

BINDING PUD AGREEMENT

Project Name: Amendment to the St. Andrews Park Phase II PUD

Legal Description: All of the property within St. Andrews Townhomes, according to the Plat thereof, recorded in Plat Book 53, at Page 4, of the Public Records of St. Lucie County, Florida and all of the property within St. Andrews Park Commercial, A Replat, according to the Plat Thereof, recorded in Plat Book 59, at Page 9, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

Parcel "B" and Parcel "C", as those parcels are identified in St. Andrews Park Commercial, a Replat, according to the Plat thereof, as recorded in Plat Book 59, Pages 9-13, of the Public Records of St. Lucie County, Florida.

The property described above is the St. Andrews Park Phase II PUD, as it is being amended (the "PUD"). ST. ANDREWS PARK COMMERCIAL, LLC, a Florida limited liability company ("St. Andrews") owns Parcel "B" and is also the "Declarant" as specified in that certain Declaration of Covenants and Restrictions for St. Andrews Park, recorded in Official Records Book 2984, Page 2443, as amended by the Declarant's Amendment, recorded in Official Records Book 3960, Page 2690 and the Declarant's Second Amendment, recorded in Official Records Book 4507, Page 1571, all of the Public Records of St. Lucie County, Florida. Therefore, the PUD is under unified control.

The undersigned hereby agrees to proceed with any development of the PUD, in accordance with the provisions of the Port St. Lucie Zoning Code and any conditions that may be attached as requirements to any approved applications, and to provide agreements, contracts, deed restrictions, and sureties as required by the City for completion of the development in accordance with the plans as approved by the Port St. Lucie City Council, and to continually operate and maintain those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and to bind all successors in title to any commitments made hereunder.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 16th day of April, 2024.

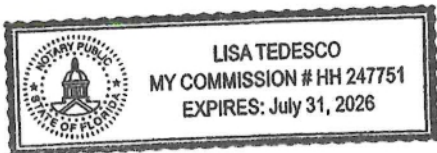
ST. ANDREWS PARK COMMERCIAL, LLC, a
Florida Limited Liability Company

By: *M. Markofsky*
Matthew Markofsky, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 16th day of April, 2024, by Matthew Markofsky, as Manager of ST. ANDREWS PARK COMMERCIAL, LLC, a Florida Limited Liability Company. 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]



Lisa Tedesco

Print Name: Lisa Tedesco
Notary Public, State of Florida
Commission No.: HH 247751
My Commission Expires: 7-31-26

JOINDER

CALVARY PORT ST. LUCIE MINISTRIES, INC., a Florida not-for-profit corporation (“Calvary”) owns Parcel “C” as that parcel is identified in St. Andrews Park Commercial, a Replat, according to the Plat thereof, as recorded in Plat Book 59, Pages 9-13 of the Public Records of St. Lucie County, Florida. Calvary joins in the execution of the forgoing Binding PUD Agreement for the sole purpose of evidencing and acknowledging unified control of the St. Andrews Park Phase II PUD, as set forth therein.

CALVARY PORT ST. LUCIE MINISTRIES, INC.,
a Florida not-for-profit corporation

By: Lee Holley
Print Name: Lee Holley
Its: Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 8th day of April, 2024, by Lee Holley, as Secretary of CALVARY PORT ST. LUCIE MINISTRIES, INC., a Florida not-for-profit 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]

Amy L. Gargan
Print Name: Amy L. Gargan
Notary Public, State of Florida
Commission No.: HH 241432
My Commission Expires: 3-16-2026

