land use designation of the Property from Commercial General (CG) to Medium Density Residential (RM) in support of the PUD application.

The Project comprises a residential density of 7.92 dwelling units/acre which under the maximum density permitted in the RM land use designation of 11 dwelling units/acre established in Policy 1.1.4.10 of the City’s Comprehensive Plan.

The subject PUD Application is being presented to the City in accordance with the PUD Zoning District Standards and Application requirements contained in the City’s Zoning Code.

PROPERTY BACKGROUND

The Property is located within the DRI which consists of approximately 4,614 acres on the north and south sides of St. Lucie West Boulevard on the east side of Interstate 95. The DRI was originally approved by the City in April of 1989 by way of Resolution 89-R18. The DRI approval has been amended several times since the original approval.

The Property is vacant and has never been developed. In February of 2007, the City approved a site plan consisting of a mixed-use commercial project comprising approximately 70,806 square feet of office space and 37,116 square feet of retail space (107,922 total square feet of commercial space) in five (5) buildings ranging from two (2) to three (3) buildings. Said approval was amended in August of 2007 to address phasing, buffering and conditions. The approved commercial project was never constructed.

EXHIBIT 1

PUD APPLICATION

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
(772) 871-5212

FOR OFFICE USE ONLY

Planning Dept. _____
Date Received _____
Fee & Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership i.e., two copies of deed or contract for purchase. Please type or print clearly in **BLACK** ink.

PROPERTY OWNER:

Name: FAR 2, LLC
Address: 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, Florida 33301
Telephone No.: (954) 940-4944

AGENT OF OWNER (if any):

Name: Michael Sanchez/Managed Land Entitlements
Address: 3710 Buckeye Street, Suite 100, Palm Beach Gardens, Florida 33410
Telephone No.: (561) 568-8045; michael@mylandentitlements.com

PROPERTY INFORMATION

Legal Description: See attached legal description.
Parcel I.D. No.: 3419-576-0001-000-2 & 3419-576-0002-000-9

Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.



Signature of Owner

2-14-22

Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facilities is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Procedure

Section 158.175(B)

AGENT CONSENT LETTER

PROJECT NAME: CASHMERE TOWNHOMES

PARCEL ID: 3419-576-0001-000-2 & 3419-576-0002-000-9

BEFORE ME THIS 14th DAY OF February, 2022, PERSONALLY APPEARED Andrew Meran
MANAGER OF FAR 2, LLC ("OWNER") OWNER OF THE ABOVE-REFERENCED PROPERTY, WHO BEING DULY
SWORN, DEPOSES AND AFFIRMS THE FOLLOWING:

I hereby give CONSENT to MANAGED LAND ENTITLEMENTS, LLC, to act on the Owner's behalf to submit
or have submitted applications and all required materials and documents and to attend and represent
the Owner at all meetings and public hearings pertaining to all City, County and State permits for
completion of the project indicated above. Furthermore, I hereby give consent to the party designated
above to agree to all terms and conditions which may arise as part of the approval of this application
for a Planned Unit Development.

FAR 2, LLC

By: Andrew Meran

Printed Name: Andrew Meran, VP

Manager

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of February 2022 by
Andrew Meran (name of person acknowledging). He/she is personally known to me or has produced
(type of identification) _____ as identification and did ~~did not~~ take an oath (circle correct response).

Marcy McBride
(Name - type, stamp or print clearly)

Marcy McBride
(Signature)

My Commission Expires on: 2-27-23

NOTARY'S SEAL OR STAMP

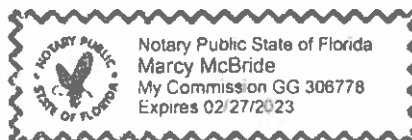


EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is attached as Exhibit 3.
2. The Cashmere Boulevard Residential Development project is a proposed townhome development.
3. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. General site information is provided in Exhibit 5. The proposed development uses, maximum building heights, minimum setbacks and other development regulations are provided in Exhibit 6.
4. The Conceptual PUD Plan for the Project is attached as Exhibit 9 of this submittal package.
5. The proposed request for the change in zoning from General Commercial (CG) to Planned Unit Development (PUD) will be a reduction in overall intensity and will have a de minimis impact on public facilities as demonstrated in the Project Narrative/Justification Statement provided with this submittal.

EXHIBIT 3

January 25, 2022

Ms. Teresa Lamar-Samo
Interim Director of Planning and Zoning
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Re: CASHMERE BOULEVARD RESIDENTIAL DEVELOPMENT
PUD REZONING APPLICATION

Dear Ms. Lamar/Samo:

This letter is submitted as confirmation of United Control for the properties that comprise the above-referenced project (the "Properties") in compliance with the City of Port St. Lucie Zoning and Land Development Regulations. FAR 2, LLC is the owner of record of the Properties pursuant to the Amendment to Deed recorded in Official Record Book 4094, Page 2217 of the Official Records of St. Lucie County, Florida, a copy of which is attached to this application.

Should you have any questions or require additional information, please do not hesitate to contact me at (561) 568-8045.

Best regards,

FAR 2, LLC

By:



Michael Sanchez
Authorized Agent

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of the Cashmere Boulevard Residential Planned Unit Development (the “PUD”) is 9.09 acres, exceeding the 2.0-acre minimum for the establishment of a PUD within the City.
2. The PUD is located at the southwest corner of the intersection of Cashmere Boulevard and Old Inlet Drive within the City. One (1) access point is proposed for the development along Cashmere Boulevard.
3. The PUD will have stormwater management provided by a master stormwater management system operated by the St. Lucie West Services District. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-S-197 issued on January 10, 2008 for the previously approved project on the Property.
4. The PUD will be supplied with water and wastewater Services by the St. Lucie West Services District and will abide by and comply with all applicable ordinances, policies, specifications and regulatory agencies governing such service. Furthermore, the PUD will accept reclaimed water for irrigation from St. Lucie West Services District.
5. The physical characteristics of the Property comprise primarily of native upland habitat. In order to provide for a viable project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City’s Zoning and Land Development Regulations.
6. The PUD application is consistent with the City’s Comprehensive Land Use Plan.

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE

9.09 acres

II. WETLANDS IMPACTS

There are no wetlands present on the Property.

III. NATIVE HABITAT

The physical characteristics of the Property comprise primarily of native upland habitat. In order to provide for a feasible project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City's Zoning and Land Development Regulations.

IV. PROPOSED USE

72 townhome units

EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

1. PURPOSE

The purpose of this PUD is to establish an area of integrated and compatible land use and services. The following standards shall be met in developing the PUD:

2. PERMITTED USES

- a. Townhome dwellings
- b. Community recreation facilities such as pools, clubhouse, gazebos, playgrounds, dog park, passive recreation, pickleball courts, etc. so long as such uses are solely for the use of the residents of the Cashmere Townhomes community.
- c. Accessory Uses. As set forth in Section 158.217 of the City's Zoning Code.

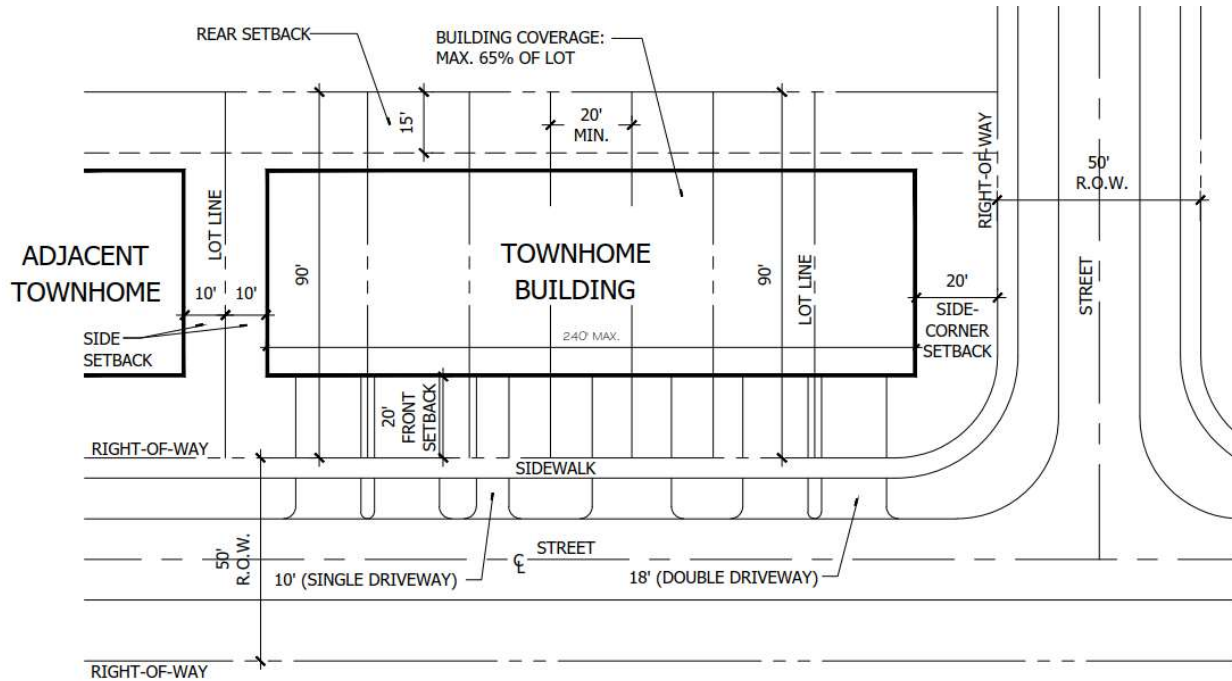
3. DENSITY

Maximum Density: 11 DU/AC (per Comprehensive Plan Policy 1.1.4.10)

4. DEVELOPMENT STANDARDS

- a. Minimum Townhome Lot Area: 1,800 SF
- b. Minimum Townhome Lot Width: 20 feet
- c. Minimum Open Space (over entire project): 50%
 - i. Sidewalks and passive recreational areas may count towards the open space requirement.
- d. Minimum Recreation Area per Unit: 500 SF
- e. Maximum Building Height: Two (2) stories and 30 feet (as measured per the City's Land Development Regulations).
- f. Minimum Setbacks
 - i. Front: 20 feet
 - ii. Rear: 15 feet (3 feet for screen enclosures)
 - iii. Side (end unit not facing street): 10 feet
 - iv. Side facing street: 20 feet
- g. Maximum Building Coverage/Lot: 50%
- h. Minimum Building Separation: 20 feet
- i. Maximum Building Length: 240 feet
- j. Maximum Units per Building: Eight (8) units
- k. Minimum Driveway width: 18 feet
- l. Minimum Living Area (excluding garage area)
 - i. Two (2) bedroom homes: 1,200 SF
 - ii. Three (3) bedroom homes: 1,350 SF

TYPICAL LOT/SETBACK DETAIL



5. PARKING

- a. Minimum Parking: Two (2) exterior spaces per home provided within townhome lot.
- b. Guest Parking (additional): One space per five (5) units

6. LANDSCAPING

- a. Landscaping shall comply with Chapter 154 of the City's Land Usage Code including the townhouse lot landscape standards contained in Section 154.03.
- b. Street trees shall be provided along the internal rights-of-way where possible. Where street trees cannot be accommodated, they shall be relocated elsewhere on site.
- c. A perimeter fence is required along the south and east property lines in lieu of an opaque wall provided that landscaping is provided on the outside of the fence that provides sufficient screening to preserve the views from the residential properties on the south and east sides of the stormwater lake. The perimeter fence shall be a decorative aluminum fence.

7. MAINTENANCE OF COMMON AREAS AND AMENITIES

Common areas and amenities shall be properly maintained by the Property Owners' Association of the townhome development and kept in clean, working, orderly and aesthetically pleasing condition.

8. STORMWATER SYSTEMS

The PUD will be provided stormwater attenuation through the St. Lucie West Services District Master System. The St. Lucie West Service District owns and maintains the master stormwater system to serve the site.

9. SITE/EXTERIOR LIGHTING

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

10. MISCELLANEOUS

- a. Ground-mounted air conditioning units shall be located away from the public right-of-way whenever possible and shall be screened with landscaping.
- b. Sidewalk interconnectivity shall be provided to community amenity areas by sidewalks and crosswalks with a minimum width of five (5) feet.

11. ROADWAYS/DRIVEWAYS

The PUD will request a full access driveway to Cashmere Boulevard which is owned and maintained by the City of Port St. Lucie.

12. ARCHITECTURAL DESIGN GUIDELINES

- a. The Cashmere Townhomes project shall comply with the Citywide Design Standards.

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EXHIBIT 7

LEGAL DESCRIPTION

A parcel of land being a portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being all of said St. Lucie West Plat No. 178, less all of the right-of-way of old Inlet Drive as shown on said St. Lucie West Plat No. 178

ALSO KNOWN AS:

A portion of the plat of ST. LUCIE WEST PLAT NO. 178, according to the plat thereof, as recorded in Plat Book 49, Pages 3 and 4, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Beginning at the Northeast Corner of the plat of THE CASCADES AT ST. LUCIE WEST - PHASE FIVE, ST. LUCIE WEST PLAT NO. 157, according to the plat thereof, as recorded in Plat Book 41, Pages 37, 37A-37L of the Public Records of St. Lucie County, Florida, said point being further described as being the Northwest Corner of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161, according to the plat thereof, as recorded in Plat Book 42, Pages 12, 12A and 12B, of the Public Records of St. Lucie County, Florida, thence North 90°00'00" West, along the North Line of said THE CASCADES AT ST. LUCIE WEST- PHASE FIVE, ST. LUCIE WEST PLAT NO. 157 and along the South Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 386.88 feet to a point on the East Right-of-Way Line of Old Inlet Drive, as shown on said plat of ST. LUCIE WEST PLAT NO. 178; thence North 00°06'25" West, along said East Right-of-Way line, a distance of 64.68 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, along said Right-of-Way Line, having a radius of 200.00 feet, through a central angle of 53°07'48", an arc distance of 185.46 feet to the Point of Reverse Curvature to circular curve to the left, said point being further described as being on the Southerly Right-of-Way Line of N.W. Cashmere Boulevard, as shown on said plat of ST. LUCIE WEST PLAT NO. 178; thence Easterly and Northerly, along the arc of said curve, along said Southerly Right-of-Way Line, having a radius of 200.00 feet, through a central angle of 31°33'46", an arc distance of 110.18 feet to the Point of Reverse Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, along the said Southerly Right-of-Way Line, having a radius of 100.00 feet, through a central angle of 57°46'09", an arc distance of 100.83 to the Point of Tangency; thence North 79°13'43" East, along said Southerly Right-of-Way Line, a distance of 316.45 feet to the Point of Curvature of a circular curve to the right; thence Northerly, Easterly and then Southerly, along the arc of said curve, along said South Right-of-Way Line, having a radius of 1090.00 feet, through a central angle of 28°51'53", an arc distance of 549.12 to the Northeast corner of said plat of ST. LUCIE WEST PLAT NO. 178; thence South 18°05'35" West, along the East Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 315.23 feet; thence South 00°38'09" East, along the East Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 97.90 feet to the Southeast corner of said plat of ST. LUCIE WEST PLAT NO. 178, said point being further described as being on the North Line of said plat of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161; thence North 90°00'00" West, along the South Line of the plat of said ST. LUCIE WEST PLAT NO. 178 and along the said North Line of MAGNOLIA LAKES AT ST. LUCIE

WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161, a distance of 589.23 feet to the Northeast Corner of the plat of THE CASCADES AT ST. LUCIE WEST - PHASE FIVE, ST. LUCIE WEST PLAT NO. 157 and the Point of Beginning of this description.

Said lands situate, lying and being in St. Lucie County, Florida.

Containing 395,900.39 square feet or 9.089 acres, more or less.

EXHIBIT 8

BINDING PUD AGREEMENT

The Property, as described on Exhibit 7, is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie PUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. Said petitioner shall be responsible for the continuing operations and maintenance of the Property, and such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments made herein.

IN WITNESS WHEREOF, this Binding PUD Agreement is being executed this 14th day of February, 2022.

Signed, sealed and delivered:
In the presence of:

FAR 2, LLC
a Florida limited liability company

Marcy McBride
Print Name Marcy McBride

BY: Andrew Meran
Print Name Andrew Meran
Its VP

BLAZE KOVACIC
Print Name BLAZE KOVACIC

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of February, 2022 by Andrew Meran (name of person acknowledging). He/she is personally known to me or has produced (type of identification) _____ as identification and did take an oath (circle correct response).

Marcy McBride
(Name - type, stamp or print clearly)

Marcy McBride
(Signature)

My Commission Expires on: 2-27-23

NOTARY'S SEAL OR STAMP

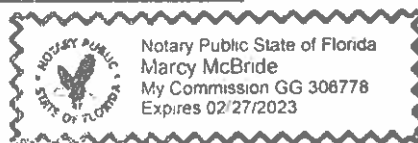


EXHIBIT 9

PUD CONCEPTUAL MASTER PLAN



Project Name

Cashmere Townhomes

Port St. Lucie, Florida

Landscape Architect of Record



Scale: 1" = 40'-0"

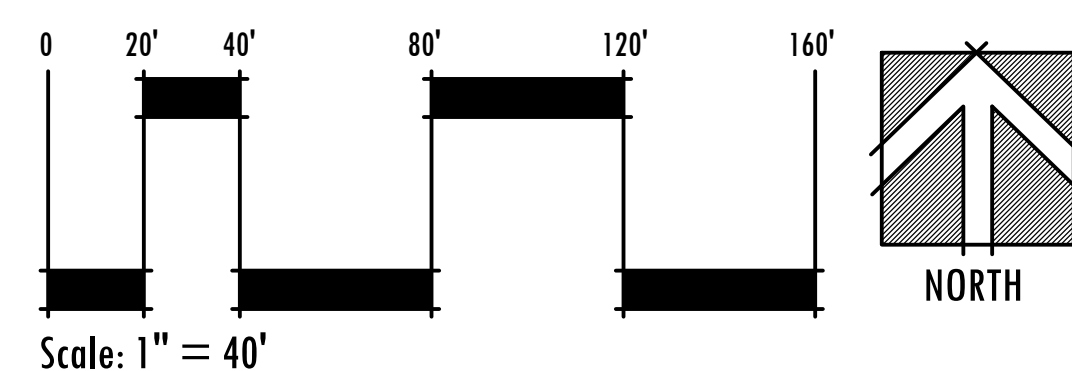
Designed:	JML
Drawn:	JML
Approved:	JML
Date:	4/14/22
Job no.	
Revisions:	5/25/22

Sheet No.

SP-1



Site Plan



Legal Description

A parcel of land being a portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being all of said St. Lucie West Plat No. 178, less all of the right-of-way of old Inlet Drive as shown on said St. Lucie West Plat No. 178

Site Drainage

The project will be served by site grading, inlets and culverts that will direct stormwater to a dry detention area on the west side of the project which will discharge through a proposed control structure to the existing surface water management area (lake) south of the project area. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-000573-S-197 issued on January 10, 2008 for the previously approved project on the Property.

Traffic Statement

The Applicant is requesting to utilize the St. Lucie West DRI trip conversion matrix, utilize 11,465 square feet of the available, unbuilt commercial entitlements remaining within the DRI and convert said commercial square footage to 72 townhome residential units as calculated below:

11,465 SF of commercial x 6.28 multifamily residential units/1,000 SF of commercial retail = 72 townhome units.

TRIP GENERATION CALCULATION:
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION
CATEGORY: (72) SINGLE FAMILY ATTACHED

WEEKDAY DAILY TRIPS: 498

P.M. PEAK HOUR TRIPS: 39

A.M. PEAK HOUR TRIPS: 32

WATER MANAGEMENT TRACT NO. 3
ST. LUCIE WEST PLAT NO. 161,
PLAT BOOK 42, PAGE 12
OWNER: ST LUCIE WEST SERVICES DIST

APPLICATION DATA:

NAME OF APPLICATION: CASHMERE TOWNHOMES
PARCEL ID'S: 3419-576-0002-000-9 & 3419-576-0001-000-2
SITE ADDRESS: TBD

EXISTING FUTURE LAND USE:	COMMERCIAL GENERAL (CG)
PROPOSED FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL (RM)
EXISTING ZONING DESIGNATION:	GENERAL COMMERCIAL (CG)
PROPOSED ZONING DESIGNATION:	PLANNED UNIT DEVELOPMENT (PUD)

GROSS SITE AREA: 395,897.31 S.F. (9.09 ACRES)
 PROPOSED DENSITY: 7.9 DU./ACRE; 72 TOWNHOME UNITS
 BUILDING HEIGHT: 2 - STORIES

OPEN SPACE:

OPEN SPACE REQUIRED: 197,948.66 S.F. (50%)
 OPEN SPACE PROVIDED: *198,443.76 S.F. (50.1%)
 *includes sidewalks & tot-lot

PARKING DATA:

PROPOSED USES			
USE	UNITS	PARKING RATE	REQUIRED PARKING
GUEST PARKING	72 UNITS	1/5 UNITS	14 GUEST SPACES
	TOTAL PARKING REQUIRED:		14 SPACES
	TOTAL PARKING PROVIDED:		14 SPACES

**PASSIVE
RECREATION**
(6.876 S.F.)
GAZEBO, SIDEWALK,
BENCHES AND TABLES

20' LAKE MAINTENANCE EASEMENT (P.B. 41, PG 17)

FLU: HIGH DENSITY RESIDENTIAL (RH/OSR/I)
ZONING: PLANNED UNIT DEVELOPMENT (PUD)

Hazardous Waste Statement

Any and all hazardous or toxic materials generated, used and/or stored on site shall be disposed in accordance with all applicable local, state and federal regulations.

Wellfield Protection Ordinance

This project is not located in a public water supply wellfield protection zone.

PROJECT TEAM

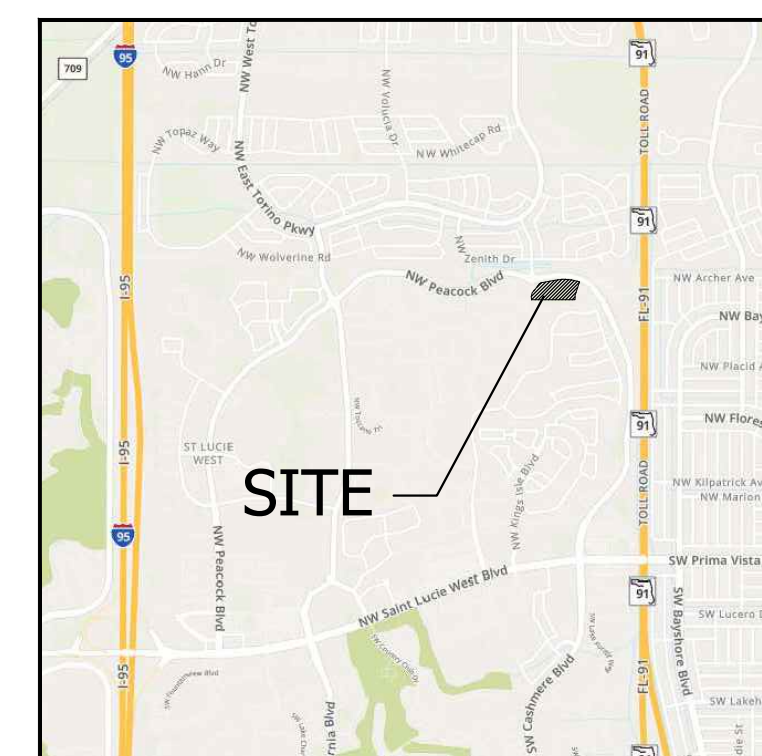
OWNER
FAR 2, LLC
401 East Las Olas Boulevard, Suite 800
Ft. Lauderdale, FL 33301

DEVELOPMENT MANAGER/AGENT
Managed Land Entitlements, LLC
3710 Buckeye Street, Suite 100
Palm Beach Gardens, Florida 33410
Contact: Michael Sanchez (561-568-8045)

SURVEYOR
Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Poet St. Lucie, FL 34987
Contact: Michael Owen (772-462-2455)

LANDSCAPE ARCHITECT
Litterick Landscape Architecture
2740 SW Martin Downs Blvd., #199
Palm City, Florida 34990
Contact: Jason Litterick (561-719-3876)

LOCATION MAP



SITE