



# Planning / Applications / P#: P24-054

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### Project Name:

Western Grove-4 (WG-4) MPUD Rezoning

Management/Property Information

Reviewers

## Management

**Project Type: \***

PUD REZONING

**Status:**

P&Z MEETING SCHED...

**Approved Date:**



**Project Number: \***

P24-054

**Amended Number:**

**Utility File Number :**

5429D

**Building Type :**

Select...

**Primary Email Address:**

dphillips@lucidodesign.com

### Describe Request:

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

Check this if Exempt from Public Records Request:

## Property Information

**Address:**

**Project Site Location:**

N/S A and Tradition Parkway

**City Section:**

**Block:**

WesternGrove

**Lot:**

### Legal Description:

See Legal Attached



**Parcel Number**

4305-701-0003-000-1

**Current Land Use:** NEW COMMUNITY DEVELOPMENT ▾

**Current Zoning:** MPUD - MASTER PLANNED UNIT DEVELOP... ▾

**Proposed Zoning:** MPUD - MASTER PLANNED UNIT DEVELOP... ▾

**Utility Provider:** CITY OF PORT ST. LUCIE × ▾

**Acreage:** 4.98

**Administrative:**

**Architectural Elevations:**

Agent/Applicant    Property Owners    Authorized Signatory of Corporation    Project Architect/Engineer

**Agent First Name:** Derrick

**Agent Last Name:** Phillips

**Agent Business Name:** Phillips

**Agent Phone:** (772) 220-2100

**Agent Address:** 701 SE Ocean Blvd

**Agent City:** Stuart

**Agent State:** FLORIDA ▾

**Agent Zip:** 34994

**Agent Email:** dphillips@lucidodesig

Save



May 1, 2024

**VIA DIGITAL DELIVERY**

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

**Re: Western Grove 4 (WG-4) - MPUD Rezoning Application**

On behalf of B-D2 Holdings, LLC we respectfully submit this MPUD Rezoning application package. The subject property is approximately 5 acres located north of Tradition Parkway and east of North-South Road A.

Please find attached the following items in support of the application:

- Application Letter
- Property Card
- Deed/DOR
- Owners Authorization
- Sketch and Legal
- Statement of Unified Control
- Plat
- MPUD Document

Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

Derrick E Phillips Jr  
Project Manager

# 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.)

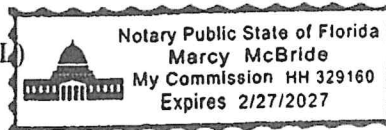
By:   
Seth M. Wise, Executive Vice President

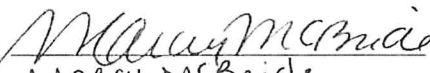
STATE OF FLORIDA  
COUNTY OF BROWARD

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