




lucido & associates

**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	April 5, 2019		
To:	Peter Walden Martin County Growth Management Dept.		
From:	Morris A. Crady, AICP 		
Subject:	Mariner Village Square PUD, Revised Master and Phase 2 Final Site Plan Application (M160-011)	Project No.	18-3601

In response to the attached completeness letter dated March 21, 2019, please find enclosed the application fee check in the amount of \$13,800, the original application package, an additional set of the 24x36 plans, and a CD with PDF copies of the application.

The items needing additional attention have been addressed as follows:

Item #1: Stormwater Report – The report has been revised as requested.

Item #2: Construction Plans and Landscape Plan – The lot numbers have been corrected on the plans.

Item #3: Lighting Plan – The north arrow has been added to the lighting plan.

If you have any questions or need additional information, please feel free to contact me or my assistant, Shirley Lyders.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH Commissioner, District 1
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KRISTA A. STOREY Acting County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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March 21, 2019

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34996

Application No: DEV2019030014
Project Number: M160-011

RE: Completeness Review
MARINER VILLAGE SQUARE PUD REVISE PUD ZONING AND MASTER SITE
PLAN AND PHASE 2 FINAL SITE PLAN

Dear Mr. Crady,

The above referenced application has been determined to be complete for review by the County. Peter Walden will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to his attention.

Although the review was determined complete, the following items need additional attention.

Item #1: STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.

Comments: Stormwater plan is for entire site. Please provide plan for phase II, that demonstrates phase II as stand alone.

Item #2: Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Construction and landscape plans show lot 4 instead of 2. Please provide corrected plans.

Item #3: A lighting plan.

Comments: Please update lighting plan to include North Arrow to Photometric Plan.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$13,800.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **M160-011** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP *FOL*
Growth Management Director

NvV:PW:kk

cc: Ms. Rita Wilson, Ribbon Ventures LLC, PO Box 418, Boynton Beach, FL 33435



lucido&associates

March 14, 2019

HAND DELIVERY

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Mariner Village Square PUD – Request for 6th PUD Amendment, Revised Master Plan, Revised Phasing Plan and Final Site Plan Approval of Phase 2 with Certificate of Public Facilities Reservation (Our ref. #18-360)

Dear Nicki:

On behalf of Ribbon Ventures, LLC, we are pleased to submit this application for revised master plan approval and final site plan approval for Phase 2. The proposed project is within the Mariner Village Square PUD, which is located west of US-1 at the intersection of Mariner Sands Boulevard. On March 27, 2018, the Board of County Commissioners approved the 5th Amendment to the PUD Agreement and PUD master plan to provide the following entitlements on the remaining undeveloped phases:

Phase 2: 2-story, 152-bed residential care facility (assisted living and memory care);

Phase 3: 1-story 6,000 sf of restaurant and a 10,000 sf of retail building; and

Phase 4: 3-story, 115,000 sf residential storage facility.

By way of the proposed 6th PUD Amendment, the approved master plan and phasing plan is proposed to be changed by renaming Phase 4 as Phase 2, so the residential storage facility may be developed as the next phase. The overall timetable to complete all phases (i.e. December 31, 2022) remains the same.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24x36 plans will be submitted upon a completeness determination):

- The completed application form;
- Digital submittal affidavit;
- The project narrative;
- Notarized power of attorney by the owner for representation by Lucido & Associates;
- The Disclosure of Interest Affidavit;
- The recorded deed reflecting ownership;
- The no property transfer statement;
- The Phase 2 legal description;
- The proposed 6th PUD Amendment;
- The recorded 5th PUD Amendment;
- The location map;
- Signed & sealed excavation, fill & hauling form;
- Signed & sealed Stormwater Report;
- Stormwater Maintenance Plan;

- Signed & sealed Traffic Impact Analysis for the overall PUD;
- Signed & sealed Traffic Impact Analysis for Phase 2;
- The wildfire risk assessment scoresheet;
- The Preserve Area Management Plan for the entire project, including the environmental assessment;
- The utility service letters;
- The proposed water sources;
- The utility agreement information sheet;
- Aerial map with the property outlined;
- Future land use map with the property outlined;
- Zoning map with the property outlined;
- Parcel assessment map with the property outlined;
- The proposed revised phasing plan, and electronic copy of same;
- The stamped-approved revised phasing plan per the 5th PUD Amendment;
- Signed & sealed boundary and topographic survey for entire site, and electronic copy of same;
- Signed & sealed boundary and topographic survey for the Phase 2 site area, and electronic copy of same;
- The proposed revised master plan, and electronic copy of same;
- The stamped-approved revised master plan per the 5th PUD Amendment;
- The proposed Phase 2 final site plan, and electronic copy of same;
- Signed & sealed lift station report;
- Signed & sealed construction plans, including a land clearing and erosion control plan;
- Architectural elevations, floor plans and lighting plan; and
- The Phase 2 landscape plan; including the protected tree inventory.

The required state and federal permits will be provided prior to commencement of construction. (Option 2).

Exceptions to Standard Application Checklist Items:

Land dedication documentation - No public land dedications are proposed or required.

Evacuation plan - The project is not located within a hurricane surge zone.

School impact worksheet – Not applicable because no residential units are proposed.

Environmental waiver - No environmental waivers are proposed or required.

Landscape alternative compliance - No alternative compliance requests are required or proposed.

CRA alternative compliance - The property is not located within a CRA.

Groundwater model – Not applicable because no wells are proposed or required.

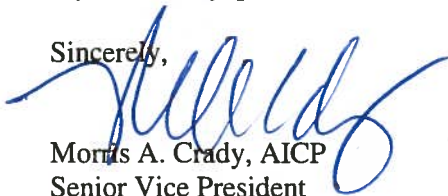
Statement of benefits – Not applicable because no changes are proposed except for the phasing.

Certified list of surrounding property owners – Not applicable because no changes to the existing PUD uses are proposed, therefore public hearing notification is not required.

Upon your determination of completeness, we will submit the required application fee of \$13,800.00 and the additional set 24x36 plans.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Copy to: Client & Development Team



Martin County, Florida
 Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
 772-288-5501 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

A. General Information:

- Type of Application:** Revised PUD Zoning and Master Site Plan
and Phase 2 Final Site Plan
- Proposed Development's Name:**
MARINER VILLAGE SQUARE PUD
- Former Development's Name:**
N/A
- Previous Project Number:** M160
- Pre-Application Meeting Date:** N/A
- Property Owner:**
 Name or Company Name RIBBON VENTURES, LLC
 Company Representative RITA M. WILSON
 Address P.O. BOX 418
 City BOYNTON BEACH State FL Zip 33435
 Phone ___ - ___ - ___ Fax ___ - ___ - ___
 Email _____
- Agent:** Select from the List
 Name or Company Name LUCIDO & ASSOCIATES
 Company Representative MORRIS A. CRADY
 Address 701 SE OCEAN BOULEVARD
 City STUART State FL Zip 34994
 Phone 772 - 220 - 2100 Fax 772 - 223 - 0220
 Email MCRADY@LUCIDODESIGN.COM
- Contract Purchaser:** Select from the List
 Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone ___ - ___ - ___ Fax ___ - ___ - ___
 Email _____
- Land Planner:** Same as the Agent
 Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone ___ - ___ - ___ Fax ___ - ___ - ___
 Email _____

Same as Agent

10. Landscape Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email _____

Same as Civil Engineer

11. Surveyor:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email _____

Select from the list

12. Civil Engineer:

Name or Company Name BOWMAN CONSULTING GROUP
Company Representative LISA LEONARD
Address 301 SE OCEAN BLVD., SUITE 301
City STUART State FL Zip 34994
Phone 772 - 283 - 1413 Fax ____ - ____ - ____
Email LLEONARD@BOWMANCONSULTING.COM

Same as Civil Engineer

13. Traffic Engineer:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email _____

Select from the list

14. Architect:

Name or Company Name WEST & STEM ARCHITECTS
Company Representative _____
Address 5455 BETHANIA ROAD
City WINSTON SALEM State NC Zip 27106
Phone 336 - 923 - 2377 Fax ____ - ____ - ____
Email J.STEM@WESTANDSTEM.COM

Select from the list

15. Attorney:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email _____

16. Environmental Planner: Same as Agent
 Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone ____ - ____ - ____ Fax ____ - ____ - ____
 Email _____

17. Other Professional: _____
 Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone ____ - ____ - ____ Fax ____ - ____ - ____
 Email _____

18. Parcel Control Number(s):
 31-38-42-000-014-00010-6 _____
 31-38-42-008-000-00001-8 _____
 31-38-42-008-000-00002-7 _____ 31-38-42-008-000-00003-6 _____

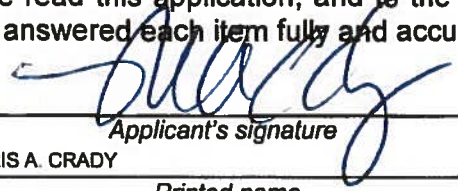
19. Certifications by Professionals:
 Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.

This box must be checked if the applicant waives the limitations.

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.



 Applicant's signature
 MORRIS A. CRADY
 Printed name

3-13-19

 Date

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 13th day of March, 2019, by MORRIS A. CRADY.

He or she

is personally known to me or has produced _____ as identification.

Shirley Lyders
Notary public signature

Printed name

State of _____ at-large





Martin County Development Review
Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Mariner Village Square PUD is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

3-13-19
Date



PROJECT NARRATIVE

Mariner Village Square PUD 6th PUD Amendment, Revised Master Plan, Revised Phasing Plan and Phase 2 Final Site Plan March 14, 2019

Existing Property Characteristics

The 20-acre (+/-) subject property is an existing commercial PUD located on the west side of US-1 across from the Mariner Sands PUD in southern Martin County. Main access to the property is by way of the existing signalized intersection at SE Mariner Sands Drive and US-1. The subject property is designated by the Comprehensive Plan future land use maps for General Commercial use.

The Mariner Village Square Master Plan and PUD Agreement were originally approved in 1986. Final site plan approval of Phase 1 was obtained in 1988 and the Phase 1 improvements were completed in 1989. Phase 1 improvements included the construction of the stormwater management system for the entire site, right and left turn lanes on US-1 and construction of a 15,000 square feet (sf), 2-story bank/office building with associated parking and landscaping. The bank building site, which is located on the northwest corner of the intersection of US-1 and Mariner Sands Drive, has been conveyed by way of Plat 1 of the Mariner Village Square PUD.

The PUD Agreement and master plan have been amended 5 times since Phase 1 was approved and constructed but no additional development activity occurred for almost 20 years until the PUD was revised by the County Commission on March 27, 2018. The revised Master Plan and Phasing Plan approved by the County Commission provides the following entitlements on the remaining undeveloped phases:

Phase 2: 2-story, 152-bed residential care facility (assisted living and memory care);

Phase 3: 1-story 6,000 sf of restaurant and a 10,000 sf of retail building; and

Phase 4: 3-story, 115,000 sf residential storage facility.

Proposed 6th PUD Amendment

By way of the proposed 6th PUD Amendment, the approved master plan and phasing plan is proposed to be changed by renaming Phase 4 as Phase 2, so the residential storage facility may be developed as the next phase. The overall timetable to complete all phases (i.e. December 31, 2022) remains the same.

No changes to the approved perimeter buffer requirements, stormwater requirements, preserve requirements, special conditions or other project elements are proposed or required.

Water and wastewater services will continue to be provided by Martin County Utilities.

Phase 2 Final Site Plan Application

The final site plan application for Phase 2 is intended to be approved concurrent with the approval of the 6th PUD Amendment and Revised Master Plan application. Phase 2 includes the construction of the 3-story, 115,000 sf residential storage facility, completion of the internal access tract from the existing signalized intersection on US-1 to the secondary entrance on US-1, supporting drainage, utilities, parking and landscaping improvements, and all preserve area management requirements.

**Ribbon Ventures, LLC
P. O. BOX 418
Boynton Beach, Florida 33425**

January 17, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

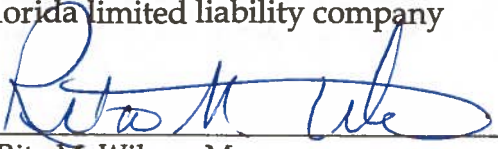
Re: Mariner Village Square PUD

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Ribbon Ventures, LLC during the governmental review process of the application.

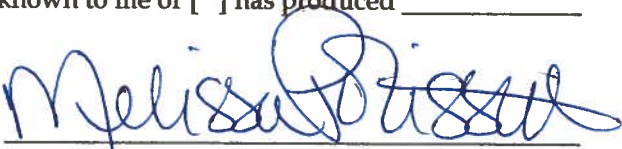
Sincerely,

RIBBON VENTURES, LLC,
a Florida limited liability company

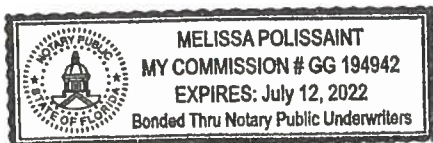
By: 
Rita M. Wilson, Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing was acknowledged before me this 12th day of February, 2019,
by RITA M. WILSON, Manager of RIBBON VENTURES, LLC, a Florida
limited liability company. She [] is personally known to me or [] has produced _____
_____ as identification.


NOTARY PUBLIC
My Commission Expires: 7/12/22

(Notarial Seal)



DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Ribbon Ventures, LLC, a Florida limited liability company	712 Shore Drive Boynton Beach, FL 33435

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Rita M. Wilson	712 Shore Drive Boynton Beach, FL 33435	51.48%
Mervin E. McDonald	855 Alamanda Street Boca Raton, FL 33486	23.34%
Eldad Israel	23213 Via Stel Boca Raton, FL 33433	14.70%
Jeremy Stewart	711 North O Street Lake Worth, FL 33476	6.48%

(If more space is needed attach separate sheet)

2. Additional

Name	Address	Interest
PFC 1 Holdings, LLC	1422 S Jeaga Drive Jupiter, FL 33458	4.00%

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Harbor Community Bank	200 South Indian River Drive Fort Pierce, FL 34950	Mortgagee

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application *
None				

(If more space is needed attach separate sheet)

Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

EXHIBIT A
MARINER VILLAGE SQUARE PUD
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST AND LYING SOUTHWESTERLY OF STATE ROAD NO. 5 (US HIGHWAY NO. 1), MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 89°19'06" EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 31, A DISTANCE OF 2,380.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 57°47'05" WEST ALONG A LINE THAT IS 600.00 FEET SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5 (AS NOW LOCATED AND IN USE), A DISTANCE OF 384.56 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT AS RECORDED IN OFFICIAL DEED BOOK 37, PAGE 435, MARTIN COUNTY, FLORIDA; THENCE NORTH 87°55'12" WEST ALONG SAID LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT, A DISTANCE OF 408.82 FEET; THENCE NORTH 39°33'10" WEST ALONG A LINE THAT IS 7.00 FEET NORTH OF THE SOUTH LINE OF A 33.00 FOOT TELEPHONE CABLE EASEMENT, A DISTANCE OF 511.36 FEET; THENCE NORTH 32°12'55" EAST, A DISTANCE OF 645.26 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, THENCE SOUTH 57°47'05" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,160.70 FEET; THENCE SOUTH 00°36'33" WEST, A DISTANCE OF 544.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE QUARTER (SW ¼) OF SAID SECTION 31; THENCE NORTH 89°19'06" WEST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 260.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

PARCEL "A" & ACCESS TRACT "A" OF PLAT I OF MARINER VILLAGE SQUARE, P.U.D. ("MARINER VILLAGE SQUARE"), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 71, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH PROPERTY IS LOCATED IN PART OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 802,357 SQUARE FEET OR 18.419 ACRES, MORE OR LESS.

PARCEL ID NUMBERS: 31-38-42-000-014-00010-6 31-38-42-008-000-00001-8
31-38-42-008-000-00002-7 31-38-42-008-000-00003-6

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Josias N. Dewey
Holland & Knight LLP
Suite 3300
701 Brickell Avenue
Miami, Florida 33131

SPECIAL WARRANTY DEED

This Special Warranty Deed, is made the 26th day of June, 2015, by **FCB TREASURE COAST LLC**, a Delaware limited liability company, whose address is 2500 Weston Road, Suite 300, Weston, Florida 33331 ("**Grantor**"), in favor of **RIBBON VENTURES, LLC**, a Florida limited liability company, whose address is 712 Shore Drive, Boynton Beach, Florida 33435 (together, the "**Grantee**").

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the real property located in Martin County, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD, the same together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

This conveyance is made subject to the following:

1. All liens, encumbrances, easements, covenants, conditions and restrictions affecting the Property;
2. All matters shown in the public records, without any intent to reimpose same;
3. Ad valorem real estate taxes and assessments for the year 2015 and all subsequent years;
4. All matters that would be disclosed by a correct survey of the Property; and
5. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

Together with all tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

#35930535_v1

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none others.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

Maite Mendiola
Print Name: Maite Mendiola

Mahriah Tucker
Print Name: Mahriah Tucker

FCB TREASURE COAST LLC, a Delaware limited liability company

By: [Signature]
Larry Benton, Manager

STATE OF FLORIDA

COUNTY OF BROWARD

)
) SS
)

The foregoing instrument was acknowledged before me this 24 day of June, 2015, by Larry Benton, the Manager of **FCB TREASURE COAST LLC**, a Delaware limited liability company, on behalf of the company; who is personally known to me or who has produced _____ as identification.

DRAFT



MAITE MENDIOLA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE210524
Expires 6/24/2016

Maite Mendiola
Printed Name: Maite Mendiola
Notary Public
My Commission Expires:

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

Being a parcel of land lying in a portion of the Southwest One Quarter (SW ¼) of Section 31, Township 38 South, Range 42 East and lying Southwesterly of State Road No. 5 (US Highway No. 1), Martin County, Florida and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 31, thence South 89°19'06" East (assumed bearing) along the South Line of the Southwest One Quarter (SW ¼) of said Section 31, a distance of 2,380.10 feet to the POINT OF BEGINNING of this description; thence North 57°47'05" West along a line that is 600.00 feet Southwesterly and parallel with the Southwesterly Right-Of-Way Line of said State Road No. 5 (as now located and in use), a distance of 384.56 feet to a POINT OF INTERSECTION with a line that is 7.00 feet North of the South Line of a 33.00 foot telephone cable easement as recorded in Official Deed Book 37, Page 435, Martin County, Florida; thence North 87°55'12" West along said line that is 7.00 feet North of the South Line of a 33.00 foot telephone cable easement, a distance of 408.82 feet; thence North 39°33'10" West along a line that is 7.00 feet North of the South line of a 33.00 foot telephone cable easement, a distance of 511.36 feet; thence North 32°12'55" East, a distance of 645.26 feet to a POINT OF INTERSECTION with the Southwesterly Right-of-Way Line of said State Road No. 5, thence South 57°47'05" East along said Southwesterly Right-Of-Way Line, a distance of 1,160.70 feet; thence South 00°36'33" West, a distance of 544.41 feet to the Southeast Corner of the Southwest One Quarter (SW ¼) of said Section 31; thence North 89°19'06" West along the South Line of said Section 31, a distance of 260.69 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described property, to wit:

Parcel "A" & Access Tract "A" of Plat I of MARINER VILLAGE SQUARE, P.U.D. ("Mariner Village Square"), according to the Plat thereof, as recorded in Plat Book 11, Page 71, Public Records of Martin County, Florida, which property is located in part of Section 31, Township 38 South, Range 42 East, Martin County, Florida.

Access Tract "B" and Lake "A" of Plat II of MARINER VILLAGE SQUARE, P.U.D. ("Mariner Village Square"), according to the Plat thereof, as recorded in Plat Book 12, Page 48, Public Records of Martin County, Florida, which property is located in part of Section 31, Township 38 South, Range 42 East, Martin County, Florida.

To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into Ribbon Ventures, LLC was recorded in the Martin County Public Records.

DATED THIS 13th DAY OF March, 2019.



Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF March, 2019 BY MORRIS A. CRADY, WHO [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC

MY COMMISSION EXPIRES:



EXHIBIT A
MARINER VILLAGE SQUARE PUD, PHASE 2
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST AND LYING SOUTHERLY OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF PLAT I OF MARINER VILLAGE SQUARE, P.U.D., RECORDED IN PLAT BOOK 11, PAGE 71 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE SOUTH 57°47'05" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, A DISTANCE OF 191.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, SOUTH 57°47'05" EAST, A DISTANCE OF 742.38 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, SOUTH 45°49'36" WEST, A DISTANCE OF 3.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 43.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°36'41", A DISTANCE OF 10.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 32°12'55" WEST, A DISTANCE OF 10.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 88.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°33'59", A DISTANCE OF 96.64 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 51.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°33'58", A DISTANCE OF 56.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH SOUTH 32°12'57" WEST, A DISTANCE OF 16.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 45.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'58", A DISTANCE OF 71.47 FEET; THENCE SOUTH 31°51'07" WEST, A DISTANCE OF 299.74 FEET; THENCE SOUTH 03°21'50" WEST, A DISTANCE OF 101.61 FEET TO THE SOUTHERLY LINE OF MARINER VILLAGE SQUARE, P.U.D. (UNPLATTED), ALSO BEING THE NORTH LINE OF PLAT II OF MARINER VILLAGE, P.U.D. (R), RECORDED IN PLAT BOOK 13, PAGE 39 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID LINE, THE FOLLOWING TWO CALLS: NORTH 57°47'05" WEST, A DISTANCE OF 22.88 FEET; THENCE NORTH 87°55'12" WEST, A DISTANCE OF 408.82 FEET; THENCE NORTH 39°33'10" WEST ALONG SAID SOUTHERLY LINE OF MARINER VILLAGE SQUARE, P.U.D. (UNPLATTED), NORTH LINE OF PLAT II OF MARINER VILLAGE, P.U.D. (R) AND NORTH LINE OF PLAT I OF MARINER VILLAGE, P.U.D. (R), RECORDED IN PLAT BOOK 12, PAGE 95 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 511.36 FEET TO THE NORTHWESTERLY LINE OF SAID MARINER VILLAGE SQUARE, P.U.D. (UNPLATTED); THENCE NORTH 32°12'55" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 405.26 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" OF SAID PLAT 1 OF MARINER VILLAGE SQUARE, P.U.D., RECORDED IN PLAT BOOK 11, PAGE 71 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 57°47'04" EAST, ALONG THE SOUTHWESTERLY LINE OF PARCEL 'A', A DISTANCE OF 218.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°00'00", A DISTANCE OF 42.76 FEET TO THE POINT OF TANGENCY AND THE SOUTHEASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 24°12'56" EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 191.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SOUTHEASTERLY LINE OF SAID PARCEL "A" THROUGH A CENTRAL ANGLE OF 82°00'01", A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 543,232 SQUARE FEET, OR 12.471 ACRES, MORE OR LESS.

PARCEL I.D. NUMBERS: 31-38-42-000-014-00010-6 31-38-42-008-000-00001-8
 31-38-42-008-000-00002-7 31-38-42-008-000-00003-6

FILED FOR RECORD
COMMISSION RECORDS
MARTIN CO., FL

2018 JUN 11 PM 4:12

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT



Inst. # 2702491
Blk: 3001 Pg: 702 Pages: 1 of 10
Recorded on: 6/28/2018 7:58 AM Doc: AGR
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$86.50

PREPARED BY AND RETURN TO:
Terence F. McCarthy, Esquire
McCarthy, Summers, Bobko, Wood, Norman,
Bass & Melby, P.A.
2490 SE Federal Highway – 4th Floor
Stuart, FL 34994
COURTHOUSE BOX: 50

**FIFTH AMENDMENT TO MARINER VILLAGE SQUARE
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS AGREEMENT, made and entered into this 27th day of March, 2018, by and between RIBBON VENTURES, LLC, a Florida limited liability company, hereinafter referred to as "OWNER", MARINER VILLAGE SQUARE ASSOCIATION, INC., a Florida not-for-profit corporation, hereinafter referred to as "ASSOCIATION" and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY".

WITNESSETH:

WHEREAS, after appropriate notice, public hearing and approval, Martin Tabor, Trustee, as Owner, Astar Corporation, a Florida corporation, as Developer, and County on or about the 2nd day of December, 1986, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida, known as "MARINER VILLAGE SQUARE," which Agreement is recorded in Official Records Book 712 beginning at Page 626, and re-recorded in Official Records Book 716 beginning at Page 240 of the Public Records of Martin County, Florida, which Agreement, as amended from time to time, is hereinafter referred to as the "Mariner Village



Square PUD Agreement," and,

WHEREAS, OWNER and ASSOCIATION have acquired all right, title and interest to the property which is the subject of the Mariner Village Square PUD Agreement, less and except Parcel "A" of Plat I of Mariner Village Square P.U.D., according to the plat thereof recorded in Plat Book 11, Page 71, Public Records of Martin County, Florida; and,

WHEREAS, after appropriate notice, hearing and approval, OWNER and ASSOCIATION desire to further amend the Mariner Village Square PUD Agreement to allow revisions to **Exhibit D**, Master and Phasing Plan, and **Exhibit E**, Timetable for Development, **Exhibit F**, Special Conditions, and provide an **Exhibit D-1**, Revised Phasing Plan, of said Agreement;

NOW, THEREFORE, it is agreed between OWNER, ASSOCIATION and COUNTY as follows:

1. The above recitations are true and correct and incorporated herein by this reference.
2. The Mariner Village Square PUD Agreement and all its exhibits are hereby amended to reflect the following revisions:
 - 2.1. The Master Plan and Phasing Plan (Exhibit D) is amended to reflect a separate Revised Master Site Plan (Revised Exhibit D);
 - 2.2. A newly created Revised Phasing Plan (Exhibit D-1); and
 - 2.3. A Revised Timetable For Development (Revised Exhibit E); to incorporate the following changes:
 - 2.3.1. Revise Phase 2 from 27,128 square feet of retail and office space to 6,000 square feet of restaurant space and 10,000



square feet of retail space;

2.3.2. Rename Phase 2 as Phase 3;

2.3.3. Revise Phase 3 from 28,050 square feet of retail space to a maximum 3-story, residential storage facility with a total maximum building square footage of 115,000 square feet;

2.3.4. Rename Phase 3 as Phase 4;

2.3.5. Revise Phase 4 from 75,000 square feet of office space to a 152-bed residential care facility; and

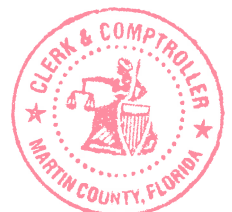
2.3.6. Rename Phase 4 as Phase 2;

which shall be in accordance with **Revised Exhibit D** (Revised Master Site Plan), and **Exhibit D-1** (Revised Phasing Plan), a reduced copy of which is attached hereto and by reference made a part hereof, and **Revised Exhibit E** (Revised Timetable for Development), attached hereto and by reference made a part hereof.

2.4. The Timetable for Development is further amended to reflect new time frames for obtaining final site plan and plat approval for the modified phases in accordance with **Revised Exhibit E**.

2.5. Exhibit F, Special Conditions, is amended to add the following special conditions:

- a. Phase 4 Restrictions. The Phase 4 building setback from the north property line (adjacent to the Mariner Village Condominiums shared property line) shall be a minimum of fifty (50) feet for a 1-story building, a minimum of one hundred (100) feet for a 2-story building and a minimum of one hundred fifty (150) feet for a 3-story building.



The first 50 feet of the setback shall be used exclusively for landscaping and shall include a Type 4 bufferyard in compliance with the bufferyard requirements established in Section 4.663.B.6, Land Development Regulations, Martin County Code. The total maximum building square footage for Phase 4 shall not exceed 115,000 square feet. In addition, there shall be no outdoor storage in Phase 4.

- b. US-1 Landscape Enhancements. The OWNER shall contribute fifty thousand dollars (\$50,000) to the Mariner Sands Homeowners' Association to be used towards landscape enhancements within the US-1 right-of-way along the Mariner Sands frontage. This payment shall be made within 60 days of obtaining final site plan approval of Phase 2.
- c. Truck Delivery Hours. Truck delivery hours for the Phase 2 Residential Care Facility shall be prohibited from 6:00 p.m. to 7:00 am daily.

3. All the terms and conditions of the Mariner Village Square PUD Agreement and Amendments thereto which are not specifically amended or revised by this Amendment shall remain in full force and effect as stated therein.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be made and entered into the day and year first written. The date of this Amendment shall be the date on which this Amendment was approved by the Board of County Commissioners of Martin County, Florida.

***** NO FURTHER TEXT ON THIS PAGE*****



WITNESSES:

OWNER:

RIBBON VENTURES, LLC, a Florida limited liability company

[Signature]

andrea Toledo

Print Name:

Ramsi Provenzano

Randi Provenzano

Print Name:

By: [Signature]

Rita Wilson

Its: Manager

ADDRESS: 712 Shore Drive
Boynton Beach, FL 33425

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Rita Wilson, as Manager of RIBBON VENTURES, LLC, a Florida limited liability company on behalf of said company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that she executed same.

1st WITNESS my hand and official seal in the County and State last aforesaid this day of may, 2018.

(NOTARIAL STAMP)

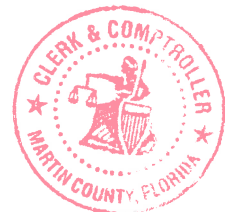


[Signature]

Notary Public

Print Name: Cheryl S. Bartek

My Commission Expires: 08/02/2020



WITNESSES:

[Signature]
Morris A. Cready
Print Name

[Signature]
Lisa Leonard
Print Name

ASSOCIATION:

MARINER VILLAGE SQUARE
ASSOCIATION, INC., a Florida not-for-
profit corporation

By: [Signature]
Print Name: Merv McDonald
Its: President

ADDRESS: 712 Shore Drive
Boynton Beach, FL 33425

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Merv McDonald, President of Mariner Village Square Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of May, 2018.

(NOTARIAL STAMP)


[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____



ATTEST:

COUNTY:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


Carolyn Timmann
Clerk of the Circuit Court
and Comptroller

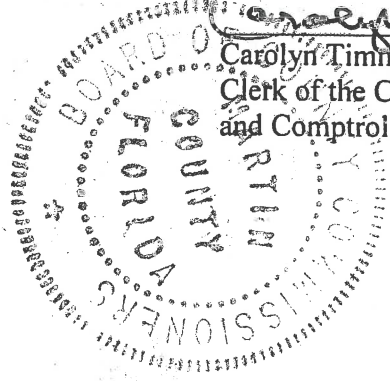
By:


Edward V. Ciampi, Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By:

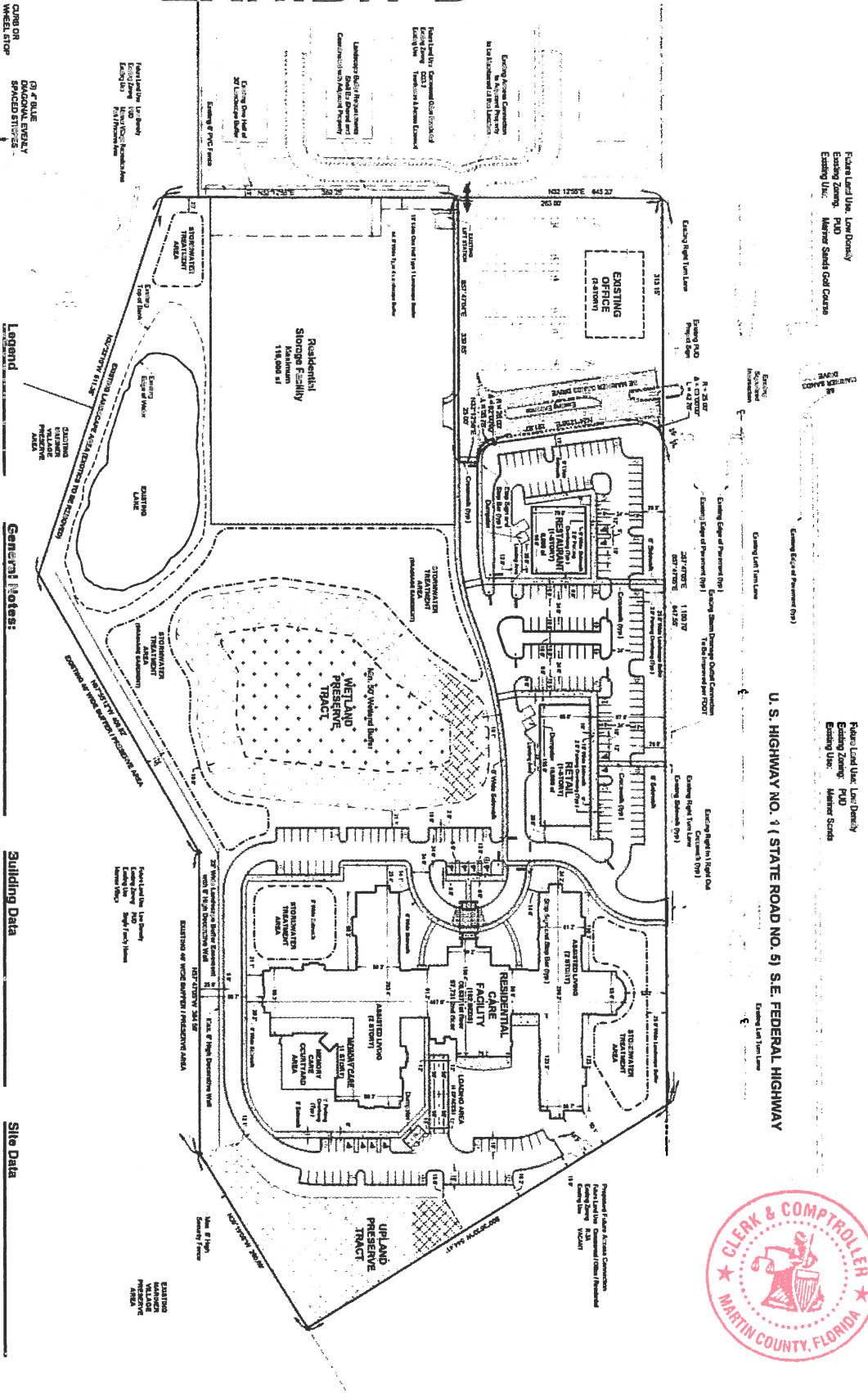

Sarah Woods, County Attorney



(COMMISSION SEAL)



EXHIBIT D



Future Land Use: Low Density
 Existing Zoning: PUD
 Existing Use: Marine Sales Golf Course

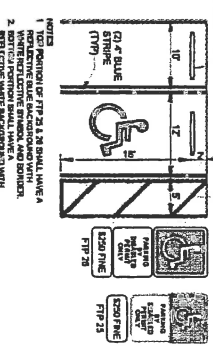
Future Land Use: Low Density
 Existing Zoning: PUD
 Existing Use: Marine Sales

U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) S.E. FEDERAL HIGHWAY



Legend

- Upland Preserve
- Watered Preserve



General Notes:

- All building parking and access areas and driveway connections with the improvement of the driveway shall be in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.00, and the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.01.
- Watered preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.02.
- Upland preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.03.
- Watered preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.04.
- Upland preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.05.
- Watered preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.06.
- Upland preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.07.
- Watered preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.08.
- Upland preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.09.
- Watered preserves shall be installed in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 600.10.

Building Data

Maximum Height (Feet) and Floor (Number): 35 Feet (3 Story)
 Building Footprint Coverage: 13%
 Open Space: 56%

Site Data

Total Site Area: 863,624 s.f. (20.29 AC.)
 Impervious Area: 362,647 s.f. (8.79 AC.) (10%)
 Non-Impervious Area: 500,977 s.f. (11.49 AC.) (8%)
 Total Area: 863,624 s.f. (20.29 AC.)

Upland Preserve Calculations

Existing Upland Habitat: 3.0 Acres (Pine Forest)
 Requested Upland Preserve (25% of Existing): 0.75 Acres
 Provided Upland Preserve: 0.75 Acres

Building Data

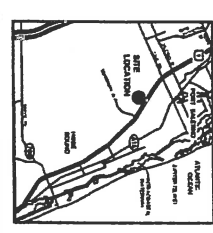
Maximum Height (Feet) and Floor (Number): 35 Feet (3 Story)
 Building Footprint Coverage: 13%
 Open Space: 56%

Site Data

Total Site Area: 863,624 s.f. (20.29 AC.)
 Impervious Area: 362,647 s.f. (8.79 AC.) (10%)
 Non-Impervious Area: 500,977 s.f. (11.49 AC.) (8%)
 Total Area: 863,624 s.f. (20.29 AC.)

Upland Preserve Calculations

Existing Upland Habitat: 3.0 Acres (Pine Forest)
 Requested Upland Preserve (25% of Existing): 0.75 Acres
 Provided Upland Preserve: 0.75 Acres



Project Team:

Client: Mariner Village, LLC
 1111 E. US Highway 1, Suite 201
 Palm Bay, FL 32909

Architect: HNTB
 1111 E. US Highway 1, Suite 201
 Palm Bay, FL 32909

Engineer: HNTB
 1111 E. US Highway 1, Suite 201
 Palm Bay, FL 32909

Surveyor: HNTB
 1111 E. US Highway 1, Suite 201
 Palm Bay, FL 32909

Mariner Village Square PUD

Martin County, Florida
 Revised Master Plan

Date By Description

11/20/15	S.L.S.	Initial Submittal
02/04/16	S.L.S.	1st Revision
05/04/16	S.L.S.	2nd Revision
12/07/17	S.L.S.	3rd Revision
03/15/18	S.L.S.	4th Revision
07/27/18	S.L.S.	5th Revision

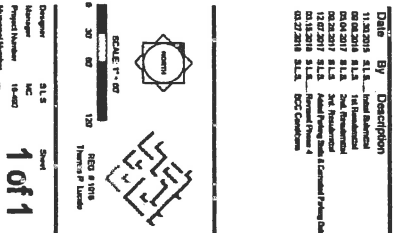
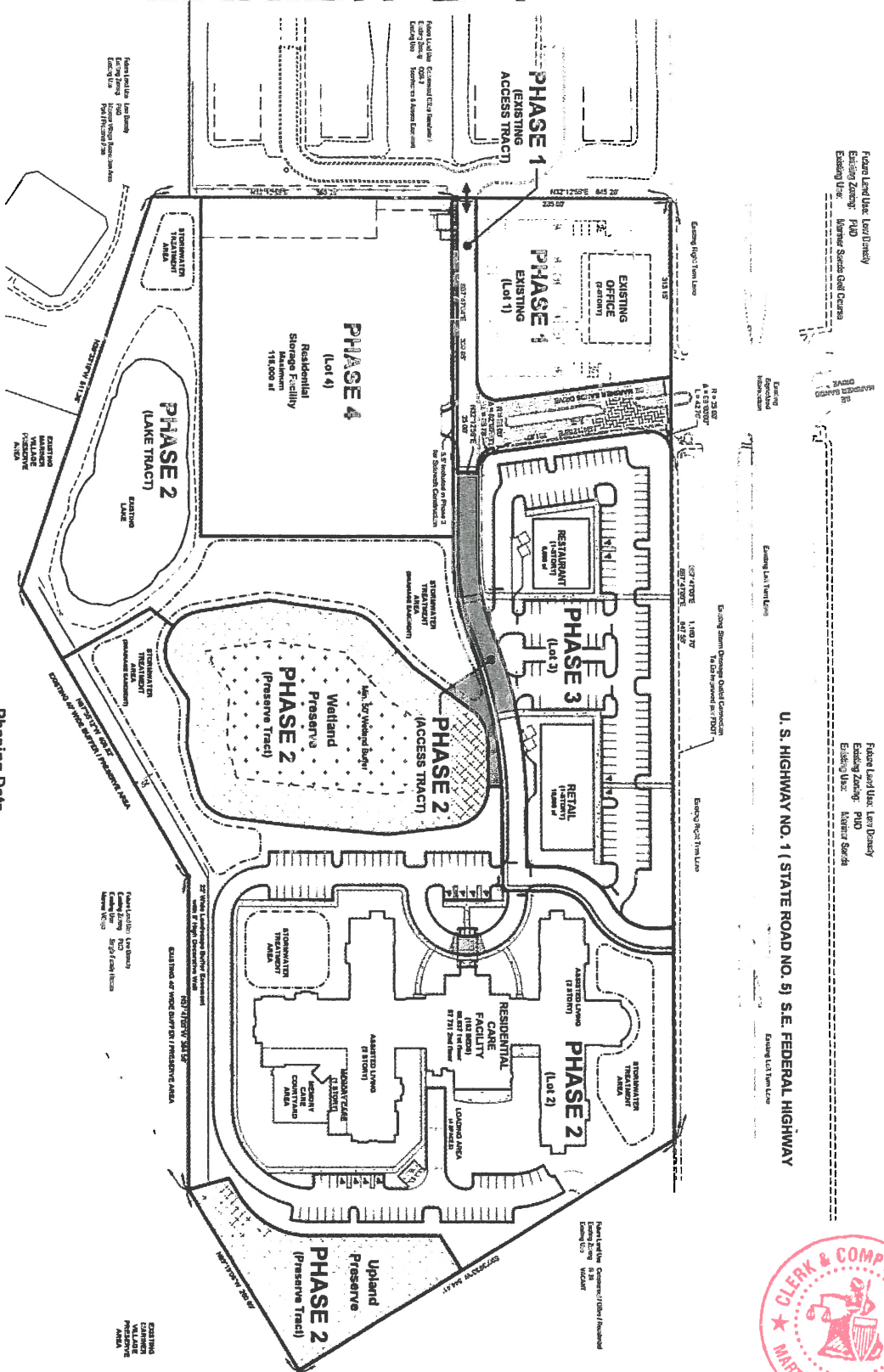


EXHIBIT D-1



U. S. HIGHWAY NO. 1 (STATE ROAD NO. 5) S.E. FEDERAL HIGHWAY



Phase	Uses	Required Improvements
1 (Lot 1)	Existing 2-story Office Building (15,000 sq ft)	Existing structure on US-1, portion of access tract
2 (Lot 2)	152 bed residential care facility	71 parking spaces and supporting drainage, landscape and utilities
3 (Lot 3)	1-story 6,000 sq ft all down restaurant	Completion of access tract secondary entrance and stormwater treatment areas including improvements to existing storm drainage outfall connection, construction of 78 wetland landscape buffer and 6' decorative wall, Preserve Area Management Plan (PAMP) and completion of preserve area requirements per PAMP
4 (Lot 4)	Mainstem 115,000 sq ft Storage Facility	Construction of 48 parking spaces, loading and service areas, utilities and landscape improvements and stormwater treatment areas, landscape improvements and stormwater treatment areas.

Phasing Data

Note: Refer to Revised Master Plan for Site Data, Dimensions and other Site Plan Details

Required Improvements

Completion of access tract secondary entrance and stormwater treatment areas including improvements to existing storm drainage outfall connection, construction of 78 wetland landscape buffer and 6' decorative wall, Preserve Area Management Plan (PAMP) and completion of preserve area requirements per PAMP

Construction of 48 parking spaces, loading and service areas, utilities and landscape improvements and stormwater treatment areas, landscape improvements and stormwater treatment areas.

Scale: 1" = 40'

North Arrow

Key Location

Project Team:

Client: Mariner Village, LLC
 10000 W. US Highway 1, Suite 200
 Palm Bay, FL 32909

Architect: Luedo & Associates
 10000 W. US Highway 1, Suite 200
 Palm Bay, FL 32909

Engineer: [Name]
 10000 W. US Highway 1, Suite 200
 Palm Bay, FL 32909

Surveyor: [Name]
 10000 W. US Highway 1, Suite 200
 Palm Bay, FL 32909

Mariner Village Square PUD

Revised Phasing Plan

Martin County, Florida

Date: 02/28/2018
 By: [Name]
 Description: [Description]

0 30 60 120
 SCALE: 1" = 40'

1 of 1

REVISED EXHIBIT E
REVISED TIMETABLE FOR DEVELOPMENT

- A. This development shall be constructed in accordance with this timetable for development, the Revised Master Site Plan attached as Revised Exhibit D, and the Revised Phasing Plan, attached as Exhibit D-1.
- B. Construction must commence within one (1) year of each final site plan approval.
- C. The development of Mariner Village Square PUD must be completed within five (5) years of approval of this Amendment to PUD Agreement.
- D. Infrastructure improvements must be substantially completed before issuance of building permits. All required improvements identified on the final site plan for the applicable phase must be completed prior to the issuance of any certificate of occupancy.
- E. The OWNER shall provide annual status reports to the County Administrator to ensure that development occurs according to the terms of the PUD Agreement and final site plan development orders. The monitoring report shall be due on the anniversary date of this PUD Amendment.

The phases to be constructed and the dates for obtaining final site plan and plat approval of each phase must be obtained are as follows:

<u>PHASE</u>	<u>DATE TO OBTAIN FINAL APPROVAL</u>	<u>DATE TO COMPLETE</u>	<u>USES AND REQUIRED IMPROVEMENTS</u>
1	Completed	Completed	Existing 2-story office building (15,000 sf), existing entrance on US-1, portion of access tract, 71 parking spaces and supporting drainage, landscape and utilities.
2	12-31-2018	6-30-2020	Up to 152-bed residential care facility (1 and 2 story); completion of access tract improvements including secondary US-1 access drive, project signs, stormwater treatment areas including improvements to outfall per FDOT, construction of 76 parking spaces, loading and service areas, utilities and landscape improvements including western 25' landscape buffer and 8' decorative wall; Preserve Area Management Plan (PAMP) and completion of all preserve area requirements per PAMP.
3	12-31-2019	12-31-2020	1-story 6,000 sf sit down restaurant, 1-story 10,000 sf retail building construction of 132 parking spaces, loading and service areas, stormwater treatment areas, utilities and landscape improvements.
4	12-31-2020	12-31-2022	Up to a 115,000 sf residential storage facility (maximum 3-story), construction of required parking spaces, loading and service areas, stormwater treatment areas, utilities and landscape improvements.

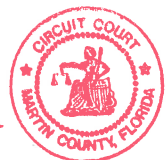
Permits must be sought, with respect to the above, within one (1) year from the date the phase received final site plan approval and construction of this phase shall be completed within two (2) years after the date the phase received final site plan approval.

STATE OF FLORIDA
MARTIN COUNTY

THIS IS TO CERTIFY THAT THE
FOREGOING 10 PAGE(S) IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
DOCUMENT AS FILED IN THIS OFFICE.

CAROLYN ZIMMANN, CLERK

BY: [Signature] D.C.
DATE 06-11-2018



Martin County, FL



SUBJECT PROPERTY

Legend

-  EXP
-  MAA; MAC; MIA; PKY
-  MIC
-  Water
-  Land

Date: 11/16/2015
 This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
 Copyright: Copyright 2015