

# EXHIBIT B

*Presented to:*  
*City of Port St. Lucie Planning and Zoning Department*  
*121 SW Port St. Lucie Boulevard*  
*Port St. Lucie, Florida 34984*

## **PLANNED UNIT DEVELOPMENT APPLICATION**

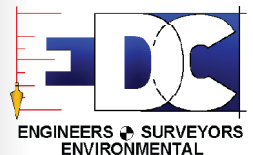
### **UNIVERSITY BLVD. BUSINESS CENTER**

For

**CRJH, LLC**  
**105 Commerce Road**  
**Boynton Beach, FL 33426**  
(PSL Project # P20-160)

November 3, 2020

*Prepared by:*  
*Engineering Design & Construction, Inc.*  
*10250 SW Village Parkway, Suite 201*  
*Port St. Lucie, FL 34987*



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## **PROJECT PROFESSIONALS**

### **DEVELOPER:**

California Blvd. Business Center, LLC  
Contact: George T. Kelly, IV  
7805 SW Ellipse Way # 5  
Stuart, FL 34997  
(561) 743-7381

### **SURVEYING:**

Atlantic Land Designs of the Treasure Coast  
Contact: James Cesiro  
754 NE Jensen Beach Blvd.  
Jensen Beach, FL 34957  
(772) 398-4290

### **ENGINEERING:**

Engineering Design & Construction, Inc.  
Contact: R.J. Kennedy, P.E.  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
(772) 462-2455

### **PLANNING:**

Engineering Design & Construction, Inc.  
Contact: Bradley J. Currie, AICP  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
(772) 462-2455

### **LEGAL REPRESENTATION:**

Eavenson Fraser & Lunsford  
Contact: Brad Eavenson  
2000 PGA Boulevard, Suite 3200A  
Palm Beach Gardens, FL 33408  
(561) 626-1011

# INTRODUCTION

University Blvd. Business Center includes two (2) commercial parcels which is proposed for an office / flex-space / warehouse development. The subject parcels are located on the southwest corner of NW University Boulevard and NW California Boulevard.

The applicant is seeking approval of a PUD to allow for a commercial office / flex-space / warehouse development with associated site improvements. The site consists of 3.751 +/- acres.

Concurrently with this PUD application, a request for a change to the existing Future Land Use Designation from General Commercial / Institutional (CG/I) to Service Commercial (CS) is being applied for.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a Planned Unit Development ("PUD"). The format will follow the outline presented in the PUD Zoning District Standards and Application requirements of the City Code.

**EXHIBIT 1  
APPLICATION FOR PUD MODIFICATION**

**CITY OF PORT ST. LUCIE**

Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
(561) 871-5212 Fax (561) 871-5124

**FOR OFFICE USE ONLY:**

Planning Department \_\_\_\_\_  
Fee (Nonrefundable) \$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

For use only if property is zoned PUD and does not have approved concept plan. Application fee: \$1,800, plus \$10 for each acre or portion thereof. Fee is nonrefundable unless application is withdrawn prior to Planning & Zoning Board meeting. **Attach two copies of proof of ownership (i.e., warranty deed, affidavit).**

**PROPERTY OWNER:**

Name: CRJH, LLC  
Address: 105 Commerce Road  
Boynton Beach, FL 33426  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**AGENT OF OWNER (if any):**

Name: Engineering Design & Construction, Inc.  
Address: 10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987  
Telephone: (772) 462-2455

**Legal description and location of property (attach sketch and/or survey):**

UNIVERSITY PARK ST LUCIE WEST PLAT #143 SECOND REPLAT IN PARCEL 21D (PB 41-29)  
LOT 11 (1.791 AC) (OR 3342-1178)  
UNIVERSITY PARK ST LUCIE WEST PLAT #143 SECOND REPLAT IN PARCEL 21D (PB 41-29)  
LOT 10 (1.957 AC) (OR 3342-1178)

Parcel I.D. Number: 3325-600-0014-000-0 and 3325-600-0013-000-3

  
\_\_\_\_\_  
Signature of Applicant

November 3, 2020  
\_\_\_\_\_  
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 facility services 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.

CRJH, LLC  
105 Commerce Road  
Boynton Beach, FL 33426

**AGENT CONSENT FORM**

Project Name: University Blvd. Business Center

Parcel ID: 3325-600-0014-000-0 and 3325-600-0013-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED John Held, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

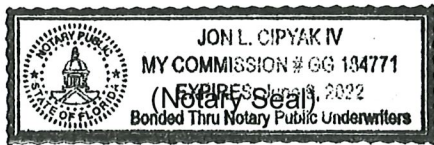
I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the 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 the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 30 day of April, 2021, by John Held (Name of Person Acknowledging) who is personally known to me or who has produced nk (type of identification) as identification and who did not take an oath.

[Signature]  
Notary Signature

JON CIPYAK  
Printed Name of Notary



6/3/22  
My commission expires

[Signature]  
Owner's Signature

John Held, Managing Member of Norman Holdings, LLC, the Managing Members of CRJH, LLC

Owner's Name

105 Commerce Road  
Street Address

Boynton Beach, FL 33426  
City, State, Zip

jnhjnh@aol.com  
Telephone / Email

## **EXHIBIT 2**

### **P.U.D. APPLICATION CHECKLIST**

1. Statement of Unified Control of the entire area within the proposed P.U.D. is attached as Exhibit 3.
2. University Blvd. Business Center is a proposed office / flex space / warehouse development.
3. The Conceptual Master Plan for University Blvd. Business Center is attached as Exhibit 9 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibit 5. Proposed development uses are shown in Exhibit 6.
5. The proposed request for the change in zoning from General Commercial (CG) to Planned Unit Development (PUD) include similar commercial uses and will have a de minimis impact on public facilities.



## EXHIBIT 3

April 29, 2021

Teresa Lamar-Sarno  
Interim Director of Planning and Zoning  
CITY OF PORT ST. LUCIE  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984

**RE: PUD REZONING APPLICATION / UNIVERSITY BLVD. BUSINESS CENTER**

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. CRHJ, LLC is the owner of record of the subject properties, pursuant to Corrective Special Warranty Deed recorded in Official Records Book 3342, Page 1178, Public Records of St. Lucie County, Florida, and copies of which are attached to this application.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,  
**JOHN HELD, Managing Member of Norman Holdings, LLC, the Managing Members of CRJH, LLC**

  
\_\_\_\_\_

## **EXHIBIT 4**

### **GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT**

1. The area of University Blvd. Business Center 3.75 acres, exceeding the 2-acre minimum for the establishment of a P.U.D. within the City of Port St. Lucie.
2. University Blvd. Business Center is located on the southwest corner of NW University Boulevard and NW California within the City of Port St. Lucie. There are two access points proposed for this development. The first entrance is on the northwest corner of the site with access from NW University Boulevard. The second entrance is proposed on the southeast corner of the site with access from NW California Boulevard.
3. University Blvd. Business Center P.U.D. will have stormwater management provided by a master stormwater management system operated by the St. Lucie West Services District. The master stormwater system will be constructed and operated pursuant to South Florida Water Management District Environmental Resource Permit No. 56-00573-S, a copy of which is attached to this application as Exhibit 13.
4. University Blvd. Business Center P.U.D. 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 P.U.D. will accept reclaimed water for irrigation from St. Lucie West Services District.
5. The physical characteristics of University Blvd. Business Center P.U.D. consists

of a majority of invasive plants identified as Category I and II status by Florida Exotic Pest Plan Council (FEPPC). The plants observed in abundance were Brazilian Pepper and Cogon Grass. Earleaf Acadia and Caesar Weed were observed as well. No native habitat is located on site as the site is largely overgrown by exclusively invasive plants. The only notable native plant vegetation observed is as follows: Wax Myrtle (*Myrica cerifera*).

The parcels were a roughly 50/50 blend of Wax Myrtle and Brazilian Pepper, but in due time the Brazilian Pepper will outcompete the Wax Myrtle.

6. This P.U.D. application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.

# **EXHIBIT 5**

## **SITE INFORMATION**

**I. TOTAL ACREAGE**

3.75 acres

**II. WETLANDS IMPACTS**

An environmental assessment was completed on June 30, 2020 of which no significant wetland habitat exists onsite.

**III. NATIVE HABITAT**

There is no native habitat onsite.

**IV. PROPOSED USE**

Office / Flex-Space / Warehouse

## **EXHIBIT 6**

# **PROPOSED DEVELOPMENT STANDARDS**

### **A. PURPOSE:**

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

### **B. PERMITTED PRINCIPAL USES**

#### **1. Commercial Service**

- A. All uses allowed in the City of Port St. Lucie General Commercial (CG) zoning that is not prohibited by this PUD (enclosed).
- B. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building (enclosed)
- C. Building material sales (enclosed).
- D. Cabinet shop (enclosed)
- E. Contractor's shop (enclosed)
- F. Commercial laundry facility and linen supply and dry-cleaning establishment (enclosed)
- G. Sign company (enclosed)
- H. Public facility or semi-public facility or use (enclosed)

- I. Trade shop (roofing, plumbing, electrical, and the like) (enclosed)
- J. Wholesale establishment (enclosed)
- K. Food processing facility (enclosed)
- L. Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials (enclosed)
- M. Television and broadcasting station (enclosed)
- N. Analytical laboratory(enclosed)
- O. Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with [Chapter 110](#), City of Port St. Lucie Land Development Code.
- P. One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure (enclosed)
- Q. Public or semi-public facility use (enclosed)
- R. Automobile, truck, boat, and/or farm equipment sales. No storage or display of vehicles shall be permitted outside the required eight (8) foot opaque fence unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building
- S. Contractor's storage yard provided that outdoor storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as

to be visible beyond the height of said fence or wall.

- T. Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
- U. Equipment rental business provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.
- V. Recording Studio (enclosed)
- W. Retail convenience stores with or without fuel service station.

**C. NON- PERMITTED USES**

- A. Adult entertainment establishments
- B. Kennel (Not enclosed)
- C. Bingo Halls
- D. Truck Stops
- E. Travel trailer parks or camp grounds
- F. Mobile Homes
- G. Billboard signs
- H. Horticultural nurseries where plants are grown in-ground.
- I. Recreational Vehicle Park

- J. Disposal and recycling Facility for construction and demolition debris
- K. Self-Storage Facilities in accordance with Section 158.227 of the City of Port St. Lucie Land Development Code.

**D. SPECIAL EXCEPTION USES**

- A. Kennel, enclosed, with outdoor runs.
- B. Sales lots of new or used automobiles, trucks or new machinery or equipment.
- C. Indoor Shooting Facility
- D. Schools (public, private or parochial) or technical or vocational schools.
- E. Bars, lounges and night clubs.
- F. Free-standing self-service car washes (unless associated with vehicular repair or dealership)

**E. PARKING REQUIRED**

- 1. One (1) parking space per 375 gross square feet of building.  
(No more than thirty (30) percent of total building area may be office / retail)

**F. MAXIMUM BUILDING COVERAGE**

Forty (40%) percent, provided that the combined area coverage of all impervious surface shall not exceed eighty (80%) percent.

**G. LANDSCAPING**

Landscape buffers will meet the minimum landscape design standards of the City of Port St. Lucie Land Development Code, Section 154.03. All mechanical equipment must be screened from view. Mechanical equipment adjacent to



public right-of-way must be screened from view.

**H. MAXIMUM BUILDING HEIGHT**

Maximum Height: 35 feet

**I. MINIMUM BUILDING SETBACKS**

Front setback: 25 feet

Side Setback: 10 feet

Rear Setback: 25 feet

**J. STORMWATER SYSTEMS**

University Blvd. Business Center 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 this site which is permitted under South Florida Water Management District Permit No. 56-00573-S.

**K. ROADWAYS**

The site will request driveways for access to NW University Boulevard and NW California Boulevard which are owned and maintained by the City of Port St. Lucie.

## **EXHIBIT 7**

### **PARCEL I LEGAL DESCRIPTION**

UNIVERSITY PARK ST LUCIE WEST PLAT #143 SECOND REPLAT IN PARCEL  
21D (PB 41-29) LOT 11 (1.791 AC) (OR 3342-1178)

### **PARCEL II LEGAL DESCRIPTION**

UNIVERSITY PARK ST LUCIE WEST PLAT #143 SECOND REPLAT IN PARCEL  
21D (PB 41-29) LOT 10 (1.957 AC) (OR 3342-1178)

# EXHIBIT 8

## BINDING P.U.D. 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 Port St. Lucie P.U.D. 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. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owner's association, yet to be established, agrees to accept the same responsibilities. 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 herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30

day of April, 2021.

WITNESS:

BY: 

BY: 

**JOHN HELD, Managing Member of Norman Holdings, LLC, the Managing Members of CRJH, LLC**

BY: 

Witness: 

# EXHIBIT 9

## PUD CONCEPTUAL MASTER PLAN

