

# WESTERN GROVE 4

Master Planned Unit Development MPUD

## APPLICATION FOR MPUD OF WESTERN GROVE 4 (Parcel WG-4)

City Project Number: P24-054  
Ordinance     -                      
PSLUSD Project No: 5429D

Prepared for:

B-D2 Holdings, LLC  
201 East Las Olas Blvd Ste 1900  
Fort Lauderdale, FL 33301

Prepared by:

Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994

August 28, 2024

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# **PROJECT TEAM**

## **PROPERTY OWNER/APPLICANT**

B-D2 Holdings, LLC (BBX CAPITAL, INC.)  
201 East Las Olas Blvd Ste 1900  
Fort Lauderdale, FL 33301

## **AGENT/LAND PLANNER**

Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

## **SURVEYOR**

Engineering Design & Construction  
10250 SW Village Pkwy, Suite 201  
Port St Lucie, FL 34987

## **ENGINEER**

Kimley-Horn  
445 25<sup>th</sup> Street, Suite 200  
Vero Beach, FL 34960

## **INTRODUCTION**

The Western Grove (WG-4) parcel is a proposed development area of approximately 4.89 acres meeting the minimum parcel size requirement of 3 acres. The property currently has an existing land use designation of New Community District-NCD and is zoned SLC AG-5. The underlying land use designation is Neighborhood/Village Commercial. The proposed development area is located within the Western Grove DRI of the City of Port St. Lucie. The property is subject to Assignment of Development Rights, recorded book 3262 page 3000, St Lucie County Official Records, and assigned 30,000 sf of retail use in the Western Grove DRI.

The intent of this MPUD is to create a development containing commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping and interrelationship of established uses so as to permit a high level of pedestrian movement within the district; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses within the development that are consistent with the City's Comprehensive Plan Policy 1.2.2.4 for a Neighborhood/Village Commercial Area.

# LOCATION MAP



  
**lucido & associates**  
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2101 Fax (772) 223-0220

Computer File Zoning and land use exhibits - MPUD.dwg  
Project Number 24-090

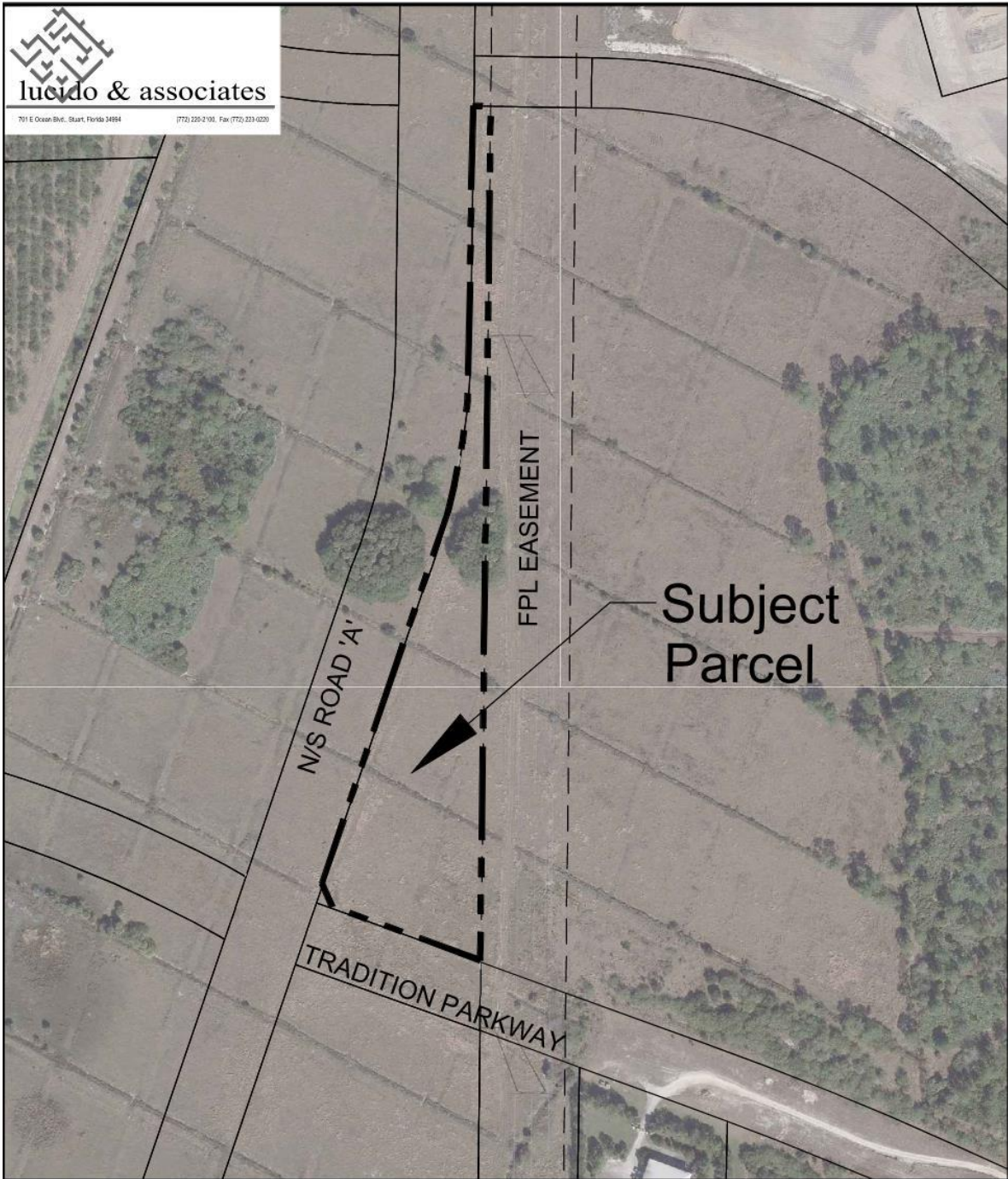
Scale: 1" = 800'



## WG4 NVC-Location Map

Port St. Lucie, Florida

# AERIAL MAP



Computer File Zoning and land use exhibits - MPUD.dwg  
Project Number 24-090

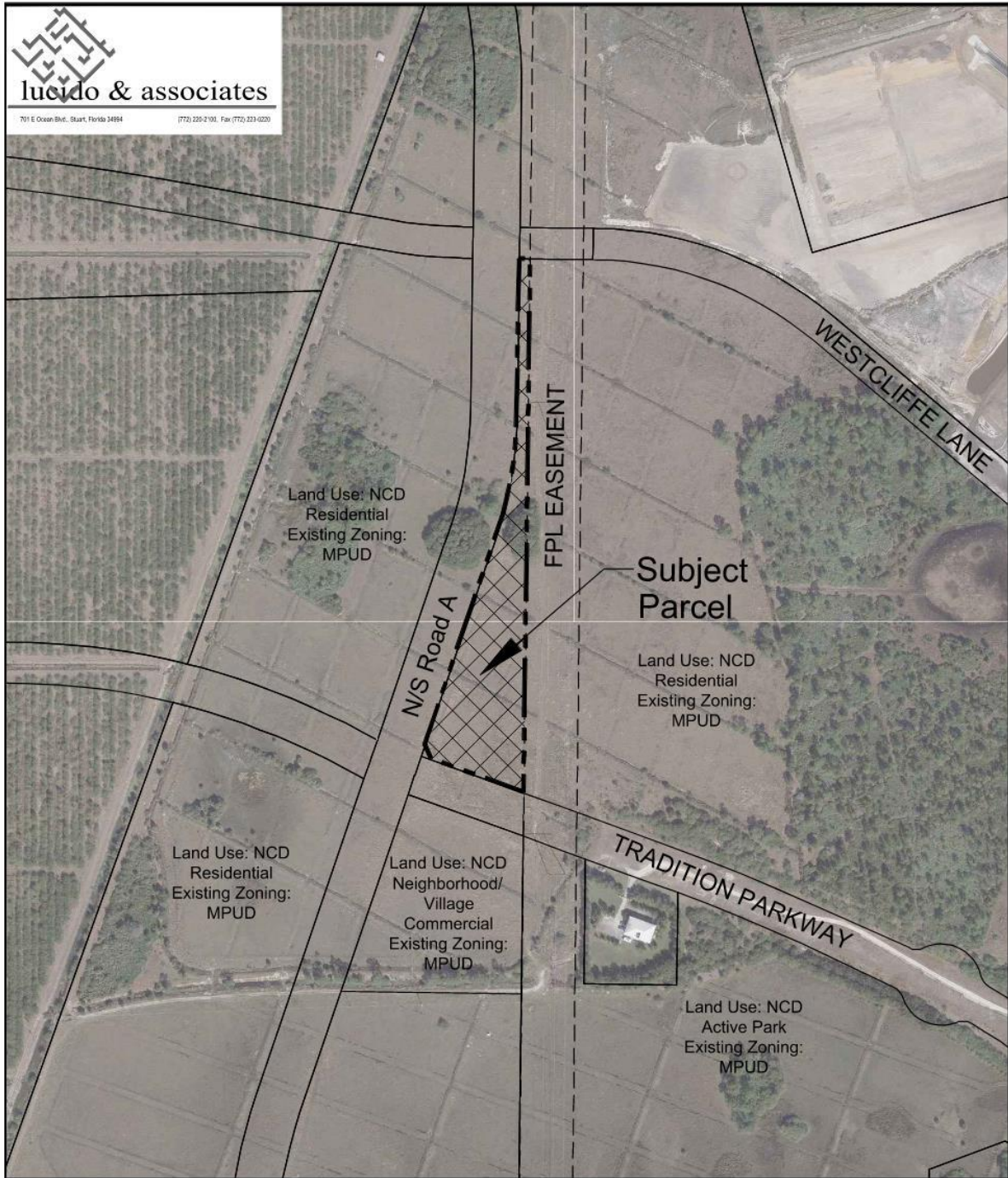
Scale: 1" = 250'



## **WG4 NVC-Aerial Map**

Port St. Lucie, Florida

# LAND USE and ZONING MAP



Computer File Zoning and land use exhibits - MPUD.dwg

Project Number 24-090

Scale: 1" = 400'



## **WG 4 NVC-Land Use and Zoning Plan**

Port St. Lucie, Florida



# **EXHIBIT 1**

## MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the area within the proposed MPUD is enclosed as Exhibit 2.
2. Western Grove 4 MPUD is a proposed development that may include a mix of non-residential uses such as commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods.
3. The Conceptual Plan for Western Grove 4 MPUD is enclosed as Exhibit 7.
4. See Exhibit 3 for General Standards established for this MPUD.
5. Development uses and standards are enclosed in Exhibit 6.

**EXHIBIT 2**

**B - D2 Holdings, LLC**

April 5, 2024

Planning & Zoning Department  
City of Port St. Lucie  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**RE: Owner's Authorization  
Parcel No. 4305-701-0003-000-1  
Western Grove DRI MPUD Rezoning Entitlements**

To Whom it May Concern:

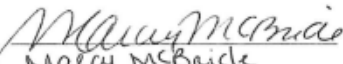
As owner-representative of above referenced property, located within Western Grove DRI, in the City of Port St. Lucie, Florida, I hereby authorize Lucido & Associates to represent B-D2 Holdings, LLC during the governmental review process of the rezoning development application for this property.

B-D2 Holdings LLC, c/o BFC Financial (BBX Capital, Inc.)

By:   
Seth M. Wise, Executive Vice President

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2024, by Seth M. Wise, of B-D2 Holdings, LLC.  
He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)    
Marcy McBride  
(Print name beneath signature)  
Notary Public  
My Commission Expires: 2-27-27

201 East Las Olas Boulevard, Suite 1900 | Fort Lauderdale, FL 33301 | tel: 954-940-5000  
www.bbxcapital.com

## **EXHIBIT 3**

### GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

**General Information:** Current agricultural operations and exemptions on the property may continue.

**Pursuant to Goals, Objective, and Policies of the City’s Comprehensive Plan:**

**Area Requirements:** The Western Grove 4 MPUD property is approximately 4.89 acres meeting the size requirements of 3 acres minimum and 35 acres maximum.

**Relation to Major Transportation Facilities:** The Western Grove 4 MPUD property is located north of Tradition Parkway, south of SW Westcliffe Ln, east of N/S Road A, and west of an FPL Easement. Main access to the property will be along arterial N/S Road A and arterial Tradition Parkway. Access to the property will consist of one driveway on Tradition Parkway and two driveways on N/S ‘A’ as illustrated in Exhibit 7, the MPUD concept plan. Final driveway configurations shall comply with the provisions of City Code 158.222. The proposed development is arranged in a manner to provide access to the property without creating or generating traffic within residential areas outside the MPUD. The construction of N/S ‘A’ is necessary to meet site access requirements.

**Relation to Utilities, Public Facilities and services:** The Western Grove 4 MPUD property will be served by Port St. Lucie Utility Systems Department for water and wastewater, Home Town Communications for phone and cable service, and Florida Power & Light for electricity. This development is located within the PSLUSD reuse service boundary. All Utilities will be underground.

**Physical Character of the Site:** The Western Grove 4 MPUD property is located within the Western Grove Development of Regional Impact (DRI) and is vacant agricultural land. There are no wetlands within the subject property. All mitigation requirements have been met with off-site preservation areas. Storm water management shall be handled on-site via use of dry retention.

**Consistency with the City’s Comprehensive Plan:** Per Policy 1.2.2.4 the development is intended to provide a mix of non-residential land uses and may include such uses as commercial and office, personal and household service establishments, institutional, public facilities, park, playground, and other similar services designed to meet the needs of adjacent neighborhoods. The development program shall include two or more uses as described with one use being commercial/retail. The property has road frontage on Tradition Parkway and N/S Road ‘A’ and is located at the junction of these two arterial roads.

The agricultural operations and exemptions will cease on those portions of the property upon commencement of construction activities pursuant to policy 1.2.2.14

# **EXHIBIT 4**

## SITE INFORMATION

(A) Total Acreage:

Proposed Uses included within this MPUD:

Neighborhood Village Commercial Area	4.89 acres / 213,096 sf (30,000 sf retail use)	100%
TOTAL	4.89 acres / 213,096 sf	100%

See Exhibit 7 for MPUD Conceptual Master Plan

The property is subject to Assignment of Development Rights, recorded book 3262 page 3000, St Lucie County Official Records, and assigned 30,000 sf of retail use in the Western Grove DRI.

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the subject parcel. The minor systems will be developed within the development consistent with City of Port St. Lucie Code of Ordinances.

## **EXHIBIT 5**

### DEVELOPMENT USES AND STANDARDS

#### SECTION 1: NEIGHBORHOOD/VILLAGE COMMERCIAL AREA

- (A) Purpose. Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods:
- (B) Permitted Principal Uses and Structures. A minimum of two (2) of the following principal uses and structures shall be contained within the area with one required use being commercial/retail:
- 1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
  - 2) Office for administrative, business, professional, or medical use;
  - 3) Retail convenience stores with or without fueling service;
  - 4) Bank or savings and loan association;
  - 5) Restaurant, including drive-in service, with or without an alcoholic beverage license for on-premise consumption of alcoholic beverages;
  - 6) Retail sales of alcoholic beverages for on and off premises consumption;
  - 7) Dry cleaning or laundry pick-up station for work to be sent elsewhere;
  - 8) Public facility or use;
  - 9) Enclosed assembly area with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;
  - 10) A single structure containing at least two complementary, integrated, or mutually supporting uses (such as offices, retail, public service, or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses shall be permitted within any floor of a multi-floor building.
  - 11) Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-

of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

- 12) Pharmacy with or without drive through service.
  - 13) Uses with drive through services shall be in accordance with Section 158.222(D) of the City of Port St Lucie Code of Ordinances.
  - 14) Horticultural nursery, garden supply, or produce stand;
  - 15) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year;
  - 16) Cat café;
  - 17) Car wash (full or self-service);
  - 18) Daycare Facility/Center
- (C) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council:
- Wireless communication antennas and towers with a maximum height of 300 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.
- (D) Accessory Uses. As set forth in Section 2 hereof.
- (E) Maximum Building Coverage: Eighty (80) percent. Maximum impervious surface may not exceed ninety (90) percent.
- (F) Minimum Open Space: Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.
- (G) Maximum Building Height: Fifty (50) feet.
- (H) Minimum Building Size: Minimum total gross floor area of one thousand (1,000) square feet.
- (I) Setback Requirements and Buffering.
1. All non-residential, permitted, or special exception uses: Setback requirements shall be twenty-five (25) feet for front yard and from public rights-of-way, and ten (10) feet from side and rear property lines.
  2. Buffering. All mechanical equipment shall be screened from property zoned residential. Meter banks for multi-tenant buildings shall require screening when located on an exterior wall that is visible to the public. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances.
- (J) Off-Street Parking and Service Requirements. As set forth in Section 3 hereof.

## SECTION 2: ACCESSORY USES AND STRUCTURES

- (A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.
- (B) Accessory Uses in Non-Residential Areas: Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear and side property line.

## SECTION 3: PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. The maximum number of parking spaces to be provided is limited to one hundred twenty-five (125%) percent of that required by the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum.

- 1) Convenience store: 1 space per two hundred (200) sf.
- 2) Retail and office, including medical: 4 spaces per one thousand (1,000) sf
- 3) Restaurant (stand-alone): 1 space per one hundred (100) sf. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five (25%) percent of the gross floor area of an approved restaurant.
- 4) Multi-tenant retail (restaurant, retail, office, including medical): 4 spaces per one thousand (1,000) sf.

(B) For any permitted use not listed above, parking rates shall comply with Section 158.221.C.

(C) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(D) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.
2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

## SECTION 4: LANDSCAPING

### (A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than eighty (80) percent of the required trees shall be native species.
5. No less than twenty-five (25) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance; including water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

(C) Adjacent to Collector and Arterial roadways: A 6' wall or fence is at the discretion of the developer; however, the minimum City of Port St. Lucie landscape (plant material) requirements shall be met.

(D) Perimeter landscape buffer strips along a public right-of-way shall be a minimum of 20' wide. All other perimeter buffer strips shall be a minimum of 10' wide with or without a wall. Landscape buffer strips for commercial uses that abut residential or open space land uses to the side or rear shall require a wall in accordance with City Code requirements for wall height and design. Landscape buffer strips for interior parcels within the MPUD may be a minimum of five (5) feet between adjacent parcels where parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site.

## SECTION 5: UTILITIES

### (A) Proposed Sanitary Sewer System:

The proposed Western Grove project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed Sanitary Sewer System for Western Grove 4 project shall consist of Gravity Sanitary Sewer Mains and Manholes, which will flow to on-site Sewage Pump Stations. The proposed maximum depth of gravity sewer mains and number of pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The Developer shall minimize the number of pump stations designed and installed. The proposed wastewater pump stations will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The existing City of Port St. Lucie wastewater transmission system consists of an existing Force Main on Tradition Parkway. The proposed sewer transmission system will include force main connections to the existing City force main. All proposed pump stations shall require a connection to the existing fiber optics system for communication purposes.



(B) Proposed Water Distribution System:



The proposed Western Grove 4 project is located within the City of Port St. Lucie Water and Sewer Service Area. Proposed water and sewer services shall be connected to the existing City of Port St. Lucie system within the Tradition Parkway right-of-way and shall be coordinated with the City Utility Systems Department

(C) Reuse System:

This development is located within the PSLUSD reuse service boundary. The master developer is expected to purchase and take reuse water in an amount equal to that of the sewer from this site.

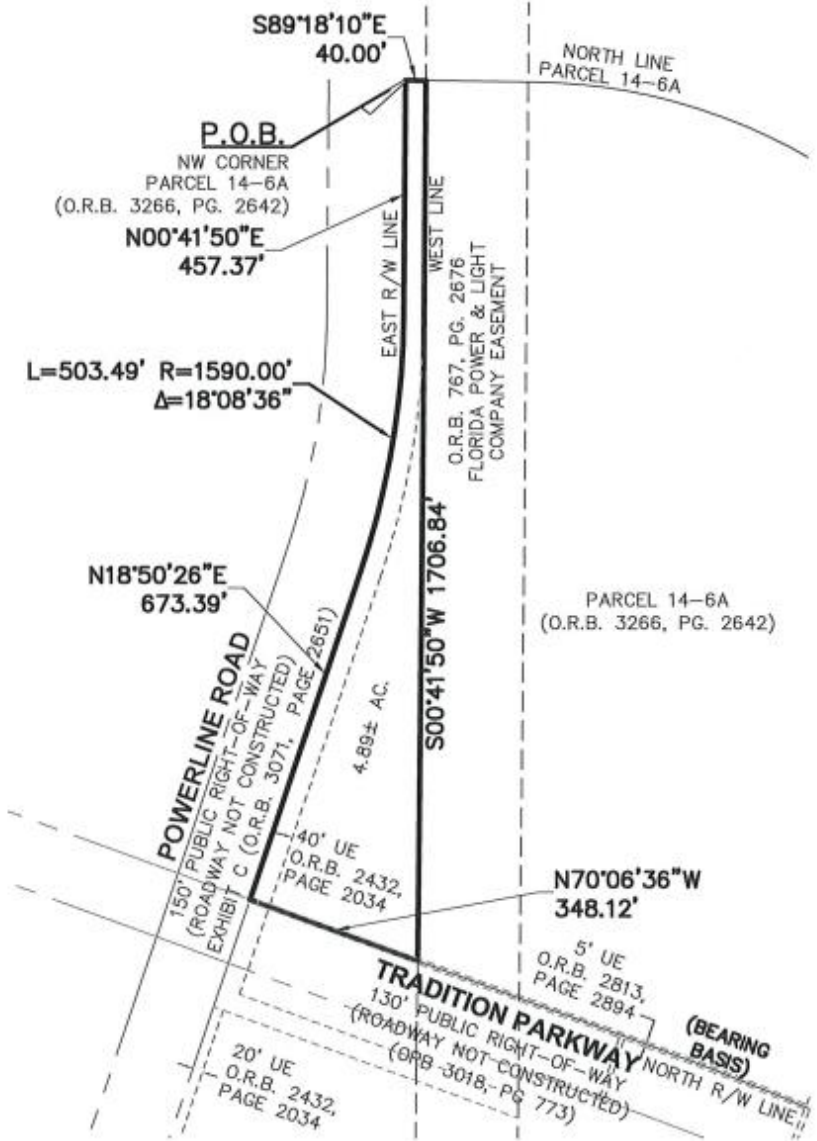
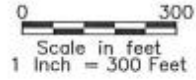
# EXHIBIT 6

## SKETCH AND LEGAL DESCRIPTION

<p><b>NOTE:</b> DESCRIPTION NOT VALID WITHOUT SKETCH.</p>	<p><b>THIS IS NOT A SURVEY</b></p>
<p><b>DESCRIPTION:</b></p> <p>A PARCEL OF LAND LYING IN PARCEL 14-6A AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 14-6A, BEING THE NORTH LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (HAVING A 150.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651; THENCE SOUTH 89°18'10"E EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF A FLORIDA POWER &amp; LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 1706.84 FEET TO THE NORTH RIGHT OF WAY OF TRADITION PARKWAY (HAVING A 130.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 773; THENCE NORTH 70°06'36" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.12 FEET TO THE SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE NEXT THREE COURSES: THENCE N18°50'26"E A DISTANCE OF 673.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,590.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 503.49 FEET THROUGH A CENTRAL ANGLE OF 18°08'36" TO A POINT OF TANGENCY; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 457.37 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING 213139.79 SQUARE FEET (4.89 ACRES), MORE OR LESS.</p>	
 <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>MICHAEL T. OWEN PROFESSIONAL SURVEYOR &amp; MAPPER FLORIDA REGISTRATION #5556</p> </div> <div style="text-align: center;"> <p>12-2-2022 SIGNATURE DATE</p> </div> </div>	
<p><b>SKETCH &amp; DESCRIPTION OF: COMMON AREA</b></p>	<p>PORT SAINT LUCIE OFFICE 10250 SW VILLAGE PARKWAY SUITE 201 PORT SAINT LUCIE, FL 34887 ☎ 772-462-2455 🌐 www.edc-inc.com</p>
<p>PREPARED FOR: <b>B-2D HOLDINGS</b></p>	 <p>ENGINEERS &amp; SURVEYORS ENVIRONMENTAL <small>F.P.E. CERTIFICATE OF AUTHORIZATION 9835 L.B. CERTIFICATE OF AUTHORIZATION 9898</small></p>
<p>REVISIONS</p>	<p>12-6-22 REVISED BEARING ALONG POWERLINE ROAD</p>
<p>PROJ. #: 21-192    DATE: 12/3/2021    DRAWN BY: FS    CHECKED BY: MTO    SCALE: 1"=300'    CAD FILE: 21-192 PARCEL EASE.dwg</p>	
<p>SHEET <b>1 OF 2</b></p>	

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE



**ABBREVIATION LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- ☉ CENTER LINE
- S/D SUBDIVISION
- NR NOT RADIAL

**NOTES:**

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRADITION PARKWAY AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

**SKETCH & DESCRIPTION OF:  
COMMON AREA**

PREPARED FOR:  
**B-2D HOLDINGS**

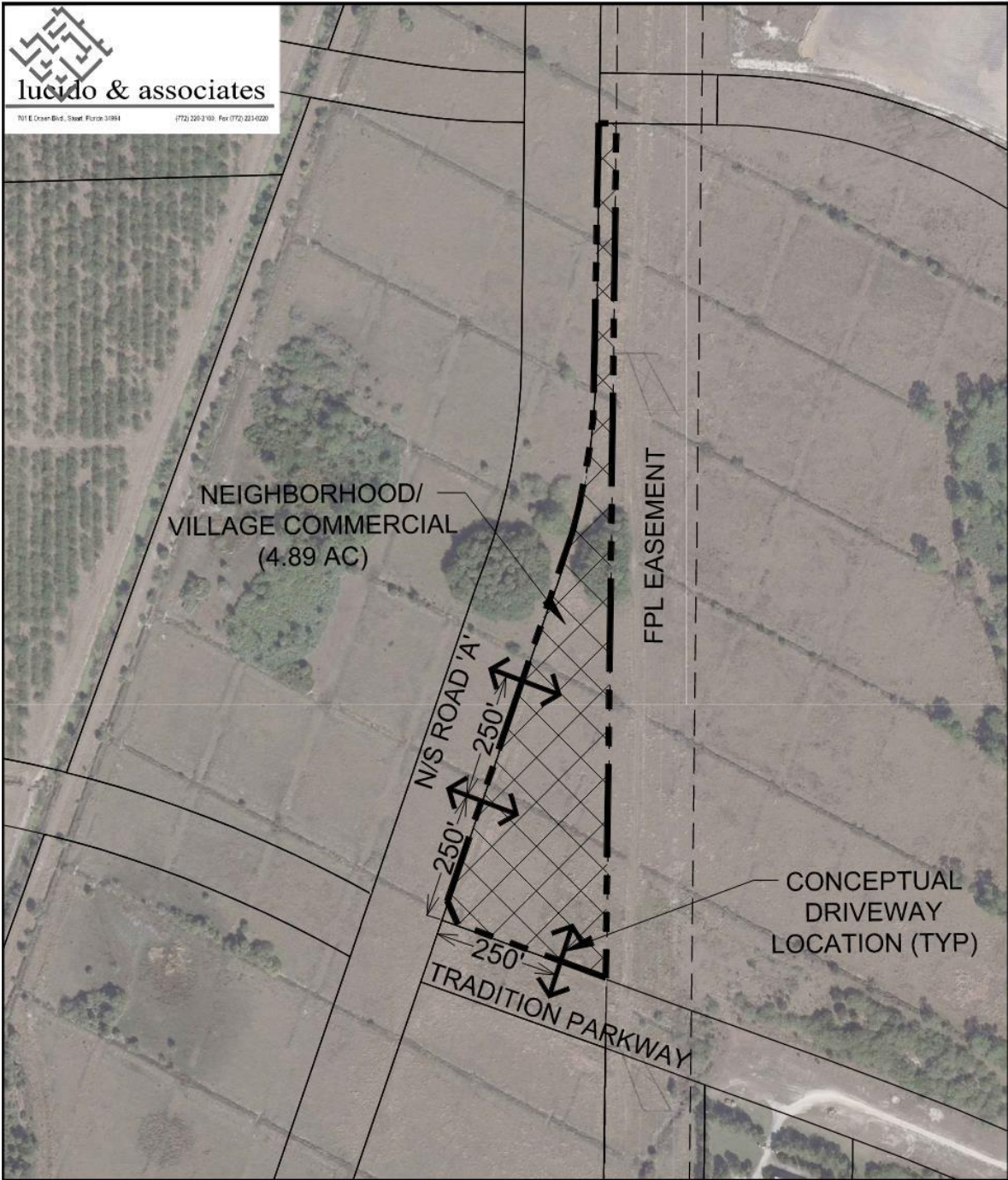
PORT SAINT LUCIE OFFICE  
10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
☎ 772-462-2455  
🌐 www.edc-inc.com



REVISIONS	12-6-22 REVISED BEARING ALONG POWERLINE ROAD
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# EXHIBIT 7

## CONCEPTUAL PLAN



Computer File Zoning and land use exhibits - MPUD.dwg  
 Project Number 24-090  
 Scale: 1" = 250'



### **WG4 NVC-Conceptual Land Use Plan**

Project: Acct#24-090 Southern Grove NVC Land Use Zoning Process\Site Plan\Zoning and land use exhibits - MPUD.dwg, 5/30/2024 11:51:20 AM, DWG To PDF.pc3

Port St. Lucie, Florida

# **EXHIBIT 8**

## DEVELOPMENT PROGRAM

Per Policy 1.2.2.4 Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods. The development program shall include two or more uses as described with one use being commercial/retail.

### Neighborhood/Village Commercial Area

A commercial/retail program intended to provide a mixture of non-residential uses with three access points from arterial roads N/S Road A and Tradition Parkway. The parcel is anticipated to provide up to 30,000 sf of non-residential development providing uses and services to support the surrounding residential communities.

Non-Residential

30,000 sf

100%

**EXHIBIT 9**

**STATEMENT OF UNIFIED CONTROL  
AND BINDING MPUD AGREEMENT**

The property as described as follows:

4.9+/- acres of vacant land, located at the northeast corner of SW Tradition Parkway and future "N/S A" right-of-way in the Western Gove DRI [Parcel ID: 4305-701-0003-000-1], City of Port St. Lucie, Florida, as specified in the application package, is owned by, and under the unified control of, the undersigned, B-D2 Holdings LLC c/o BFC Financial (BBX Capital Inc.). The property development shall proceed according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to MPUD, provided agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to MPUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9<sup>th</sup> day of April, 2024.

B-D2 Holdings LLC, c/o BFC Financial (BBX Capital Inc.)

By: [Signature]  
Seth M. Wise, Executive Vice President

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

(CORPORATE SEAL)

The foregoing instrument was acknowledged before me by means of (check one)  physical presence or  online notarization, this 9<sup>th</sup> day of April, 2024, by Seth M. Wise, a Florida corporation. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

[Affix Notary Seal]

[Signature]  
Print Name: Marcy McBride  
Notary Public, State of Florida  
Commission No.: HH 329160  
My Commission Expires: 2-27-27

