



# Board of County Commissioners

2401 SE Monterey Road  
Stuart, Florida 34996

## Agenda Item Summary

COUNTY  
**EXHIBIT # 1**

File ID: 20-0436

DPQJ-1

Meeting Date: 2/25/2020

**PLACEMENT:** Departmental - Quasi-Judicial

### TITLE:

**MARINER VILLAGE SQUARE REQUEST FOR 6<sup>TH</sup> PUD AMENDMENT AND REVISED MASTER AND PHASE 2 FINAL SITE PLAN APPROVAL**

### EXECUTIVE SUMMARY:

Request for the 6th PUD amendment and revised master and phase 2 final site plan approval for Mariner Village Square, an approximate 20-acre commercial PUD consisting of 4 phases of development. Phase 1 is an existing office building, the proposed phase 2 consists of a 3-story residential storage facility and the development infrastructure. Included is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Peter Walden  
Title: Principal Planner

**REQUESTED BY:** Lucido and Associates, Morris Crady, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

FILED FOR RECORD  
COMMISSION RECORDS  
Date 02/25/2020  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By MKV  
D.C.

### BACKGROUND/RELATED STRATEGIC GOAL:

Requesting approval of the sixth amendment to the Mariner Village Square PUD and a concurrent revised master and phasing plan and a revised phase 2 final site plan. Mariner Village Square is an existing Commercial PUD situated on approximately 20 acres located on the west side of US Highway 1 across from the Mariner Sands Drive intersection. The property has a future land use designation of General Commercial and has a Planned Unit Development (PUD) zoning designation. Included with this application is a request for a Certificate of Public Facilities Reservation.

The project originally received approval in 1986. A final site plan for Phase 1 was obtained in 1988 and Phase 1 was completed with the construction of a two-story bank/office building and infrastructure improvement including left- and right-hand turn lanes from US Highway 1.

The PUD agreement has been amended 5 times but no additional improvements to the property have been constructed.

The proposed 6<sup>th</sup> amendment revises the phasing plan. The residential storage facility will become

377

phase 2 and the current phase 2, the assisted living facility, will become phase 4.

The phase 2 final site plan consists of a 115,000 square foot 3-story residential storage building that incorporates RV and boat storage on the north side of the building. Phase 2 also encompasses the construction of the access drive and infrastructure for the entire site.

### **ISSUES:**

There are no unresolved issues related to the application.

### **LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

The following supporting documents are attached to this item:

Staff Report  
6<sup>th</sup> Amendment to the PUD Agreement  
Resolution to Approve  
Site plans  
Elevations  
Landscape Plans  
Application Materials  
Resubmittal Materials  
Sign Posting Affidavit  
Resolution to Deny

### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

1. Move that the Board Receive and file the agenda item and all of its attachments as exhibit 1.
2. Move that the Board approve the 6<sup>th</sup> amendment to the Mariner Village Square PUD agreement and approve the revised master and phasing plan and phase 2 final site plans for lot 2 and the development infrastructure.

#### **ALTERNATIVE RECOMMENDATIONS**

None

### **FISCAL IMPACT:**

#### **RECOMMENDATION**

The applicant has paid the \$13,800 development review fee and the \$290 completeness fee.

Funding Source	County Funds	Non-County Funds

378

<b>Subtotal</b>		
<b>Project Total</b>		

## ALTERNATIVE RECOMMENDATIONS

Same as above

### DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment
 ☐ Chair Letter
 ☒ Contract / Agreement  
☐ Grant / Application
 ☐ Notice
 ☐ Ordinance
 ☒ Resolution  
☐ Other:

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback) <<http://www.martin.fl.us/accessibility-feedback>>.



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

## **MARINER VILLAGE SQUARE PUD 6<sup>TH</sup> AMENDMENT TO THE PUD AND REVISED MASTER SITE PLAN AND PHASE 2 FINAL SITE PLAN**

Applicant:	Ribbon Ventures, LLC
Property Owner:	Ribbon Ventures, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	M160-011
Application Type and Number:	DEV2019030014
Report Number:	2020_0124_M160-011_DRT_Staff_Final
Application Received:	04/05/2019
Transmitted:	04/08/2019
Date of Staff Report:	05/29/2019
Resubmittal Received:	09/05/2019
Transmitted:	09/09/2019
Date of Report:	10/29/2019
Resubmittal:	12/05/2019
Transmittal:	12/05/2019
Date of Report:	02/03/2020

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

### ***B. Project description and analysis***

Requesting approval of the sixth amendment to the Mariner Village Square PUD and a concurrent revised master and phasing plan and a revised phase 2 final site plan. Mariner Village Square is an existing Commercial PUD situated on approximately 20 acres located on the west side of US Highway 1 across from the Mariner Sands Drive intersection. The property has a future land use designation of General Commercial and has planned Unit Development (PUD) zoning designation.

The project originally received approval in 1986. A final site plan for Phase 1 was obtained in 1988 and Phase 1 was completed with the construction of a two-story bank/office building and infrastructure improvement including left- and right-hand turn lanes from US Highway 1.

The PUD agreement has been amended 5 times but no additional improvements to the property have been constructed.

The proposed 6<sup>th</sup> amendment intends to revise the phasing plan to incorporate phase 4, the residential storage facility as phase 2 and the current phase 2, the assisted living facility as phase 4. The applicant does not propose changes to the approved preserve areas or stormwater requirements.

The phase 2 final site plan will consist of a 115,000 square foot 3-story residential storage building that incorporates RV and boat storage on the north side of the building. Phase 2 also encompasses the construction of the access drive for the entire site.

### **C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Pete Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Pete Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5793	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michael Uhazie	288-5416	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Michele Jones	219-4941	N/A
Q	ADA	Michael Uhazie	288-5416	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	N/A
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Pete Walden	219-4923	Comply

### **D. Review Board action**

This application is classified as a major development. As such, final action on this request for the 6<sup>th</sup> PUD amendment and Revised Master Site Plan and Revised phase 2 Final Site Plan approval is required by the Board of County Commissioners at a public meeting.

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., (2016) it shall at all 381



times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, October 29, 2019 with its resubmittal dated December 5, 2019. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

### ***E. Location and site information***

On the west side of Federal Hwy (US 1) at the intersection of Mariner Sands Dr and Federal Hwy between Port Salerno and Hobe Sound

Parcel number(s) and address:

31-38-42-000-014-00010-6

No Address

31-38-42-000-000-00042-9

No Address

Existing Zoning:

PUD-C, Planned Unit Development Commercial

Future land use:

Commercial General

Commission district:

4

Municipal taxing district:

C, South Central MSTU

Planning area:

South County

Traffic analysis zone:

57

**LOCATION MAP**

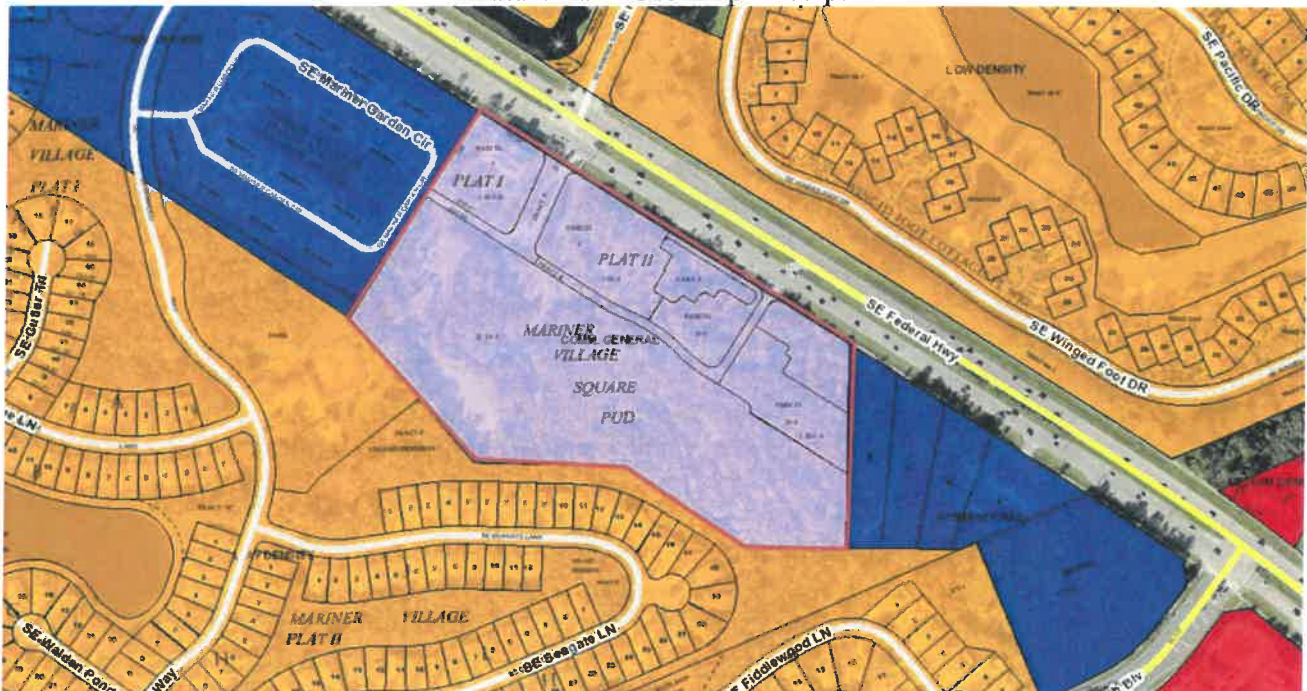




### Aerial



### Future Land Use Map Excerpt





Proposed Development Overlay



***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1.A.1., states: 'The County's existing Land Development Regulations shall be revised to conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands, and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Game and Freshwater Fish Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;.



(10) Include provisions for the transfer of development rights to:

- (a) Protect environmentally sensitive areas and/or historic resources and;
- (b) Specify those receiving zones within the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

**Findings of Compliance:**

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

**Item #1: Land Clearing**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

***H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department***

**Commercial Design**

The proposed development complies with the requirements Art. 4, DIV 20 -Commercial Design- of the Martin County, FL, Land Development Regulations.

**Community Redevelopment Area**

N/A

The property is not located within a Community Redevelopment Area (CRA). Therefore, the Community

385

Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR, Division 6

***I. Determination of compliance with the property management requirements – Engineering Department***

N/A

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla., (2010) which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

**Landscaping**

**Findings of Compliance**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a residential storage facility with associated infrastructure.

In association with Lot 2 the applicant has submitted landscape plans that provide .67 acres of landscape area which equates to 22% of the 132,450 s.f Lot 2 development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 53 trees for this project on Lot 2. To demonstrate compliance the applicant has proposed the planting of 74 shade trees, equivalent of 9 palms, and preservation of 7 existing trees totaling 18 trees credits.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use to the north is residential and the approved PUD agreement required a 50 foot Type 4 buffer except adjacent to the existing lift station where a 15 foot ½ of Type 1 buffer was required, both have been provided.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 2 trees for each 5000 s.f. of interior vehicular use area. Lot 2 has 64,657

sq.ft. of parking requiring 26 additional trees. To document compliance the applicant is proposing the installation of 31 native trees within the vehicular use area of the site.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. The applicant has proposed the protection of 7 existing trees within Lot 2 and also to mitigate for other removal by installation of the equivalent of 114 tree credits.

The Phase 2 Infrastructure Plan includes an access tract and stormwater tract totaling 141,182 sf which requires the installation of 57 trees. To demonstrate compliance the applicant has proposed installation and protection of 89 trees.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use to the west is residential and the approved PUD agreement required a 25 foot landscape buffer and wall. The applicant has proposed to install a wall and to protect existing native vegetation along this boundary. Existing prohibited vegetation shall be removed and the preserved vegetation will be supplemented with native trees and shrubs as necessary to meet requirements for opacity.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

##### **Findings of Compliance:**

The Traffic Division of the Public Works Department finds this application in compliance.

##### **Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Statement prepared by MacKenzie Engineering and Planning, Inc., dated November 2019. MacKenzie Engineering and Planning, Inc. stated that the site's maximum impact was assumed to be 70 directional trips during the PM peak hour. Staff finds that SE Federal Highway (SR-5/US-1) is the recipient of a majority of the generated trips. The generalized service capacity of SE Federal Highway (SR-5/US-1) is 3020. The project impact is 1.52% of the maximum volume of that roadway. SE Federal Highway (SR-5/US-1) is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2027).



***L. Determination of compliance with county surveyor - Engineering Department***

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR § 10.1.F

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department***

**Engineering - Compliance Determination**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation is less than the amounts of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management: The applicant proposes a stormwater management system consisting of an interconnected system of inlets and culverts connected to a series of dry retention/detention areas which will discharge to an existing onsite lake before discharging through a control structure to an existing onsite wetland before discharging through another control structure into the US-1 right-of-way drainage system. The applicant has demonstrated the proposed development will limit the discharge from the project to rates less than pre-development conditions. The applicant demonstrated the water quality volume is being met in the proposed dry retention/detention and wet detention areas prior to discharging into the existing onsite wetlands; thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevations will be constructed at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 with the proposed design of the parking lot for the project.
5. Division 19- Roadway Design: The applicant has demonstrated the proposed development will include the necessary offsite improvements to US-1, including but not limited to an eastbound right turn lane.

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

**Compliance with Adequate Public Facilities Ordinance:**

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

**Electronic File Submittal**

**Findings of Compliance:**

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Post review: Update CAD files with Post Submittal.

***O. Determination of compliance with utilities requirements - Utilities Department***

**Water and Wastewater Service**

**Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

**Information Item**

Draft Agreement Submitted

The applicant has submitted a draft water and wastewater service agreement. The applicant must submit

a final, executable draft 'Water and Wastewater Service Agreement' to the Planning and Development Services Department for review by the Legal Department prior to seeking final site plan approval.

### **Wellfield and Groundwater Protection**

#### **Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

#### ***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

##### **Fire Prevention**

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

#### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

#### **Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

#### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

##### **Martin County Health Department**

N/A

There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

##### **Martin County School Board**

N/A

The applicant has indicated that this application is for a residential care facility. Therefore the Martin County School Board was not required to review this application for school concurrency evaluation.

390



MARTIN COUNTY, FLA., LDR §10.1.F.

***S. Determination of compliance with legal requirements - County Attorney's Office***

Review Ongoing

***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – Review pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County

Findings – positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – in place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – in place

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development

#### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

##### **Item #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

##### **Item #2:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

##### **Item #3:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

##### **Item #4:**

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

##### **Item #5:**

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.

**Item #6:**

One (1) copy 24" x 36" of the approved site plan. Rolled

**Item #7:**

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #8:**

One (1) digital copy of site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #9:**

Original of the construction schedule.

**Item #10:**

Two (2) originals of the Cost Estimate, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #11:**

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #12:**

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

**Item #13:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

## ***V. Local, State, and Federal Permits***

**Item #1:**

**The following permits must be submitted prior to scheduling the Pre-Construction meeting:**

1. Florida Department of Environmental Protection (FDEP) Environmental Resource Permit (ERP)

393



2. U.S. Fish and Wildlife Service (USFWS) listed species permit or plan
3. Florida Fish and Wildlife Conservation Commission (FWC) listed species permit or plan

**Item #2:**

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) Modification.
2. FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction.
3. FDOT drainage connection permit.

**Item #3:**

**WATER AND WASTEWATER**

The applicant must provide a copy of all required Department of Environmental Protection permits prior to scheduling the Pre-Construction meeting.

**Item #4:**

**SFWMD REQUIRED IRRIG PERMITS**

The applicant must provide a copy of all required South Florida Water Management District permits prior to scheduling the Pre-Construction meeting.

**W. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Site Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

**X. General application information**

Applicant: Ribbon Ventures, LLC  
Rita M. Wilson  
P. O. Box 418  
Boynton Beach, FL 33435

Agent: Lucido & Associates  
Morris A. Crady, AICP  
701 East Ocean Blvd

Stuart, FL 34994  
772-220-2100

## ***Y. Acronyms***

ADA ..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP ..... Active Residential Development Preference  
BCC ..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP ..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR ..... Land Development Regulations  
LPA ..... Local Planning Agency  
MCC ..... Martin County Code  
MCHD ..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Waste Water Service Agreement

## ***Z. Attachments***

**PREPARED BY AND RETURN TO:**  
**Lucido & Associates**  
**701 SE Ocean Boulevard**  
**Stuart, FL 34994**

---

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

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, 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**, Revised Master Plan, **Exhibit D-1**, Revised Phasing Plan, and **Exhibit E**, Timetable for Development, 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 actual building footprint for the Residential Storage Facility; and
  - 2.2. A Revised Timetable For Development (Revised Exhibit E) to rename Phase 4 as Phase 2, and Phase 2 as Phase 4 as depicted on **Revised Exhibit D** (Revised Master Plan), and **Revised Exhibit D-1** (Revised Phasing Plan), reduced copies of which are 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.
  - 2.2. The Revised 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**.

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

\_\_\_\_\_

By:

\_\_\_\_\_  
Rita Wilson

Its: Manager

\_\_\_\_\_  
Print Name:

\_\_\_\_\_

\_\_\_\_\_  
Print Name:

ADDRESS: 712 Shore Drive  
Boynton Beach, FL 33425

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me, by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization, by 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.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2020.

(NOTARIAL STAMP)

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

WITNESSES:

\_\_\_\_\_

Print Name

\_\_\_\_\_

Print Name

ASSOCIATION:

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

By:

\_\_\_\_\_  
Merv McDonald, President

ADDRESS: 712 Shore Drive  
Boynton Beach, FL 33425

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me, by means of \_\_\_\_ physical  
presence or \_\_\_\_ online notarization, by 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  
\_\_\_\_\_ day of \_\_\_\_\_, 2020.

(NOTARIAL STAMP)

\_\_\_\_\_  
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: \_\_\_\_\_  
Harold E. Jenkins II, Chairman

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

(COMMISSION SEAL)

By: \_\_\_\_\_  
Krista A. Storey  
Senior Assistant County Attorney

**REVISED EXHIBIT E**  
**REVISED TIMETABLE FOR DEVELOPMENT**

- A. This development shall be constructed in accordance with this revised Timetable for Development, the Revised Master 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 the 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:

<b><u>PHASE</u></b>	<b><u>DATE TO OBTAIN FINAL APPROVAL</u></b>	<b><u>DATE TO COMPLETE</u></b>	<b><u>USES AND REQUIRED IMPROVEMENTS</u></b>
1 (Lot 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 (Lot 2)	3-31-2020	3-31-2022	Up to a 115,000 sf residential storage facility (maximum 3-story), construction of 47 parking spaces, loading and service areas, required utilities and landscape areas.
2(Plat Infrastructure Final Site Plan)	3-31-2020	3-31-2022	Completion of stormwater treatment areas including improvements to outfall per FDOT, Completion of access tract improvements including secondary US-1 access drive, project signs, construct portion of western 25' landscape buffer and 8' decorative wall; Payment of \$25,000 contribution to Mariner Sands HOA for US-1 beautification; and completion of all preserve area requirements per PAMP.
3 (Lot 3)	3-31-2021	12-31-2022	1-story 6,000 sf sit down restaurant, 1-story 10,000 sf retail building construction of 132 parking spaces, loading and service areas, utilities and landscape improvements..
4 (Lot 4)	6-31-2021	12-31-2022	Up to 152-bed residential care facility (1 and 2 story), project signs, stormwater treatment areas, construction of 76 parking spaces, loading and service areas, utilities and landscape improvements including the completion of the western 25' landscape buffer and 8' decorative wall

Construction of Phase 2 shall be substantially complete as determined by the County, prior to commencement of any subsequent phases. After completion of Phase 2, other phases may be constructed out of numerical sequence.



**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**RESOLUTION NUMBER 20-**

**[REGARDING A FINAL SITE PLAN APPROVAL  
FOR PHASE 2 OF THE MARINER VILLAGE SQUARE PUD PROJECT  
WITH A PUBLIC FACILITIES RESERVATION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. Ribbon Ventures, LLC, submitted an application for final site plan approval for Phase 2 of the Mariner Village Square PUD project (M160-011), located on lands legally described in Exhibit A, attached hereto.
2. Pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).
3. Upon proper notice of hearing this Board held a public meeting on the application on February 25, 2020.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The final site plans for Phase 2, (lot 2 and infrastructure) of the Mariner Village Square PUD project is consistent with the Comprehensive Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The Phase 2 Plat Infrastructure Final Site Plan and the Phase 2, Lot 2 Final Site Plan of the Mariner Village Square PUD project attached hereto as Exhibit B are approved. Development of Phase 2 of the Mariner Village Square PUD shall be in accordance with the approved final site plans.
- B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.
- C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, Land Development Regulations Martin County Code.
- D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for Phase 2 of the Mariner Village Square PUD project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., LDR, Martin County Code.

F. All permits for Phase 2 of the Mariner Village Square PUD must be obtained within one year, by February 25, 2021. Development must be completed within two years, by February 25, 2022.

G. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

H. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

I. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2020.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

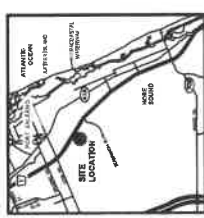
BY: \_\_\_\_\_  
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description  
Exhibit B, Final Site Plans



### Project Team

<b>Applicant:</b>	Reborn Ventures, LLC P.O. Box 418 Boynton Beach, FL 33425
<b>Land Planner / Landscape Architect / Environmental Planner:</b>	Lusick & Associates 701 SE Ocean Boulevard Suite F1 33594
<b>Engineer / Traffic Engineer / Surveyor:</b>	Bowman Consulting Group 301 SE Ocean Blvd., Suite 201 Suite F1 33404
<b>Attorney:</b>	Tony McCarthy McCarthy, Surmes & al 2100 SE Federal Highway - 4th Floor

**Mariner Village  
Square  
PUD**

**Martin County, Florida**

Revised  
Master Plan

Date	RV	Description
3-14-2015	\$1.5	Initial Subtotal
8-28-2015	\$1.5	1st Reimbursement
12-1-2015	\$1.5	2nd Reimbursement



0 50% 100%

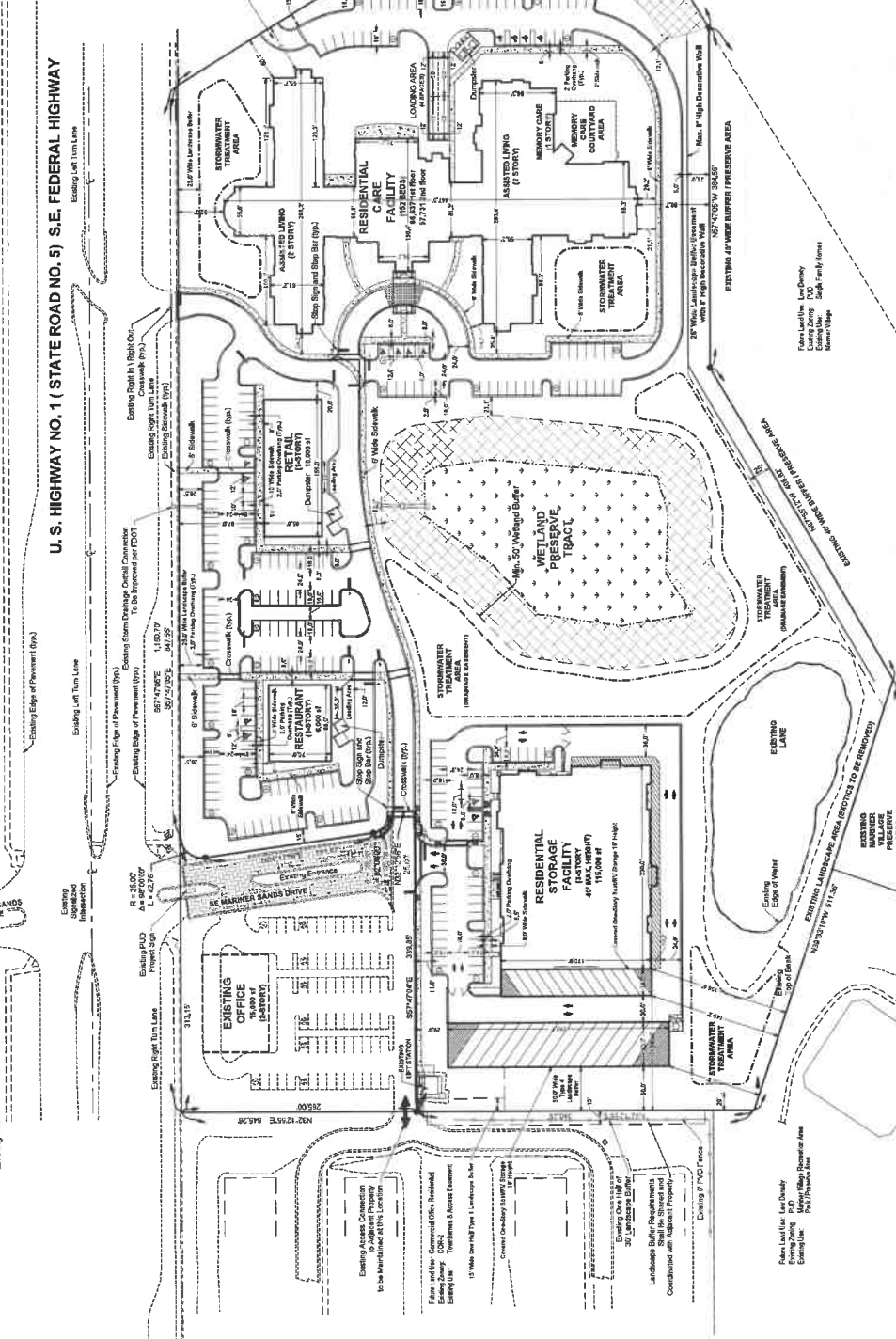
Designer: G.L.S.  
 Manager: MC  
 Project Number: 18-380  
 Sheet: 1 of 1

Copyright Lexipol, Inc. 2014. All rights reserved. Published with permission by the City of San Jose, California. This document is intended as a guide only. It is not intended to be a substitute for legal advice. For more information, contact your local Lexipol representative.

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

Future Land Use: Low Density  
Existing Zoning: PUD  
Existing Use: Mariner Sands

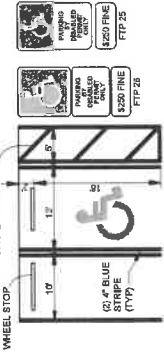
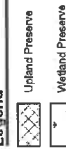
Future Land Use: Low Density  
Existing Zoning: PUD  
Existing Use: Mariner Sands Golf Course



**General Notes:**

- [illegible]

### Legend



NOTES

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.

4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

**Not to Scale**

### Site Data

Total Site Area:	883,434 s.f. (20.28 Ac.)
Impervious Area:	408,870 s.f. (9.39 Ac.) (46.3% Ac.)
Building Footprint:	128,812 s.f. (2.95 Ac.)
Pavement:	234,389 s.f. (5.38 Ac.)
Covered Parking:	12,333 s.f. (0.28 Ac.)
Existing Lake:	33,496 s.f. (0.77 Ac.)

### Parking Requirements

Phase	Size, Use, & Rate	Parking Provided	Parking Provided*
1	15,000 Office @ 1 per space per 300 ft <sup>2</sup>	50 spaces	71 spaces <sup>a</sup>
2	21,000 ft <sup>2</sup> Storage Facility @ 1 space per 136 ft <sup>2</sup>	77 spaces	77 spaces
3	6,000 ft <sup>2</sup> of Retail @ 1.25 spaces per 100 ft <sup>2</sup>	50 spaces	47 spaces
4	10,000 Retail @ 1.25 spaces per 250 ft <sup>2</sup>	40 spaces	56 spaces
5	182 Bed Residential Care Facility @ 2.5 spaces per bed	76 spaces	76 spaces
<b>Total</b>		<b>233 spaces</b>	<b>328 spaces</b>

\* Not including the existing parking spaces in Phase 1, the existing proposed (295 spaces) and the existing proposed (293 spaces) is within the 10% threshold anticipated by Section 6.02A.2.c, LDRS.

Existing Use:

<b>*Upland Preserve Calculations</b>	
Existing Native Upland Habitat:	3.0 Acres (Pine Flatwood)
Required Upland Preserve (25% of Existing):	0.75 Acres
Provided Upland Preserve:	0.76 Acres

Future Land Use: Low Density  
Existing Zoning: PUD  
Existing Use: Mariner Sands Golf Course

Future Land Use: Low Density  
Existing Zoning: PUD  
Existing Use: Mariner Sands

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

**lucido & associates**  
1001 E. Highway 1, Suite 100  
Fort Lauderdale, FL 33304  
Tel: 754.366.1000  
Fax: 754.366.1001  
www.lucidoassociates.com

**Key Location**

**Project Team**

Client: **Mariner Village, LLC**  
1001 E. Highway 1, Suite 100  
Fort Lauderdale, FL 33304

Architect: **Lucido & Associates**  
1001 E. Highway 1, Suite 100  
Fort Lauderdale, FL 33304

Engineer: **Mariner Village, LLC**  
1001 E. Highway 1, Suite 100  
Fort Lauderdale, FL 33304

Surveyor: **Mariner Village, LLC**  
1001 E. Highway 1, Suite 100  
Fort Lauderdale, FL 33304

Planner: **Mariner Village, LLC**  
1001 E. Highway 1, Suite 100  
Fort Lauderdale, FL 33304

**Mariner Village Square PUD**  
Marin County, Florida  
Revised  
Phasing Plan

Date	By	Description
11.11.2014	A.L.	Initial Submission
12.11.2014	A.L.	2nd Revision

**Scale**  
1" = 60'

**North Arrow**

**Legend**

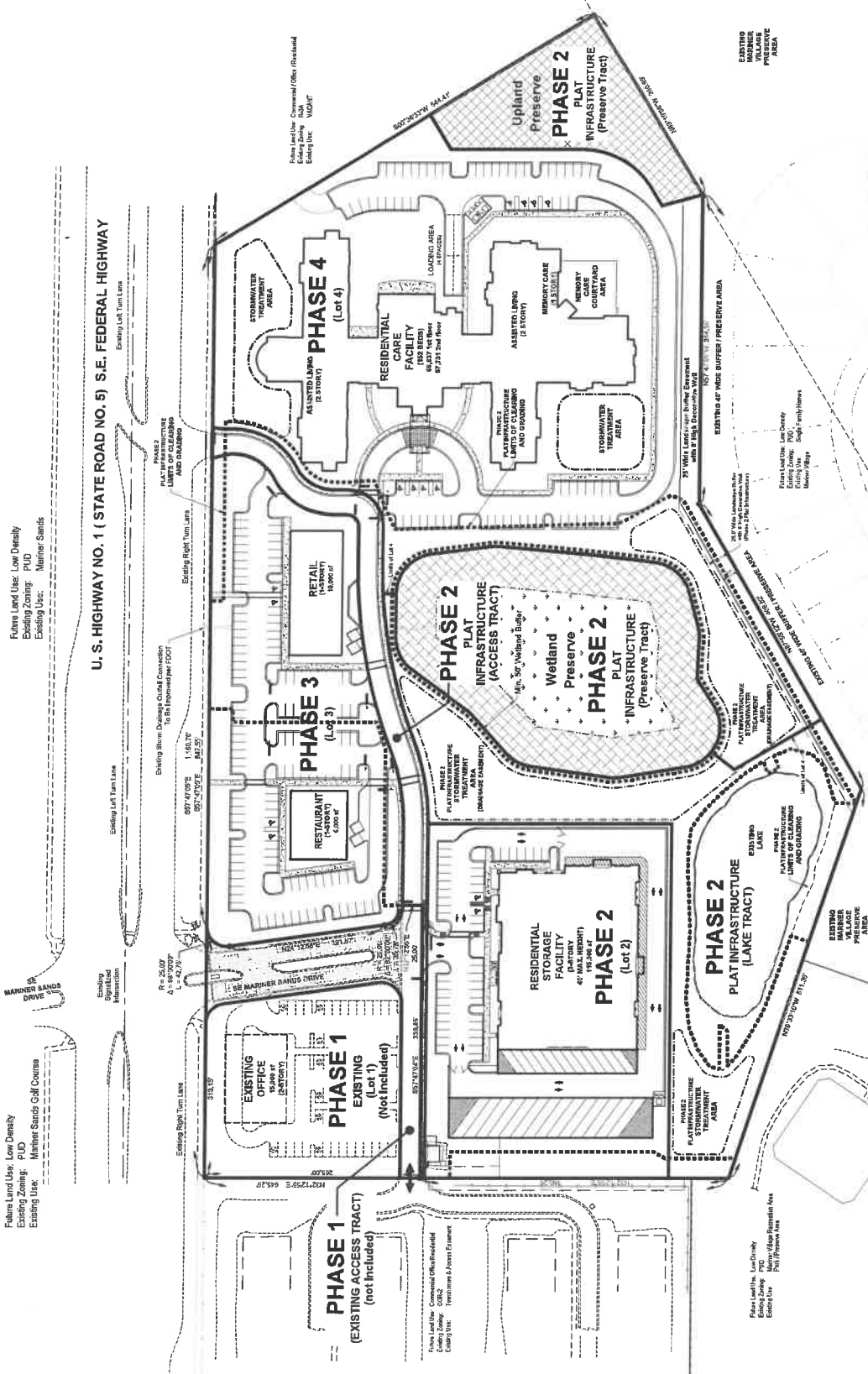
0 30' 60'

Designer	S.L.S.
Client	MC
Project Number	15-369
Revision Number	—

**1 of 1**

Sheet

© Copyright 2014 by Lucido & Associates, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Lucido & Associates, Inc.



## PHASING DATA

### PHASE

- 1 (Lot 1)  
Existing 2-story office building (15,000 sq ft), existing entrance on US-1, portion of access tract, 71 parking spaces and supporting drainage, landscape and utilities.
- 2 (Lot 2)  
Up to a 115,000 sq ft residential storage facility (maximum 3-story), construction of 47 parking spaces, loading and service area, required utilities and landscape areas.  
Completion of stormwater treatment areas including improvements to outfall per FDOT. Completion of access tract improvements including secondary US-1 access drive, project signs, construct portion of western 25' landscape buffer and 8' decorative wall and completion of all preserve area requirements per PAMP.
- 3 (Lot 3)  
1-story 9,000 sq ft down restaurant, 1-story 10,000 sq ft retail building construction of 132 parking spaces, loading and service area, utilities and landscape improvements.
- 4 (Lot 4)  
Up to a 132-bed residential care facility (1 and 2 story), project signs, stormwater treatment areas, construction of 76 parking spaces, loading and service area, utilities and landscape improvements including the completion of the western 25' landscape buffer and 8' decorative wall.

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

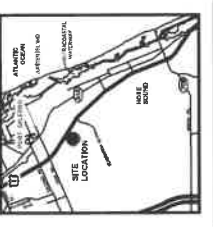
### NOTES:

- Construction of Phase 2 shall be substantially completed, as determined by the County, prior to the construction of any subsequent phases. After completion of Phase 2, other phases may be constructed out of sequence.
- Land clearing outside of the "PHASE 2 LIMITS OF CLEARING" shall be limited to the selective removal of exotic vegetation including the area around the existing lake, perimeter buffer areas and lot areas.



**luisdo & associates**  
 10000 South Loop West, Suite 1000  
 Houston, Texas 77057  
 P: 281.460.1000  
 F: 281.460.1001  
 E: info@luisdo.com

**Key Location:**  
 Map showing the project location relative to the surrounding area, including the proposed site and existing infrastructure.



**Project Team:**  
 Applicant: Robin Ventures, LLC  
 10000 South Loop West, Suite 1000  
 Houston, Texas 77057  
 Land Surveyor: Luisdo & Associates  
 10000 South Loop West, Suite 1000  
 Houston, Texas 77057  
 Engineer: [Name]  
 Surveyor: [Name]  
 Attorney: [Name]

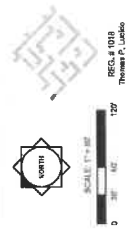
# Mariner Village Square PUD

## Phase 2

### Plat Infrastructure Final Site Plan

Marin County, Florida

By: [Name]  
 Date: 11/11/2019

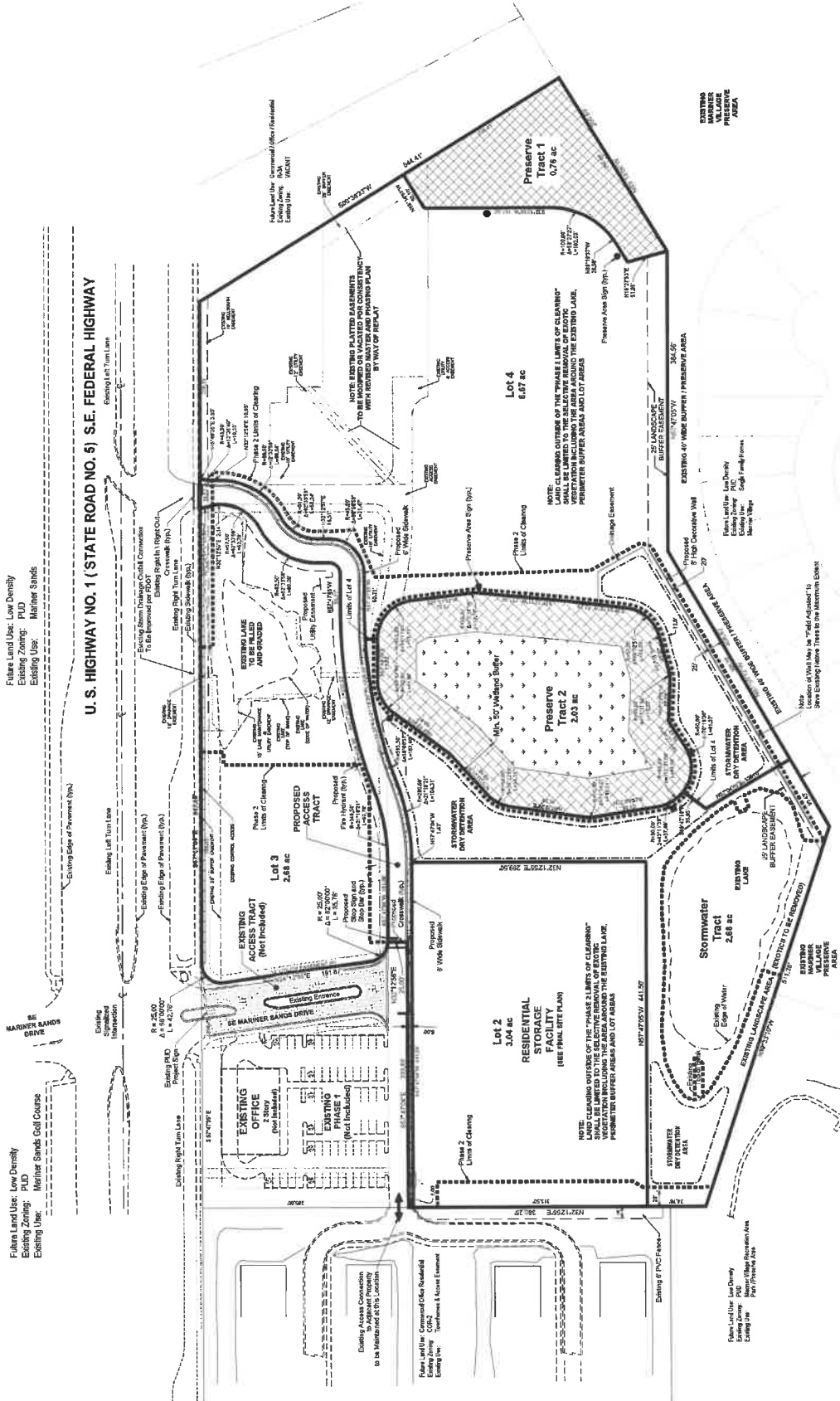


**1 of 1**  
 Sheet  
 Project Number: 19-000  
 Municipal Number: 19-000  
 Computer File: 19-000-000-000-000-000

© 2019 Luisdo & Associates. All rights reserved. This document is the property of Luisdo & Associates. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Luisdo & Associates.

Future Land Use: Low Density  
 Existing Zoning: PUD  
 Existing Use: Mariner Sands

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



### Lot & Tract Areas

Lot/Tract	Area (ac)
Lot 2	3.04
Lot 3	2.68
Lot 4	6.57
Stormwater Tract 1	0.76
Stormwater Tract 2	2.03
<b>Total Site Area</b>	<b>14.12</b>

### Site Data

Category	Value
Stormwater Tract 1	0.76 ac
Stormwater Tract 2	2.03 ac
Stormwater Treatment Area	2.79 ac
Stormwater Detention Area	11.62 ac
<b>Total Stormwater Area</b>	<b>16.60 ac</b>

### General Notes:

- All utility, parking and access areas shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.
- Stormwater management shall be designed in accordance with the requirements of the American District Act.

### Legend

- Upland Preserve
- Wetland Buffer
- Wetland Preserve
- Boundary, Lot, Tract Line
- Phase 2 Plat Infrastructure (Limits of Clearing and Grading)
- Stormwater Dry Detention Area (Top of Bank)



Existing Zoning:	PUD
Future Land Use Designation:	General Commercial
Existing Use:	Existing Office and Vacant
Parcel Control Numbers:	31-39-42-000-014-00010-6

<b>Lot 2</b>	
<b>Total Site Area:</b>	132,450 s.f. (3.04 ac.)
<b>Impervious Area:</b>	133,132 s.f. (2.37 ac.) (71%)
Buildings/Structure	38,076 s.f. (1.20 ac.)
Pavement	52,734 s.f. (0.60 ac.)
Gravel	12,533 s.f. (0.29 ac.)
<b>Permeous Area:</b>	29,318 s.f. (0.67 ac.) (22%)
Landscaping/Open Space Areas:	

Maximum Height: (Existing and Proposed Structures) 40 Feet (3 Story) 39%

Building Footprint Coverage (Lot 2):

Phase	Size, Use & Rate	Parking Required	Parking Provided*
2	115,000 of Storage Facility @ 1 truck per 1,500 sq	77 spaces	47 spaces

\* Parking Rate Adjustment provided by way of Revised PUD Master Plan

General Number

[illegible]

**Phase 2 (Lot 2)  
Final Site Plan**  
for

Date	By	Description
3-14-2018	S.S.	Weld School
4-25-2018	S.S.	St. Francis Hall
12-1-2018	S.S.	St. Francis School
1-24-2020	S.S.	St. Francis School



TABLE 1. (continued)

REG. # 1018  
Thomas P. Lucids

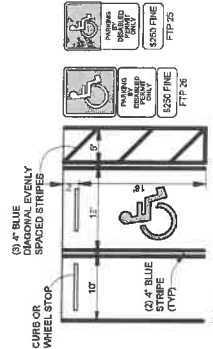
Sheet  
**1 of 1**

---

Designer	S.L.S.
Manager	MC
Project Number	18-350
Municipal Number	--

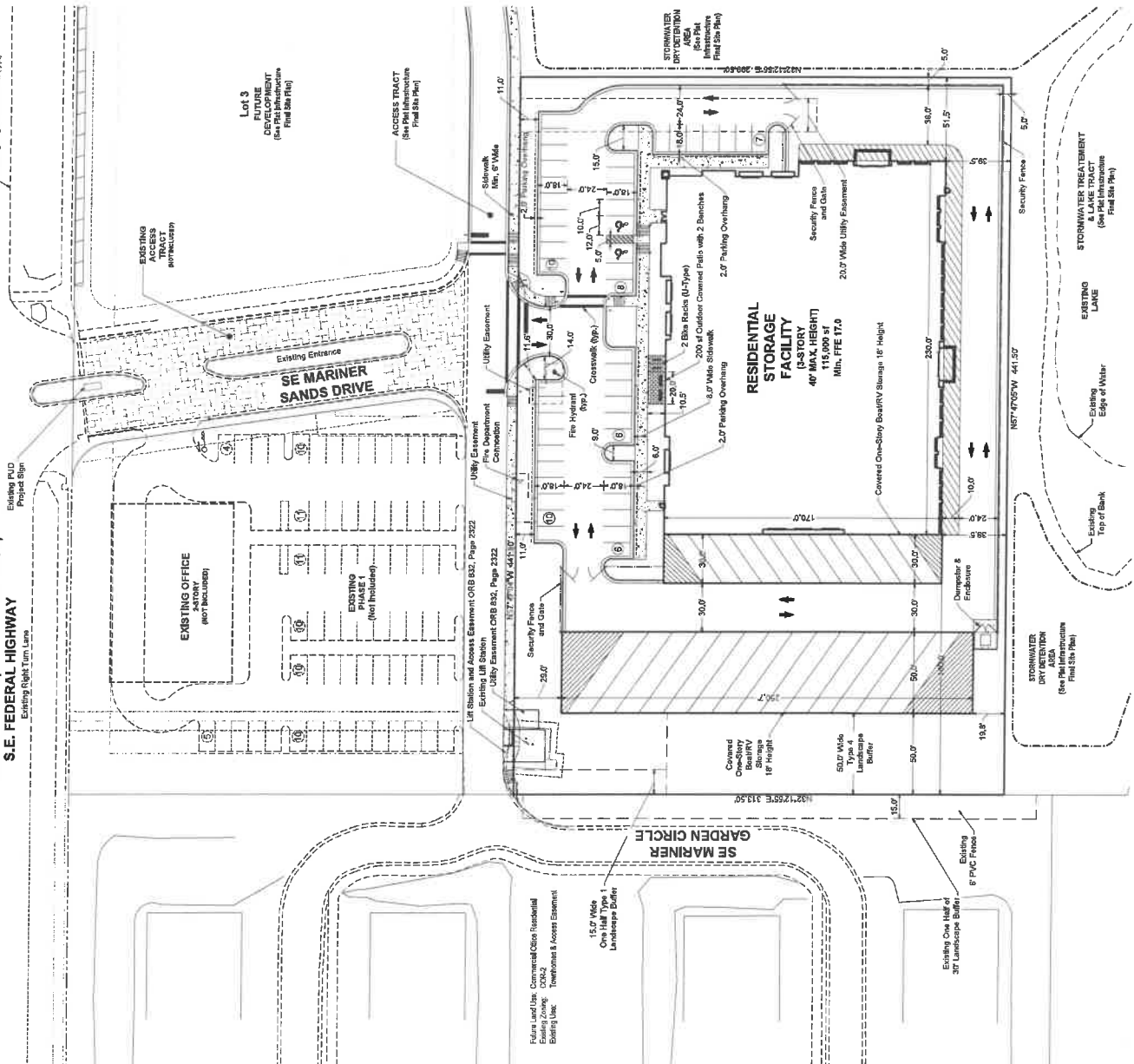
© Copyright Lexipol, Inc. and its affiliates. These documents and their contents are the property of Lexipol, Inc. and its affiliates. Any reproduction, copying, modification or use of these documents without the express written consent of Lexipol, Inc. and its affiliates is prohibited.

## Not too soon!



NOTES:

1. TOP PORTION OF FTP 25 & 28 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.





WY ARCHITECTS, PLLC  
5455 BIRNDALE ROAD, WINTER SPRING, NC 27154  
P: 704.491.2715

**NEW BUILDING DRAWINGS FOR:**

**BEE SAFE STORAGE**

STUART, FLORIDA

**EXTERIOR ELEVATIONS**

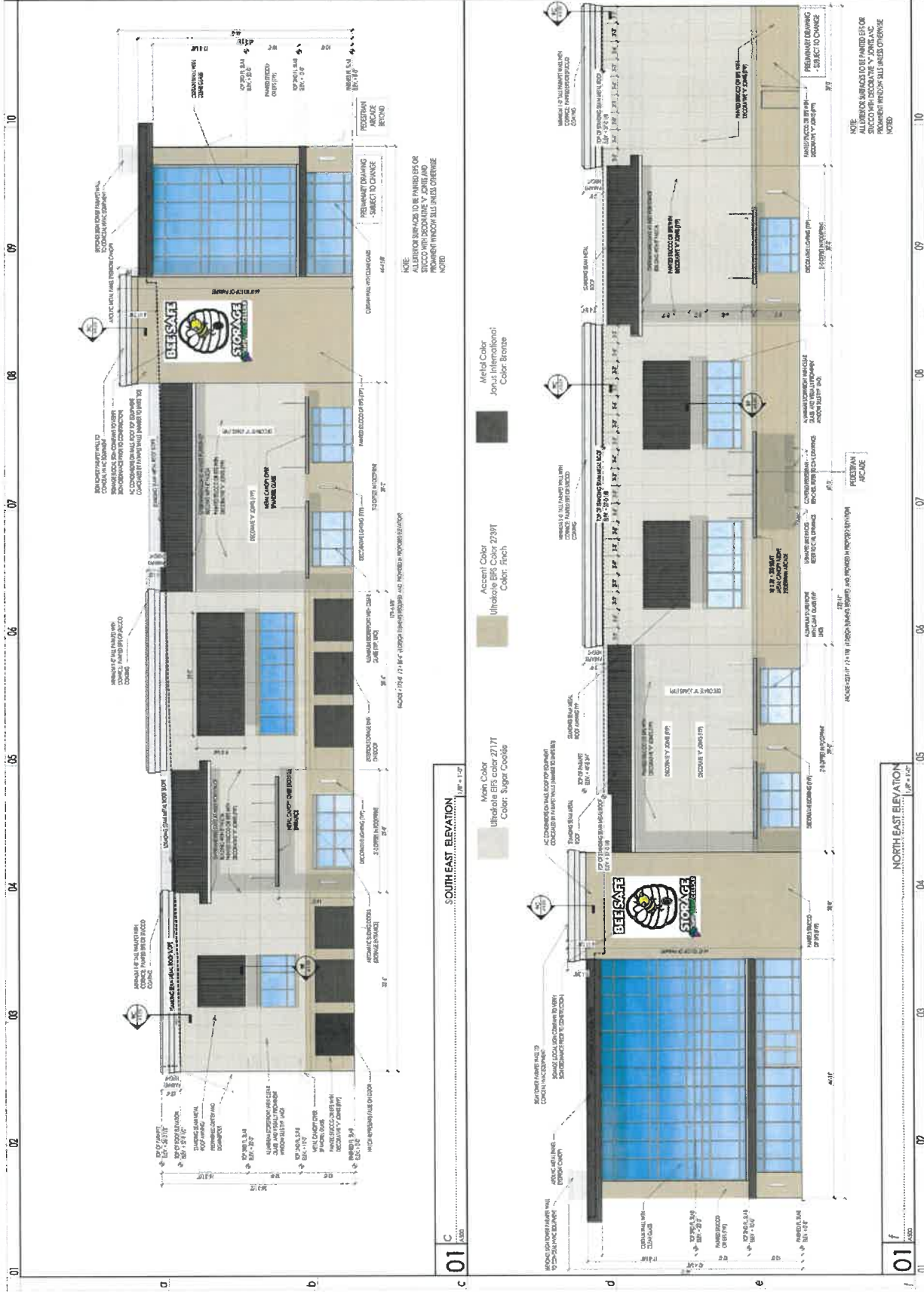
**A5.01**

DATE: NOVEMBER 11, 2019  
COMPILED BY: JAC200  
DRAWN BY: JES

**SITE SUBMITTAL ONLY**  
**PRELIMINARY - NOT FOR CONSTRUCTION**



REVISIONS:

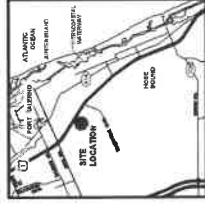






**Lucido & Associates, Inc.**  
 10000 N. US Highway 1, Suite 200  
 Fort Myers, FL 33907  
 Phone: (813) 435-1000  
 Fax: (813) 435-1001  
 Email: info@lucido.com

Key Location



Project Team:

**Applicant:** Ribbon Ventures, LLC  
 P.O. Box 418  
 Bayshore Blvd., N. 3305  
 Fort Myers, FL 33907

**Lead Planner / Landscape Architect / Development Planner:** Lucido & Associates  
 10000 N. US Highway 1, Suite 200  
 Fort Myers, FL 33907

**Engineer / Traffic Engineer / Surveyor:** Bennett Consulting Group  
 301 SE Ocean Blvd., Suite 301  
 Fort Myers, FL 33907

**Attorney:** Tony McGuffey  
 McGuffey, Sherman & Associates, P.A.  
 10000 N. US Highway 1, Suite 200  
 Fort Myers, FL 33907

# **Mariner Village Square PUD**

Martin County, Florida

## **Phase 2 Plat Infrastructure Detail Landscape Plan**

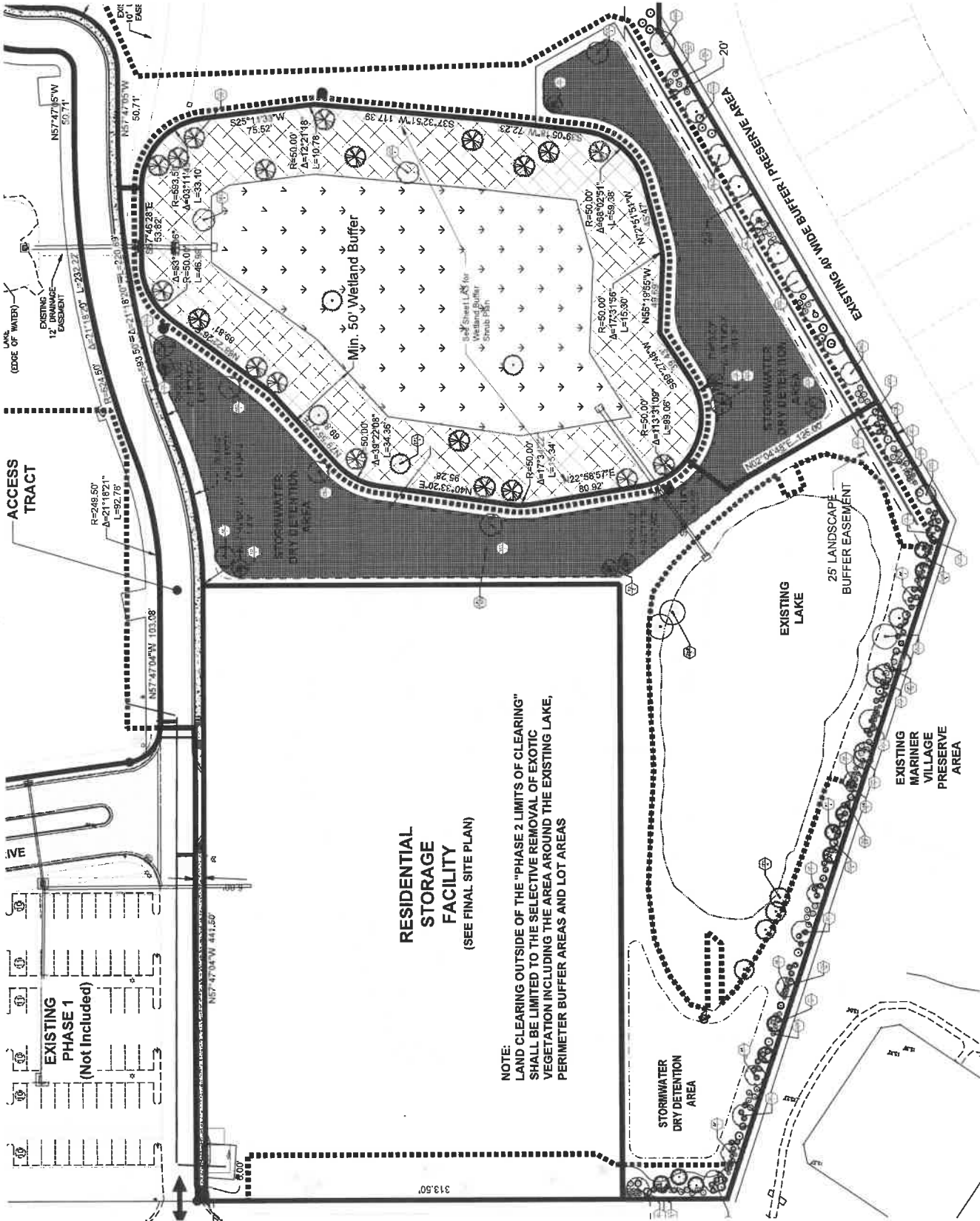
Drawn By: Design/Phase  
 Date: 12/15/2019  
 Scale: 1" = 30'  
 Project Number: 15-400  
 Revision: 15-400-01  
 Date: 01/22/2020



Scale: 1" = 30'  
 REG. # 1018  
 Thomas S. Lucido

Design: SW  
 Manager: MC  
 Project Number: 15-400  
 Sheet: **LA-2 of 5**

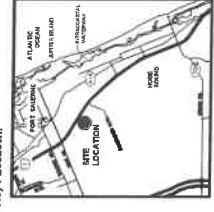
Copyright © 2019, Lucido & Associates, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Lucido & Associates, Inc.





**lucido & associates**  
1700 S.W. 25th Ave., Suite 200  
Fort Lauderdale, FL 33311  
Tel: (954) 578-1000  
Fax: (954) 578-1001  
www.lucidoassociates.com

**Key Location:**



**Project Team:**

**Applicant:** Rison Ventures LLC  
P.O. Box 418  
Opa-Lauda, FL 33065

**Land Owner /** Lucido & Associates  
**Landscaping Applied:** 701 SE Ocean Boulevard  
**Architect:** GSKA, P.A., 2008

**Engineer /** Rison Ventures LLC  
**Traffic Engineer /** 301 SE Ocean Blvd., Suite 201  
**Surveyor:** GSKA, P.A., 2008

**Attorney:** Terry McQuerry  
McQuerry, Summers & All  
P.A., 10000 N.W. 11th Avenue, Suite 1100  
Miami, FL 33150

**Mariner Village  
Square  
PUD**

Mariner Village, Florida  
Phase 2  
Plat Infrastructure  
Plant Schedule  
& Wetland Buffer Plan

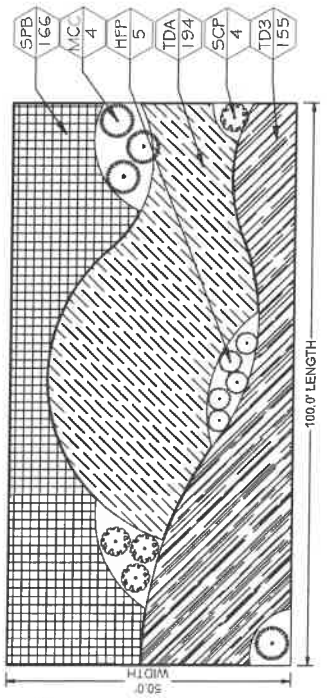
Date: 5/20/2019 By: [Signature]  
Project: [Signature]  
Scale: 1" = 20' (Horizontal)  
Scale: 1" = 20' (Vertical)



SCALE: 1" = 20'

DESIGNER: DW  
MANAGER: MC  
PROJECT NUMBER: 18-450  
SHEET: LA-3 of 5

Copyright 2019 by Lucido & Associates, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Lucido & Associates, Inc.




















PLANT SCHEDULE - 100' TYPICAL WETLAND BUFFER

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
HFP	3	Fraxinus floridana	White Oak	3G, 24" OA, F
MCC	4	Myrica aspera	Silver Saw Palmetto	3G, 24" OA, F
SCP	4	Sarcocornia repens	Silver Saw Palmetto	7G, 36" OA, F
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
TD3	155	Triplaris flammula	Florida Gamagrass	16, 18" OA, F
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
SPB	166	Spartina bakeri	Sand Cordgrass	16, 18" HT x 12" SPR, F
TDA	194	Triplaris flammula	Florida Gamagrass	16, 18" OA, F

PLANT SCHEDULE - TOTAL WETLAND BUFFER (1,020')

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
HFP	3	Fraxinus floridana	White Oak	3G, 24" OA, F
MCC	4	Myrica aspera	Silver Saw Palmetto	3G, 24" OA, F
SCP	4	Sarcocornia repens	Silver Saw Palmetto	7G, 36" OA, F
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
TD3	155	Triplaris flammula	Florida Gamagrass	16, 18" OA, F
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
SPB	166	Spartina bakeri	Sand Cordgrass	16, 18" HT x 12" SPR, F
TDA	194	Triplaris flammula	Florida Gamagrass	16, 18" OA, F

PLANT SCHEDULE PLAT INFRASTRUCTURE

NATIVE	TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
X		AR	9	Acer rubrum	Red Maple	FG, 12' HT x 5' SPR, 3'C, HO, AS
X		AR2	12	Acer rubrum	Red Maple	FG, 14' HT x 6' SPR, 4' C, F, SP
X		EPE	15	Pinus ellioti	Slash Pine	Existing to Remain
X		PE	11	Pinus ellioti 'Densa'	South Florida Slash Pine	FG, 14' - 18' Ht 7' SPR, F, SP, HO 3 months min., Sprayed for borers, AS
X		PD2	20	Pinus ellioti 'Densa'	Slash Pine	FG, 16' HT x 8' SPR, 4' C, HO, SP
X		QV	9	Quercus virginiana	Southern Live Oak	CSG, 14' X8' 4'C, SP
X		QV3	4	Quercus virginiana	Southern Live Oak	Existing to Remain
X		TD	6	Taxodium distichum	Bald Cypress	25G, 10' 4' , 2'C, SP
X		TD2	3	Taxodium distichum	Bald Cypress	FG, 14' HT x 6' SPR, 4' C, F, SP
X		CAA	26	Callicarpa americana	American Beautyberry	SPECIES 3G, 24" OA, F
X		GAG	36	Gajphania glauca	Thyris	3G, 24' HT x 18' SPR, FTD, 3G OC
X		HFP	51	Hamelia patens	Fire Bush	3G, 24' OA, F,
X		MYF	8	Myrsine frugans	Simpson's Stopper	3G, 24' OA, F
X		MCC	19	Myrica caribea	Wax Myrtle	CG, 6' HT/5' SPR, FTD
X		SCP	8	Sarcocornia repens 'Cereola'	Silver Saw Palmetto	7G, 36' OA, F
X		TRD	73	Triplaris distichophylla	Flakelatche Grass	3G, 24' OA, F, 48' OC
X		SPB	4,856	Syntherisma bakeri	Sand Cordgrass	SPECIES 1G, 18' HT x 12' SPR, F

NATIVE TREES PROVIDED: 99 (100%)

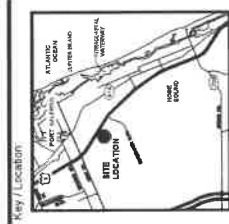
NATIVE SHRUBS PROVIDED: 5,071 (99%)

NATIVE TREES PROVIDED: 99 (100%)  
NATIVE SHRUBS PROVIDED: 3,071 (89%)





**luado & associates**  
Landscape Architecture  
201 Cleveland Ave., Suite 200  
770 673-3333 Fax 770 673-3333  
401 West Peachtree Street, Suite 200  
Atlanta, Georgia 30308



Project Team:

Architect: **Robert W. Lee, LLC**  
P.O. Box 140  
Smyrna, GA 30080  
Landscape Architect: **Linda A. Luado**  
770 673-3333  
701 SE Crown Ave. West  
Suite 1, FL 33404  
Engineer: **James C. Gentry, Inc.**  
2000 Federal Highway, 4th Floor  
Suite 1, FL 33404  
Surveyor: **Tom McCarty**  
2000 Federal Highway, 4th Floor  
Suite 1, FL 33404  
Planner: **Tom McCarty**  
2000 Federal Highway, 4th Floor  
Suite 1, FL 33404

## Mariner Village Square PUD

Marin County, Florida

Phase 2

Plat Infrastructure  
Landscape Details

Date	By	Description
6/26/2019	PA	Initial Submittal
10/03/2019	RAW	1st Re-submittal
9/22/2020	RAW	2nd Re-submittal

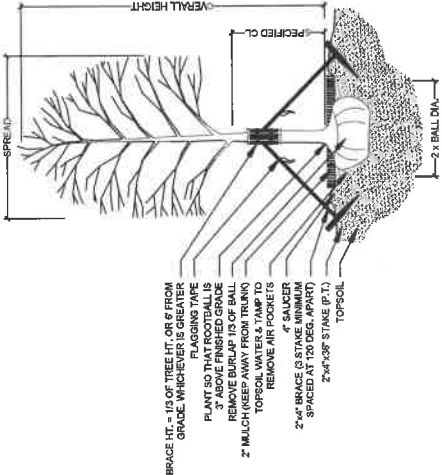


SCALE: 1" = 1'-0"

REG. # 1018  
Thomas P. Luado

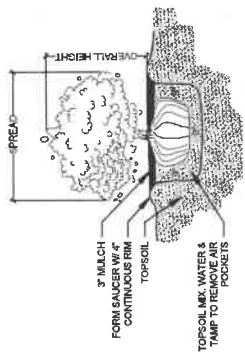
Designer: DW  
Manager: MC  
Project Number: 15-490  
Sheet: **LA4 of 5**

Copyright © 2019. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from the publisher.



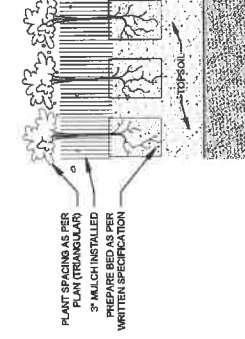
### TREE PLANTING & STAKING

NOT TO SCALE



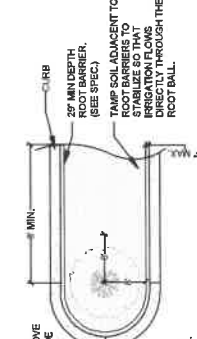
### SHRUB PLANTING

NOT TO SCALE



### GROUNDCOVER PLANTING DETAIL

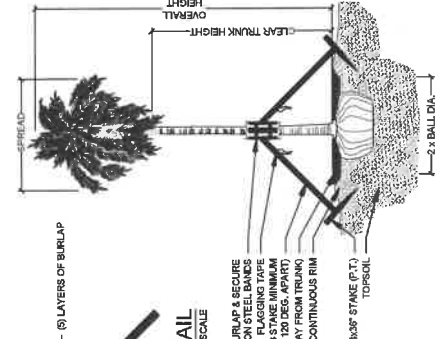
NOT TO SCALE



### SPECIAL APPLICATIONS ROOT BARRIER DETAIL

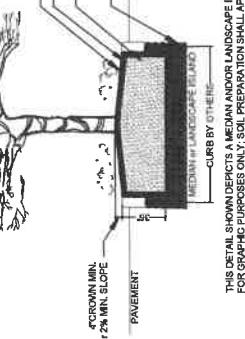
NOT TO SCALE

NOTES:  
1. ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8\"/>



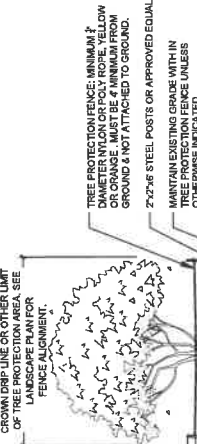
### PALM PLANTING - ANGLE STAKE

NOT TO SCALE



### LANDSCAPE AREA PREPARATION DETAIL

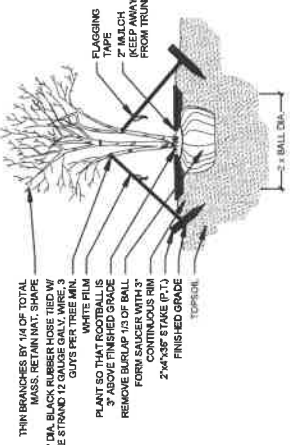
NOT TO SCALE



### TREE PROTECTION BARRICADE

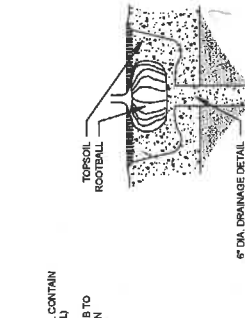
NOT TO SCALE

NOTES:  
1. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.  
2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.  
3. AN ARBORIST SHALL BE CONSULTED TO DETERMINE THE PROTECTIVE FENCINGS INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



### MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



### DRAINAGE TESTING DETAIL

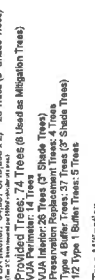
NOT TO SCALE

### DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:






















- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4) OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT. IF THE DRAINAGE IS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL (SEE DETAIL).
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MAX. 1% THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.





1/2 Type 1 Buffer Data	(99 L x 15 W)	1,485 sf	5 Trees
Buffer Area:			
Trees Required			
1 per 300 sf of Buffer Area			
(1,485 sf / 300 sf)			
Trees Provided			

## PLANT SCHEDULE LOT 2

NATIVE	USES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
X		AR	6	<i>Acer rubrum</i>	Red Maple	FG, 12" HT x 5" SFR, 30C, NO, AS
X		IE	1/4	<i>Ilex alternata</i> "Eugenia"	Eugenia Holly	65S, 14" X 8" x 3C, 5P
X		DPE	7	<i>Prunella dioica</i>	Black Pine	Existing to Remain
X		PE	12	<i>Pinus elliotii</i> "Etna"	Shuh Florida Slash Pine	FG, 14" x 1 1/2" HT, 7" SFR, 1" SP, NO 3 months min., Spaced for 10 years, AS
X		OV	35	<i>Quercus virginiana</i>	Southern Live Oak	65S, 14" X 8" x 4C, 5P
X		OV3	1	<i>Quercus virginiana</i>	Southern Live Oak	Existing to Remain
		TC	3	<i>Taxodium canaliculata</i>	Silver Turpentine	FG, 12" HT x 4" SFR, 3.5C, 1" SP,
NATIVE	PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
X		RO	3	<i>Roystonea regia</i>	PontalCuban Royal Palm	FG, 12" GW, 5P, No Spacing, Straight
X		SP	6	<i>Salvia palmata</i>	Salvia Palm	FG, 5" GW, 1C, OA, 5P
		WR	2	<i>Wodyetia bifurcata</i>	Single Fossil Palm	FG, 5" GW, 1C, OA, 5P
NATIVE	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
X		AO	4	<i>Alseodaphne odorata</i>	Black Silver Broomclad	FG, 3" X 3" x 5P
X		CAA	6	<i>Calliandra americana</i>	American Blueberry	3S, 24" OA, F
X		CHR	605	<i>Chrysanthemum leucanthemum</i>	Red Tip Coccoloba	3G, 24" SFR, F
		OV	52	<i>Quercus virginiana</i> "Pera"	Brown Coccoloba	3G, 24" OA, FIB, 30" OC
		COB	5	<i>Cordia alliodora</i> "Black Mango"	Black Mango 1/2 Plant	FG, 4" HT x 3" SFR, 3P, 1" SP, AS
		CRQ	6	<i>Croton argenteus</i> "Queen Emma"	"Queen Emma" 1/2 Plant	1.5G, 2" x 3" OA, F, 5P
		GAG	6	<i>Gelsemium glabra</i>	Triglochin	3G, 24" HT x 1.5" SFR, FIB, 3G, OC
X		HFP	40	<i>Hamelia patens</i>	Fire Bush	3G, 24" OA, F
		JA	7	<i>Jatropha integrifolia</i>	Jatropha	CG, 6" HT x 5" SFR, STD, 5P
X		MYT	25/5	<i>Myrsine laevis</i>	Simpson's Scaevola	3G, 24" OA, F
X		MYT	54	<i>Myrsine laevis</i>	Simpson's Scaevola	FG, 4" HT, F
X		MCC	3	<i>Myrsine laevis</i>	Black Maple	CG, 6" HT x 5" SFR, FIB
X		RAP	26	<i>Rapanea prostrata</i>	Myrsine	3G, 24" OA, F
		ROD	42	<i>Rondeletia odorata</i>	Parsons Rose "Pink"	3G, 24" OA, F
X		SCP	13	<i>Scaevola taccada</i>	Silver Star Palmetto	FG, 36" OA, F
NATIVE	GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
X		MUT	1/5	<i>Muhlenbergia capillaris</i>	Pink Muhly	FG, 18" HT x 1.5" SFR, F
		PSW	63	<i>Pennisetum setaceum</i> "White"	White Fountain Grass	3G, 24" OA, F
X		IDA	145	<i>Tripsacum dasyphyllum</i>	Paleontological Grass	FG, 18" OA, F
NATIVE	GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIES
		DA	110	<i>Dianella laurifolia</i>	Pink Lily	FG, 12" OA, F
X		US	36/5	<i>Utricularia</i>	Dead? Yarrow	3G, 18" OA, F
		JUP	362	<i>Juncus communis</i> "Parson's"	Parson's Juniper	3G, 18" HT x 1.5" SFR, F

NATIVE TREES PROVIDED: 65 (65%)

NATIVE SHRUBS PROVIDED: 1,643 (71%)



lucido & associates

701 E. Central Ave., Suite 200  
Tampa, FL 33602  
727.421.3700  
727.421.3701  
727.421.3702  
727.421.3703  
727.421.3704  
727.421.3705  
727.421.3706  
727.421.3707  
727.421.3708  
727.421.3709  
727.421.3710  
727.421.3711  
727.421.3712  
727.421.3713  
727.421.3714  
727.421.3715  
727.421.3716  
727.421.3717  
727.421.3718  
727.421.3719  
727.421.3720  
727.421.3721  
727.421.3722  
727.421.3723  
727.421.3724  
727.421.3725  
727.421.3726  
727.421.3727  
727.421.3728  
727.421.3729  
727.421.3730  
727.421.3731  
727.421.3732  
727.421.3733  
727.421.3734  
727.421.3735  
727.421.3736  
727.421.3737  
727.421.3738  
727.421.3739  
727.421.3740  
727.421.3741  
727.421.3742  
727.421.3743  
727.421.3744  
727.421.3745  
727.421.3746  
727.421.3747  
727.421.3748  
727.421.3749  
727.421.3750  
727.421.3751  
727.421.3752  
727.421.3753  
727.421.3754  
727.421.3755  
727.421.3756  
727.421.3757  
727.421.3758  
727.421.3759  
727.421.3760  
727.421.3761  
727.421.3762  
727.421.3763  
727.421.3764  
727.421.3765  
727.421.3766  
727.421.3767  
727.421.3768  
727.421.3769  
727.421.3770  
727.421.3771  
727.421.3772  
727.421.3773  
727.421.3774  
727.421.3775  
727.421.3776  
727.421.3777  
727.421.3778  
727.421.3779  
727.421.3780  
727.421.3781  
727.421.3782  
727.421.3783  
727.421.3784  
727.421.3785  
727.421.3786  
727.421.3787  
727.421.3788  
727.421.3789  
727.421.3790  
727.421.3791  
727.421.3792  
727.421.3793  
727.421.3794  
727.421.3795  
727.421.3796  
727.421.3797  
727.421.3798  
727.421.3799  
727.421.3800  
727.421.3801  
727.421.3802  
727.421.3803  
727.421.3804  
727.421.3805  
727.421.3806  
727.421.3807  
727.421.3808  
727.421.3809  
727.421.3810  
727.421.3811  
727.421.3812  
727.421.3813  
727.421.3814  
727.421.3815  
727.421.3816  
727.421.3817  
727.421.3818  
727.421.3819  
727.421.3820  
727.421.3821  
727.421.3822  
727.421.3823  
727.421.3824  
727.421.3825  
727.421.3826  
727.421.3827  
727.421.3828  
727.421.3829  
727.421.3830  
727.421.3831  
727.421.3832  
727.421.3833  
727.421.3834  
727.421.3835  
727.421.3836  
727.421.3837  
727.421.3838  
727.421.3839  
727.421.3840  
727.421.3841  
727.421.3842  
727.421.3843  
727.421.3844  
727.421.3845  
727.421.3846  
727.421.3847  
727.421.3848  
727.421.3849  
727.421.3850  
727.421.3851  
727.421.3852  
727.421.3853  
727.421.3854  
727.421.3855  
727.421.3856  
727.421.3857  
727.421.3858  
727.421.3859  
727.421.3860  
727.421.3861  
727.421.3862  
727.421.3863  
727.421.3864  
727.421.3865  
727.421.3866  
727.421.3867  
727.421.3868  
727.421.3869  
727.421.3870  
727.421.3871  
727.421.3872  
727.421.3873  
727.421.3874  
727.421.3875  
727.421.3876  
727.421.3877  
727.421.3878  
727.421.3879  
727.421.3880  
727.421.3881  
727.421.3882  
727.421.3883  
727.421.3884  
727.421.3885  
727.421.3886  
727.421.3887  
727.421.3888  
727.421.3889  
727.421.3890  
727.421.3891  
727.421.3892  
727.421.3893  
727.421.3894  
727.421.3895  
727.421.3896  
727.421.3897  
727.421.3898  
727.421.3899  
727.421.3900  
727.421.3901  
727.421.3902  
727.421.3903  
727.421.3904  
727.421.3905  
727.421.3906  
727.421.3907  
727.421.3908  
727.421.3909  
727.421.3910  
727.421.3911  
727.421.3912  
727.421.3913  
727.421.3914  
727.421.3915  
727.421.3916  
727.421.3917  
727.421.3918  
727.421.3919  
727.421.3920  
727.421.3921  
727.421.3922  
727.421.3923  
727.421.3924  
727.421.3925  
727.421.3926  
727.421.3927  
727.421.3928  
727.421.3929  
727.421.3930  
727.421.3931  
727.421.3932  
727.421.3933  
727.421.3934  
727.421.3935  
727.421.3936  
727.421.3937  
727.421.3938  
727.421.3939  
727.421.3940  
727.421.3941  
727.421.3942  
727.421.3943  
727.421.3944  
727.421.3945  
727.421.3946  
727.421.3947  
727.421.3948  
727.421.3949  
727.421.3950  
727.421.3951  
727.421.3952  
727.421.3953  
727.421.3954  
727.421.3955  
727.421.3956  
727.421.3957  
727.421.3958  
727.421.3959  
727.421.3960  
727.421.3961  
727.421.3962  
727.421.3963  
727.421.3964  
727.421.3965  
727.421.3966  
727.421.3967  
727.421.3968  
727.421.3969  
727.421.3970  
727.421.3971  
727.421.3972  
727.421.3973  
727.421.3974  
727.421.3975  
727.421.3976  
727.421.3977  
727.421.3978  
727.421.3979  
727.421.3980  
727.421.3981  
727.421.3982  
727.421.3983  
727.421.3984  
727.421.3985  
727.421.3986  
727.421.3987  
727.421.3988  
727.421.3989  
727.421.3990  
727.421.3991  
727.421.3992  
727.421.3993  
727.421.3994  
727.421.3995  
727.421.3996  
727.421.3997  
727.421.3998  
727.421.3999  
727.421.4000

Key/Location:



PROJECT TEAM

Applicant:

Robyn Ventures, LLC  
10000 N. 10th Ave., Suite 100  
Boca Raton, FL 33435

Lead Designer:

Lucido & Associates  
10000 N. 10th Ave., Suite 100  
Boca Raton, FL 33435

Designer 1:

Lucido & Associates  
10000 N. 10th Ave., Suite 100  
Boca Raton, FL 33435

Designer 2:

Lucido & Associates  
10000 N. 10th Ave., Suite 100  
Boca Raton, FL 33435

Manager:

Lucido & Associates  
10000 N. 10th Ave., Suite 100  
Boca Raton, FL 33435

## Mariner Village Square PUD

Marin County, Florida

Phase 2 (Lot 2)

Plant List

for

### Residential Storage Facility

Date: 11/14/2019

By: D. Lucido

3/14/2019 BVA 1st Residential

6/29/2019 PG 2nd Residential

11/14/2019 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential

01/28/2020 BVA 2nd Residential



SCALE: 1" = 20'

0 10 20 40

REC. # 1018

Thomas P. Lucido

Developer: BVA

Manager: BVA

Project Number: 16-000

Municipal Number: —

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Computer File: 16-000-0000-0000-0000

Sheet  
LA-2 of 4

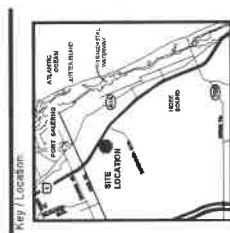
Copyright © 2019 by Thomas P. Lucido. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from the publisher.





# Luedo & associates

201 Ocean Blvd, Suite 200  
Fort Lauderdale, FL 33304  
754.562.0100 • Fax 754.562.0101  
10000 N.W. 11th Ave, Suite 200  
Fort Lauderdale, FL 33304  
754.562.0100 • Fax 754.562.0101



Project 1: 2010

Applicant: **Mariner Village LLC**  
301 SE Ocean Blvd, Suite 200  
Fort Lauderdale, FL 33304  
754.562.0100 • Fax 754.562.0101  
Landscape Architect: **Luedo & Associates**  
701 SE Ocean Blvd, Suite 200  
Fort Lauderdale, FL 33304  
754.562.0100 • Fax 754.562.0101  
Engineer: **Mariner Village Group**  
301 SE Ocean Blvd, Suite 200  
Fort Lauderdale, FL 33304  
754.562.0100 • Fax 754.562.0101  
Surveyor: **Mariner Village Group**  
301 SE Ocean Blvd, Suite 200  
Fort Lauderdale, FL 33304  
754.562.0100 • Fax 754.562.0101  
Attorney: **Mariner Village Group**  
301 SE Ocean Blvd, Suite 200  
Fort Lauderdale, FL 33304  
754.562.0100 • Fax 754.562.0101

## Mariner Village Square PUD

Marin County, Florida

Phase 2 (Lot 2)

## Landscape Details for Residential Storage Facility

Date	By	Description
3.14.2019	B.W.	Initial Submittal
6.28.2019	S.L.S.	Revised Submittal
11.15.2019	B.W.	Revised Submittal
01.28.2020	B.W.	Revised Submittal

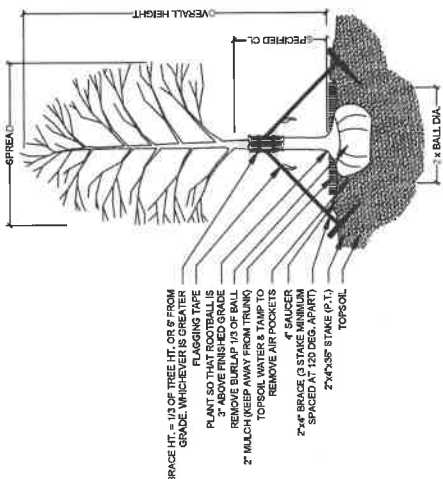


SCALE: 1" = 8'-0"

REG. # 1019  
Thomas F. Luedo

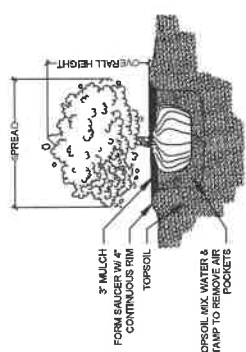
Design: **BY**  
Manager: **MC**  
Project Number: **19-460**  
Sheet: **LA-3 of 4**

Copyright © Luedo & Associates, Inc. All rights reserved. No portion of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Luedo & Associates, Inc.



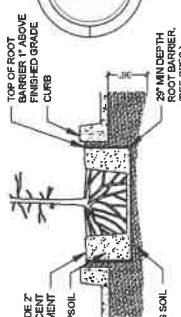
### TREE PLANTING & STAKING

NOT TO SCALE



### SHRUB PLANTING

NOT TO SCALE



### SPECIAL APPLICATIONS ROOT BARRIER DETAIL

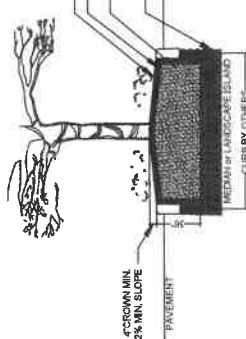
NOT TO SCALE

NOTES:  
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT OR CURB.  
2- ROOT BARRIER SHALL BE "BARRIER 28\"/>



### PALM PLANTING - ANGLE STAKE

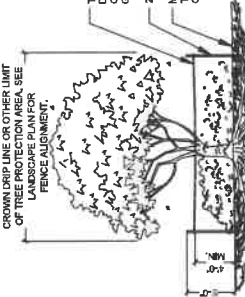
NOT TO SCALE



### LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE

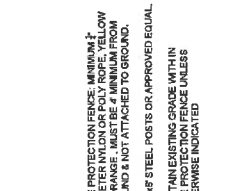
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY. SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE 500 AREAS



### TREE PROTECTION BARRICADE

NOT TO SCALE

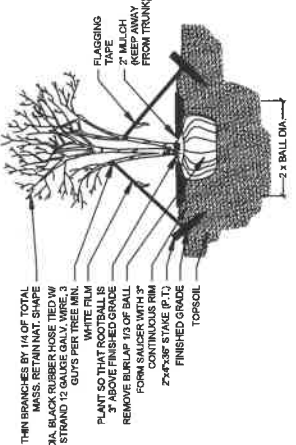
NOTES:  
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.  
2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.  
3- ALL EXISTING TREE TRUNKS SHALL BE PROTECTED WITH FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



### DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

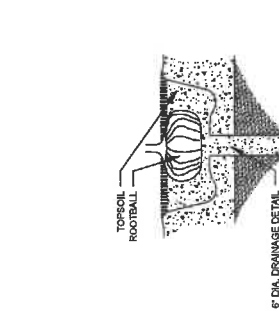
PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR HOURS, THE CHANNEL IS NOT SUITABLE FOR PLANTING. IF THE CHANNEL IS NOT SUITABLE FOR PLANTING, THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL (SEE DETAIL).
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



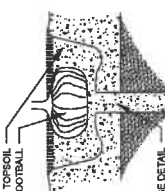
### MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



### DRAINAGE TESTING DETAIL

NOT TO SCALE












**lucido&associates**

**TRANSMITTAL  
(VIA HAND DELIVERY)**

<b>Date:</b>	April 5, 2019		
<b>To:</b>	Peter Walden Martin County Growth Management Dept.		
<b>From:</b>	Morris A. Crady, AICP 		
<b>Subject:</b>	Mariner Village Square PUD, Revised Master and Phase 2 Final Site Plan Application (M160-011)	<b>Project No.</b>	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**  
**STACEY HETHERINGTON**  
**HAROLD E. JENKINS II**  
**SARAH HEARD**  
**EDWARD V. CIAMPI**

Commissioner, District 1  
 Commissioner, District 2  
 Commissioner, District 3  
 Commissioner, District 4  
 Commissioner, District 5

**TARYN KRYZDA, CPM** County Administrator  
**KRISTA A. STOREY** Acting County Attorney

**TELEPHONE** (772) 288-5400  
**WEBSITE** [www.martin.fl.us](http://www.martin.fl.us)

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

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.

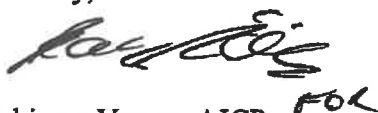
**Item #3:** A lighting plan.

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  
Growth Management Director

NvV:PW:kk

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



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 6<sup>th</sup> 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 5<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> PUD Amendment;
- The recorded 5<sup>th</sup> PUD Amendment;
- The location map;
- Signed & sealed excavation, fill & hauling form;
- Signed & sealed Stormwater Report;
- Stormwater Maintenance Plan;

Nicki van Vonno  
 March 14, 2019  
 Page 2 of 2

- 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 5<sup>th</sup> 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 5<sup>th</sup> 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](http://www.martin.fl.us)

426

## DEVELOPMENT REVIEW APPLICATION

### A. General Information:

1. **Type of Application:** Revised PUD Zoning and Master Site Plan  
and Phase 2 Final Site Plan
2. **Proposed Development's Name:**  
MARINER VILLAGE SQUARE PUD
3. **Former Development's Name:**  
N/A
4. **Previous Project Number:** M160
5. **Pre-Application Meeting Date:** N/A
6. **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
7. **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
8. **Contract Purchaser:** Select from the List  
Name or Company Name  
Company Representative  
Address  
City State Zip  
Phone - - - - - Fax - - - - -  
Email
9. **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):**  
 31-38-42-000-014-00010-8 \_\_\_\_\_  
 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:**

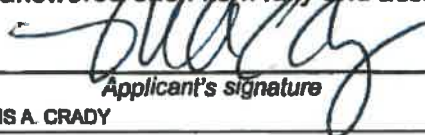
Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

*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 6<sup>th</sup> 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 6<sup>th</sup> PUD Amendment***

By way of the proposed 6<sup>th</sup> 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 6<sup>th</sup> 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.

(Notarial Seal)

  
 NOTARY PUBLIC

My Commission Expires: 7/12/22



### 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:

<b>Name</b>	<b>Address</b>	<b>Interest</b>
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.

<b>Application Name and/or Project Number</b>	<b>Names &amp; Addresses of Parties involved</b>	<b>Date</b>	<b>Type of Application</b>	<b>Status of Application *</b>
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

438

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: Larry Benton  
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.



MAITE MENDIOLA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE210624  
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 13<sup>th</sup> DAY OF March, 2019.

  
 Morris A. Crady

STATE OF FLORIDA  
 COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> 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 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

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 P. McCarthy, Esquire**  
**McCarthy, Summers, Bobko, Wood, Norman,**  
**Bass & Melby, P.A.**  
**2400 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 27<sup>th</sup> 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.



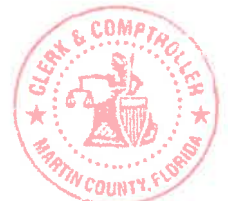
The first 50 feet of the setback shall be used exclusively for landscaping and shall include a Type 4 bufferyard in compliance with the bufferyard requirements established in Section 4.663.B.6, Land Development Regulations, Martin County Code. The total maximum building square footage for Phase 4 shall 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:

[Signature]

Andrea Toledo

Print Name:

[Signature]

Randi Provenzano

Print Name:

OWNER:

RIBBON VENTURES, LLC, a Florida  
limited liability company

By:

[Signature]

Rita Wilson

Its: Manager

ADDRESS: 712 Shore Drive  
Boynton Beach, FL 33425

STATE OF FLORIDA  
COUNTY OF MARTIN

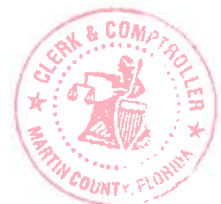
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Rita Wilson, as Manager of RIBBON VENTURES, LLC, a Florida limited liability company on behalf of said company, to me known to be the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

1<sup>st</sup> 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. Gredy  
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

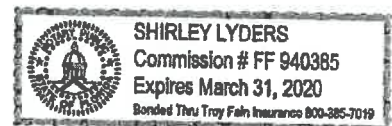
STATE OF FLORIDA  
COUNTY OF MARTIN

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: \_\_\_\_\_

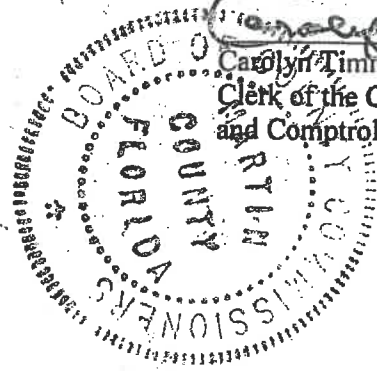


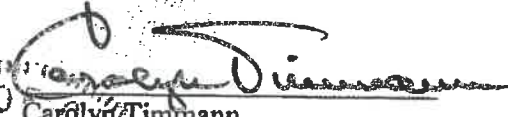


ATTEST:

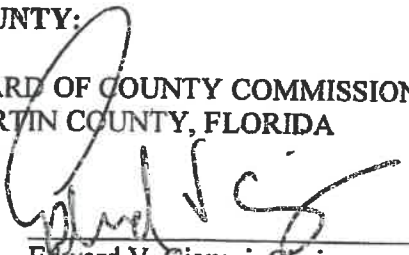
COUNTY:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA



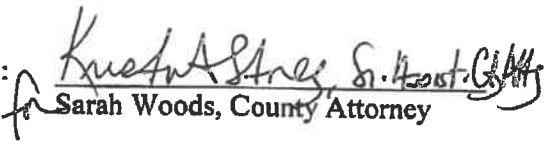
  
Carolyn Timmann  
Clerk of the Circuit Court  
and Comptroller

By:

  
Edward V. Ciampi, Chairman

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

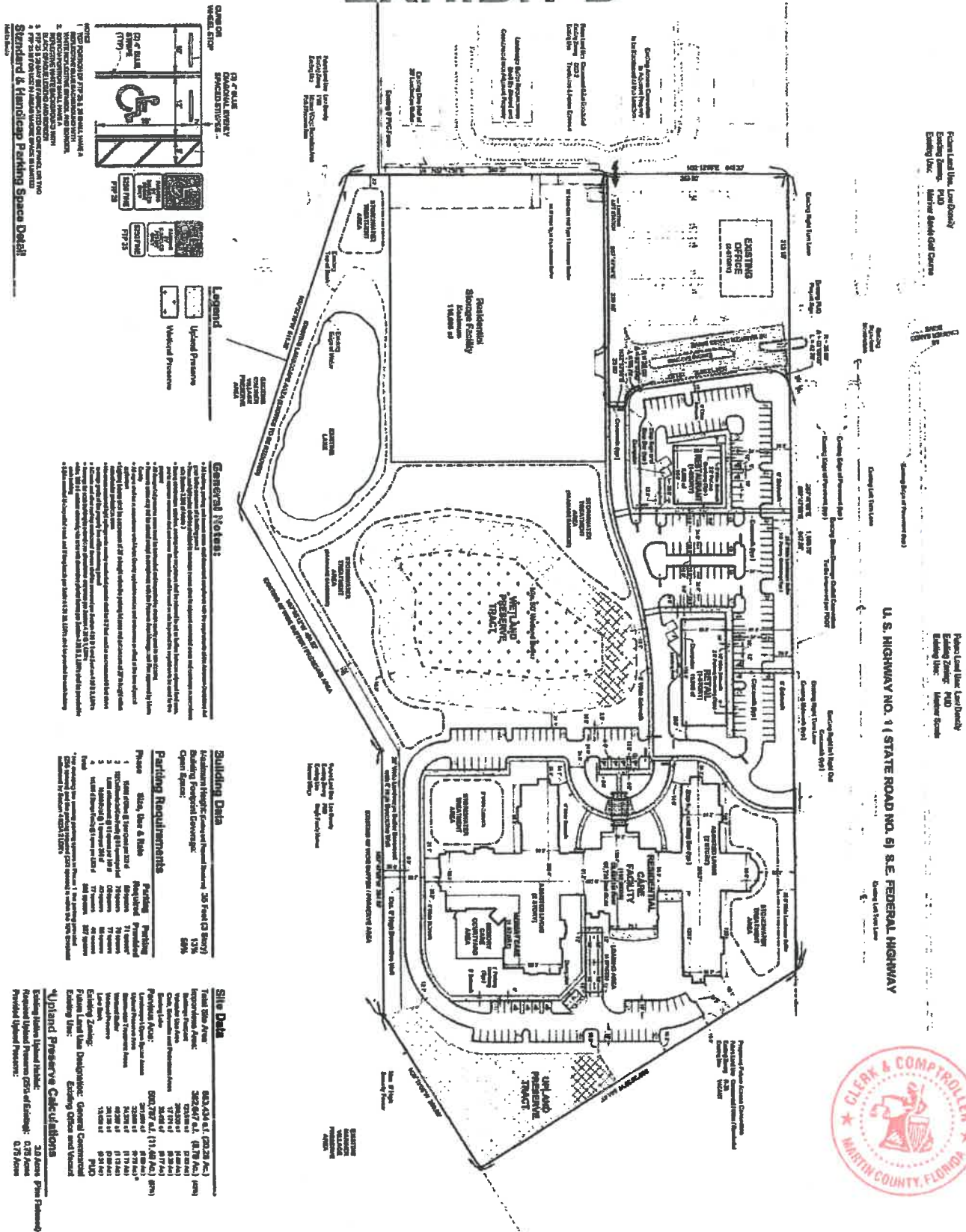
By:

  
Sarah Woods, County Attorney

(COMMISSION SEAL)



# EXHIBIT D



**Mariner Village Square PUD**  
 Mariner Village Square  
 Revised  
 Master Plan

**Client and Site Information:**  
 Client: Land Use, Land Development  
 Existing Name: PUD  
 Existing Use: Office Building  
 Existing Owner: Mariner Village Office Center

**Project Location:**  
 U.S. HIGHWAY NO. 1 (STATE ROAD NO. 6) S.E. FEDERAL HIGHWAY

**Legend:**  
 - Upland Preserve  
 - Wetland Preserve

**General Notes:**  
 1. The site is located within the Mariner Village Office Center, a Planned Unit Development (PUD) established by a recorded Declaration of Covenants, Conditions, and Restrictions (CC&R) dated 1998. The site is bounded by U.S. Highway No. 1 to the north, S.E. Federal Highway to the east, and the existing office building to the south and west.  
 2. The site is currently used as an office building and parking lot. The proposed development consists of a new office building and parking lot, and the removal of the existing office building and parking lot.  
 3. The proposed development is consistent with the Mariner Village Office Center CC&R, which allows for office use and parking. The proposed development is also consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 4. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 5. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 6. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 7. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 8. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 9. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 10. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.

**Building Data:**  
 Building Name: Mariner Village Office Center  
 Building Type: Office Building  
 Building Area: 10,000 sq. ft.  
 Building Height: 3 stories  
 Building Orientation: North

**Parking Requirements:**  
 Parking Type: Surface Parking  
 Parking Area: 100 spaces  
 Parking Height: 10 ft.  
 Parking Orientation: North

**Site Data:**  
 Total Site Area: 10.00 acres  
 Building Footprint Area: 10,000 sq. ft.  
 Parking Area: 100 spaces  
 Wetland Area: 10.00 acres  
 Upland Preserve Area: 10.00 acres

**Upland Preserve Calculations:**  
 Building Footprint Area: 10,000 sq. ft.  
 Parking Area: 100 spaces  
 Wetland Area: 10.00 acres  
 Upland Preserve Area: 10.00 acres

**Key Features:**  
 - Existing Office Building  
 - New Office Building  
 - Wetland Preserve Tract  
 - Upland Preserve Tract

**Project Location:**  
 U.S. HIGHWAY NO. 1 (STATE ROAD NO. 6) S.E. FEDERAL HIGHWAY

**Legend:**  
 - Upland Preserve  
 - Wetland Preserve

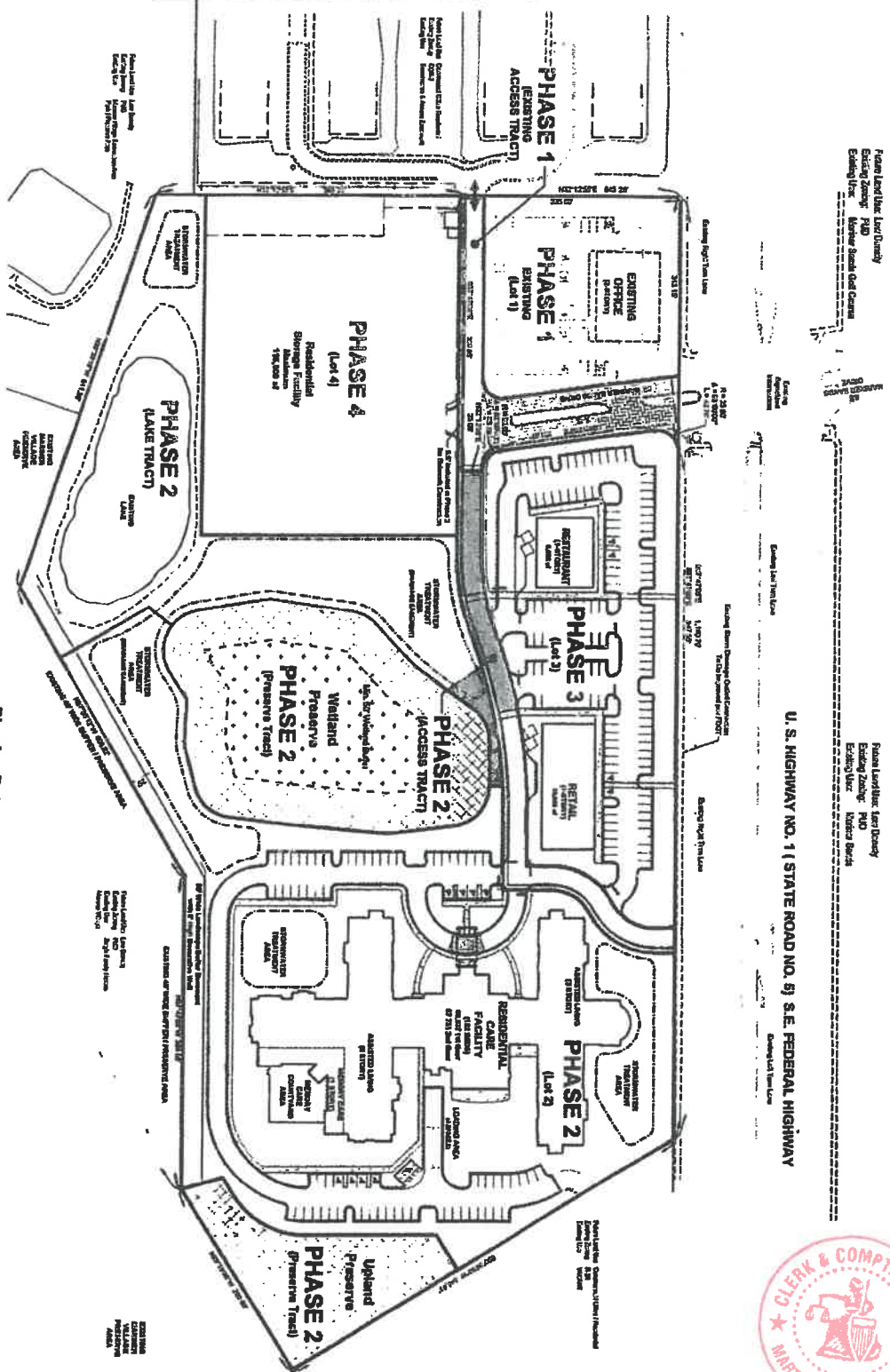
**General Notes:**  
 1. The site is located within the Mariner Village Office Center, a Planned Unit Development (PUD) established by a recorded Declaration of Covenants, Conditions, and Restrictions (CC&R) dated 1998. The site is bounded by U.S. Highway No. 1 to the north, S.E. Federal Highway to the east, and the existing office building to the south and west.  
 2. The site is currently used as an office building and parking lot. The proposed development consists of a new office building and parking lot, and the removal of the existing office building and parking lot.  
 3. The proposed development is consistent with the Mariner Village Office Center CC&R, which allows for office use and parking. The proposed development is also consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 4. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 5. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 6. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 7. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 8. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 9. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.  
 10. The proposed development is consistent with the Mariner Village Office Center Comprehensive Zoning Ordinance, which allows for office use and parking.

**Building Data:**  
 Building Name: Mariner Village Office Center  
 Building Type: Office Building  
 Building Area: 10,000 sq. ft.  
 Building Height: 3 stories  
 Building Orientation: North

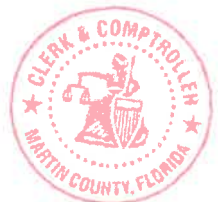
**Parking Requirements:**  
 Parking Type: Surface Parking  
 Parking Area: 100 spaces  
 Parking Height: 10 ft.  
 Parking Orientation: North

**Site Data:**  
 Total Site Area: 10.00 acres  
 Building Footprint Area: 10,000 sq. ft.  
 Parking Area: 100 spaces  
 Wetland Area: 10.00 acres  
 Upland Preserve Area: 10.00 acres

**Upland Preserve Calculations:**  
 Building Footprint Area: 10,000 sq. ft.  
 Parking Area: 100 spaces  
 Wetland Area: 10.00 acres  
 Upland Preserve Area: 10.00 acres



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



Phasing Dates		Required Improvements
1 (Jul 17)	Existing 2-story Office Building (165,000 sq ft)	Building entrance on US-1, provision of access to east parking spaces and supporting drainage, landscape and utility
2 (Jul 21)	162 bed residential care facility	Completion of access to east secondary entrance and driveway treatment areas including improvements to existing storm drainage and/or curbside, construction of 75 parking spaces, landscaping and service areas, utilities and landscape improvements including western landscape planting and or decorative work, Pioneer Ave Interim/Permanent Plan (PIMP) and completion of preliminary storm requirements per PIMP
3 (Jul 23)	1-story 6,000 sq ft old town restaurant 1-story 10,000 sq ft retail building	Construction of 162 parking spaces, landscaping and service areas, utilities and landscape improvements and driveway treatment areas.
4 (Jul 4)	Midtown 116,000 sq ft Shopping Facility	Construction of 46 parking spaces, landscaping and service areas, utilities, landscape improvements and driveway treatment areas.

Notes: Refer to Revised Master Plan for Site Data, Drawings and other Site Plan Details

**Mariner Village  
Square  
PUD**  
Marion County, Florida  
Revised  
Phasing Plan

Date	By	Description
03/03/2016	S.L.S.	1st Roundabout
03/08/2017	S.L.S.	2nd Roundabout
08/25/2017	S.L.S.	3rd Roundabout
11/02/2017	S.L.S.	4th Roundabout
03/18/2018	S.L.S.	5th Roundabout
03/27/2018	S.L.S.	6th Roundabout

<b>Principals / Owners:</b>	
<b>Architect:</b>	WILLIAM HARRIS, LLC P.O. Box 618 Naples Beach, FL 34108
<b>Land Planner / Environmental Planner:</b>	LEACH & KENNEDY 1000 1st Avenue Naples, FL 34102
<b>Engineer / With Engineer / Developer:</b>	BRUNNEN CONSULTING GROUP 200 3rd Avenue Naples, FL 34104
<b>Attorney:</b>	THOMAS M. HARRIS, JR. 1000 1st Avenue Naples, FL 34102

**Luigi & associate**  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 Tel: 310.276.1100  
 Fax: 310.276.1101  
 E-mail: [info@luigi.com](mailto:info@luigi.com)  
 Web: [www.luigi.com](http://www.luigi.com)

**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:

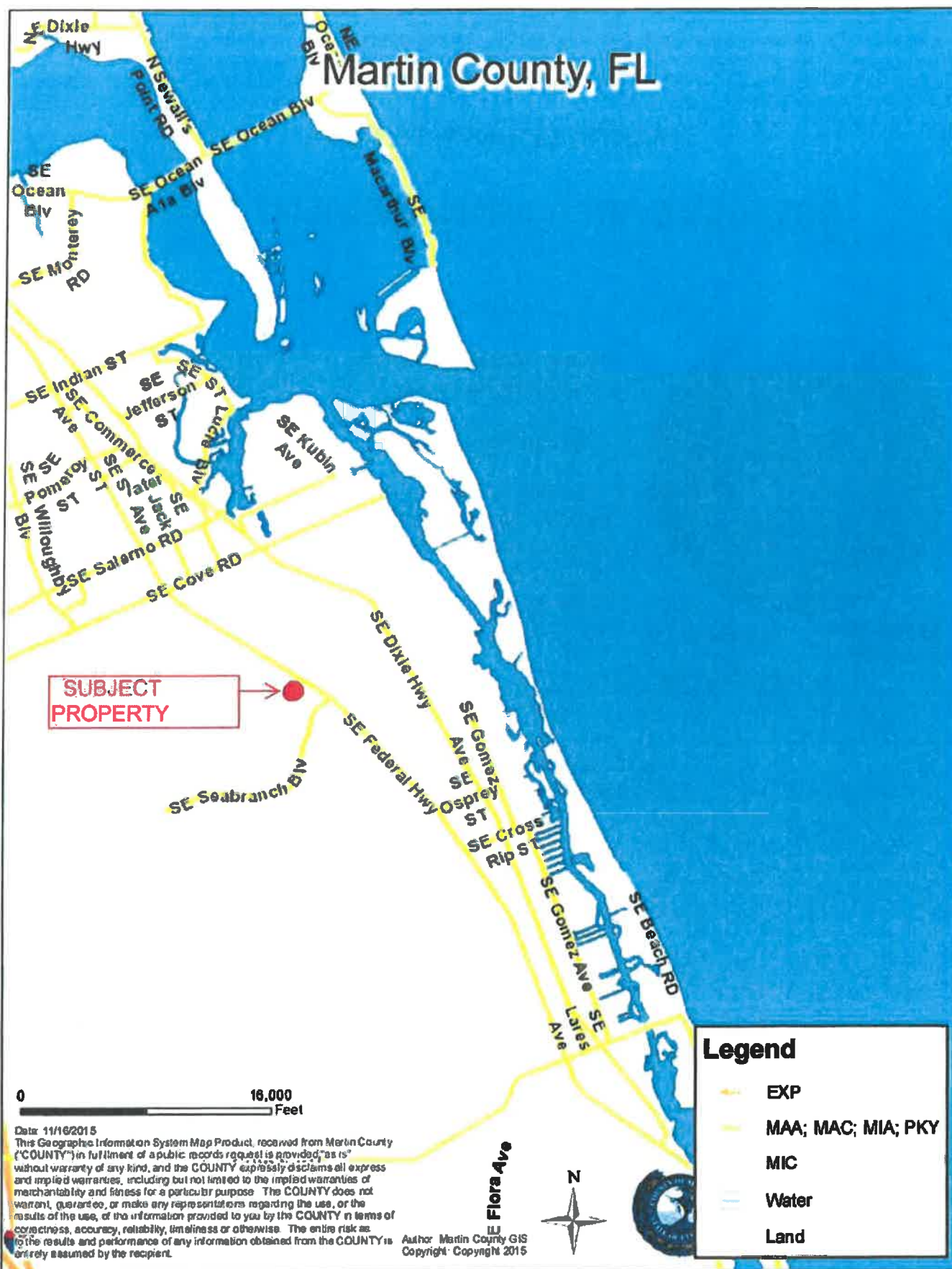
<b><u>PHASE</u></b>	<b><u>DATE TO OBTAIN FINAL APPROVAL</u></b>	<b><u>DATE TO COMPLETE</u></b>	<b><u>USES AND REQUIRED IMPROVEMENTS</u></b>
1	Completed	Completed	Existing 2-story office building (15,000 sf), existing entrance on US-1, portion of access tract, 71 parking spaces and supporting drainage, 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.





# Martin County, FL



# MARTIN COUNTY, FLORIDA

## PRESERVE AREA MANAGEMENT PLAN

For:



**Mariner Village Square, PUD  
Including All Phases**

**Ribbon Ventures, LLC**

**Parcel Control 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

**M160-011**

RECORD NUMBER

APPROVED BY:

*Shawn McCarthy*

Prepared by:

**Lucido & Associates in Association with  
Saskowsky & Associates, Inc.**

**March 11, 2019  
Revised September 9, 2019  
Updated December 2, 2019 to Add  
SFWMD ERP Appl. No. 190520-1438**

**Approved by/Date : \_\_\_\_\_**

**A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A.1 of the Martin County Land Development Regulations, Martin County Code.**

## TABLE OF CONTENTS

<b>1.0</b>	<b>GENERAL</b>
<b>2.0</b>	<b>ENVIRONMENTAL ASSESSMENT</b>
	2.1 Location
	2.2 Soils
	2.3 Habitats
	2.4 Protected Species
	2.5 Previous Impacts
	2.6 Agency Correspondence
<b>3.0</b>	<b>IDENTIFICATION OF PRESERVE AREAS</b>
	3.1 Site Plan
	3.2 Legal Recording
<b>4.0</b>	<b>SURVEYING, MARKING AND BARRICADING REQUIREMENTS</b>
	4.1 Preserve Area Surveying Requirements
	4.2 Preserve Area Boundary Markers and Signs
	4.3 Barricading Requirements
<b>5.0</b>	<b>USE OF PRESERVE AREAS</b>
	5.1 Activities Allowed in Preserve Areas
	5.2 Activities Prohibited in Preserve Areas
<b>6.0</b>	<b>RESTORATION AND MAINTENANCE ACTIVITIES</b>
	6.1 Exotic Vegetation Removal
	6.2 Revegetation
	6.3 Vegetation Removal
	6.4 Prescribed Burns
	6.5 Hydrology
	6.6 Temporary Impacts
<b>7.0</b>	<b>PROTECTIVE MEASURES FOR LISTED SPECIES</b>
	7.1 Gopher Tortoises
	7.2 Endemic Species
	7.3 Relocation of Tortoises
<b>8.0</b>	<b>MISCELLANEOUS PROVISIONS AND RESTRICTIONS</b>
	8.1 Firewise Principles
<b>9.0</b>	<b>TRANSFER OF OWNERSHIP/RESPONSIBILITIES</b>
<b>10.0</b>	<b>MONITORING, REPORTING AND INSPECTIONS</b>
	10.1 Monthly Construction Reports
	10.2 Annual Monitoring Reports
	10.3 Maintenance Criteria
	10.4 Inspections
<b>11.0</b>	<b>ENFORCEMENT</b>



**TABLE OF CONTENTS (Continued)****Exhibits**

*Exhibit A: Location Map*

*Exhibit A-1: Gopher Tortoise Survey Report*

*Exhibit A-2: Wildlife Observations*

*Exhibit B: Current Aerial Photograph*

*Exhibit C: Historical Aerial*

*Exhibit D: Soils Map*

*Exhibit E: FLUCFCS Map*

*Exhibit F: Agency Correspondence*

*Exhibit G: Final Site Plan & Landscape Plans*

*Exhibit H: Illustrations of Preserve Area Boundary Markers and Signs*

*Exhibit J: Firewise Toolkit*

*Exhibit K: Preserve Area Planting Plan for Temporary Impacts*

*Exhibit L: Annual Monitoring Report Form*

## 1.0 GENERAL

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer(s) of Mariner Village Square, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved/maintained shall have ultimate responsibility for the submittal of all Monthly and Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

As noted in Section 9 of this PAMP, the Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non-compliance with the terms of this PAMP.

This PAMP will not be altered or amended by either Martin County or the owner/developer of Mariner Village Square, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of Mariner Village Square. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

## 2.0 ENVIRONMENTAL ASSESSMENT

- 2.1 Location- The 20-acre (+/-) subject property is located on the west side of US-1 at the intersection of Mariner Sands Drive in southern Martin County, Florida. A project location map has been provided as Exhibit A.

Field work for the environmental assessment was performed by Saskowsky & Associates, Inc. during the months of June and October, 2015, updated in August, 2017 and again in July 2019. The existing habitat on site and other relevant information are summarized below. A current (2016) aerial photograph of the site is enclosed as Exhibit B and a historical (2000) aerial photograph is enclosed as Exhibit C.

- 2.2 Soils- The soils on the property were classified using the USDA Soils Conservation Service maps and are identified on Exhibit D. The dominant upland soil type for the property is Lawnwood fine sand (#2) and Waveland Sand (#4). Arents (#36) is the soil type within the jurisdictional wetlands. These soil types represent sandy, nearly level and poorly drained soil that is typically found in the pine flatwoods communities throughout south Florida, which is consistent with the habitat on site.
- 2.3 Habitats – The vegetative communities are shown on the enclosed Florida Land Use Cover Classification System (FLUCCS) map enclosed as Exhibit E. The dominant vegetative upland communities are #411 Pine Flatwoods (3 acres). Approximately 0.90 acres of jurisdictional wetlands have also been identified on the property. The jurisdictional limits were previously

inspected by the South Florida Water Management District and will be formally documented by way of SFWMD Environmental Resource Permit Appl. No.190520-1438.

The various types of native plant communities are more specifically described below:

**Pine Flatwoods (FLUCCS 411) – 3 acres**

The small portion of the site maintains characteristics associated with Pine Flatwoods habitat. The dominant canopy is slash pine (*Pinus elliotti*) and the dominant understory is saw palmetto (*Serenoa repens*). Much of this area remains in good condition with some infestations by exotic species including Brazilian pepper (*Schinus terebinthifolius*), which can be easily be overcome with routine maintenance. Approximately 0.75 acres of this habitat type (25% of existing) will be preserved in the southwest corner of site adjacent to designated preserve areas off site. All exotic vegetation within the preserve areas shall be removed prior to the issuance of a certificate of occupancy.

**Vegetated, Non-Forested Freshwater Marsh (FLUCCS 641)- 0.90 acres**

The property contains one jurisdictional wetland area of approximately 0.90 acres in size located within the center of the property (See SFWMD Environmental Resource Permit Application No. 190520-14380). The wetland is characterized by freshwater marsh species including sawgrass (*Cladium jamaicense*), duck potato (*Sagittaria lancifolia*) blue maidencane (*Amphicarpum muhlenbergianum*), swamp fern (*Blechnum serrulatum*) and various rushes and sedges. No impacts to the wetlands or the wetland buffers are proposed or required however the wetland and surrounding buffer area is heavily impacted with exotic vegetation, namely Brazilian pepper. The wetland area will be protected by way of a minimum 50' buffer, which will be restored with native pine flatwood vegetation, and all exotic plant species will be removed prior to the issuance of a certificate of occupancy.

- 2.4 Protected Species- As identified in the Gopher Tortoise Survey Update prepared by Saskowsky & Associates, Inc. and enclosed as Exhibit A-1, the project site was reviewed for the presence of listed species including gopher tortoises (*Gopherus polyphemus*) using parallel line transects at 10 meter intervals or as otherwise adjusted based on site constraints. A total of 17 burrows were identified in the locations shown on aerial graphics within the report. Protection of the burrows and/or relocation of tortoises and commensal species must be performed in accordance with Section 7.0 of this plan. No listed plant species, bird species or other protected wildlife was observed on the property at the time of the environmental assessment. A list of all wildlife observed during the site assessments is attached as Exhibit A-2.
- 2.5 Previous Impacts - The property has been partially developed including an existing office building, paved roads, retention areas and a landscape buffer along US-1. As evidenced by historic aerial photographs and site inspections, the majority of the site (not including an isolated wetland in the center of the property) was legally cleared concurrent with the construction of the existing site improvements. Except for the improvements adjacent to the existing office building, these areas have not been properly maintained and most of the landscape and open space areas have become infested with exotic and nuisance plant species including Brazilian pepper, ear-leaf acacia and old world climbing fern.

- 2.6 Agency Correspondence - Correspondence and/or permits from the Florida Fish and Wildlife Conservation Commission, the South Florida Water Management District and the U.S. Fish and Wildlife Service has been provided as Exhibit F.**

### **3.0 IDENTIFICATION OF PRESERVE AREAS**

- 3.1 Site Plan - All Preserve Areas, rights-of-way and easements are shown on the Mariner Village Square Site Plan, a copy of which is included in this PAMP as Exhibit G. The Site Plan includes a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation; acreage of common upland habitat under preservation; total acreage under preservation; and total acreage of the Site.**

**The Site Plan will contain the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."**

- 3.2 Legal Recording - The Final Site Plan for Mariner Village Square will be recorded with the PAMP by the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.**

### **4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS**

**All Preserve Areas shown on the Mariner Village Square Final Site Plan will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling without prior permission from the Martin County Environmental Planning Administrator.**

- 4.1 Preserve Area Surveying Requirements – Each Preserve Area will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County's GIS mapping system.**
- 4.2 Preserve Area Boundary Markers and Signs - Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of residential buildings abutting Preserve Areas. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. All boundary markers and signs will be approved by the Martin County Environmental Planning Administrator and they will be in place prior to issuance of a building permit for construction on the site. Illustrations of the signs and markers to be used for this project are included as Exhibit H to this PAMP.**
- 4.3 Barricading Requirements - Prior to clearing, the developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division**

staff prior to work approval. Removal of the barricade materials will be done upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.

Barricades will be high-visibility orange safety fence extending from the ground to a height of at least 4 feet. Barricades will not be attached to vegetation.

All barricades and turbidity screens will be upright and maintained intact for the duration of construction.

Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades will be offset outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater. Erosion control devices (e.g., silt fences) shall be constructed at least 5 feet outside the perimeter of preserve areas to prevent encroachment into the mandatory construction setback area.

All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.

Cut or fill will meet existing grade without encroaching into Preserve Areas.

Wetlands will be protected from possible surface water and sediment runoff by the placement of silt screens, hay bales or other turbidity control measures, at or beyond the delineation line prior to any land clearing or construction.

It is the responsibility of the owner and developer of Mariner Village Square to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.

## **5.0 USE OF PRESERVE AREAS**

**5.1 Activities Allowed In Preserve Areas –** Low impact recreational activities, such as walking, bird watching, and activities that promote the general enjoyment of the outdoors is permitted within the preserve area.

**5.2 Activities Prohibited In Preserve Areas -** Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site heavy equipment will be stored during the construction phases. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

## **6.0 RESTORATION AND MAINTENANCE ACTIVITIES**

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP for Mariner Village Square. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal, revegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

- 6.1 Exotic Vegetation Removal** – Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. Where there is dense concentrations of exotic vegetation, specialized heavy equipment shall be utilized to augment the removal of large stands of undesirable vegetative material. Heavy equipment shall not be used in sensitive areas where their presence may damage desirable native plant species. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.
- 6.2 Revegetation** – Preserve Areas left substantially void of native plant materials due to the removal of exotic vegetation shall be revegetated with appropriate native plant species pursuant to a plan approved by the Martin County Environmental Administrator.
- 6.3 Vegetation Removal** - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.
- 6.4 Prescribed Burns** - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, they will be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.
- 6.5 Hydrology** - Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural

conditions for the benefit of onsite wetlands and other water bodies. Wetlands and water bodies on adjacent properties shall be protected from adverse impacts.

- 6.6 Temporary Impacts – Restoration and replanting of temporary impacts to preserve areas caused by the removal of exotic vegetation or the installation of wetland control structures and stormwater improvements shall be completed in accordance with the Preserve Area Planting Plan for Temporary Impacts (See enclosed Exhibit K) prior to the issuance of the first building permit**

## **7.0 PROTECTIVE MEASURES FOR LISTED SPECIES**

- 7.1 Gopher Tortoises – Gopher tortoises have been confirmed on site. In Florida, gopher tortoises are protected as a “Threatened Species”. Under Florida law, no person may take, possess, transport or sell a Threatened Species. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site receiver areas as permitted by the Florida Fish and Wildlife Conservation Commission (FFWCC). A gopher tortoise agent registered with the FFWCC will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an authorized gopher tortoise agent possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated into a Preserve Area of the project away from the immediate clearing activities. Once the tortoise(s) have been safely relocated to a Preserve Area and restrained by tortoise fencing, equipment operation can resume.**
- 7.2 Endemic Species - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow. These endemic species include but are not limited to the Florida mouse (*Peromyscus floridana*), gopher frog (*Rana aerolata*) and Eastern indigo snake (*Drymarchon corias couperi*).**
- 7.3 Relocation of Tortoises - If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. All relocations shall be carried out by a gopher tortoise agent licensed for gopher tortoise relocations. The responsible party shall have access to literature pertaining to gopher tortoise preservation and shall be encouraged to preserve additional areas and to landscape with native vegetation.**
- ## **8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS**
- 8.1 Firewise Principles – The majority of the fire threat on site is due to the adjacency of pine flatwood preserve areas. Proposed landscaping adjacent to these areas will utilize native, low flammability and low growing species within the defensible space (see Exhibit J, Firewise Toolkit).**



The project has been designed to provide a 30' wide defensible space between the forested preserve areas and the primary structures and attached accessory structures. The owner/developer and property owners' association shall ensure that these lots maintain this 30' wide defensible space. Maintenance of the defensible space shall adhere to the firewise landscaping guidelines developed by the Florida Forest Service.

After construction is complete the lot owner and property owners' association will be responsible for maintaining the common property in accordance with the firewise principles. The association is strongly encouraged to apply for recognition as a certified "Firewise Community" as described in Exhibit J.

## **9.0 TRANSFER OF RESPONSIBILITIES**

The property owner(s) and developers of Mariner Village Square are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP. The developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of Mariner Village Square to the property owners, whether the developer retains ownership of the lots in the project or not, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

## **10.0 MONITORING, MAINTENANCE, REPORTING AND INSPECTIONS**

**10.1 Monthly Construction Reports –** During construction of Mariner Village Square, the developer will be responsible for submitting a monthly report on the progress of the project, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, revegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

### **10.2 Annual Monitoring Reports -**

Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project or project phase encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) and a report of the monitoring will be submitted to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring.

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation removal, revegetation, and any additional enhancement activities necessary to maintain the Preserve Area. A timetable for action within 90 days of the report will be prepared and followed.

A copy of the proposed Annual Monitoring Report format is attached to this PAMP as Exhibit L. This format may be modified separately from the PAMP, as necessary, upon written approval from the Martin County Environmental Planning Administrator.

Upon request, Martin County Environmental Planning staff may meet with the responsible parties to review the annual monitoring report findings and supply technical assistance and support for stewardship.

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Martin County Environmental Planning Administrator and the South Florida Water Management District at the end of the wet season following issuance of a Certificate of Occupancy for development described herein. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

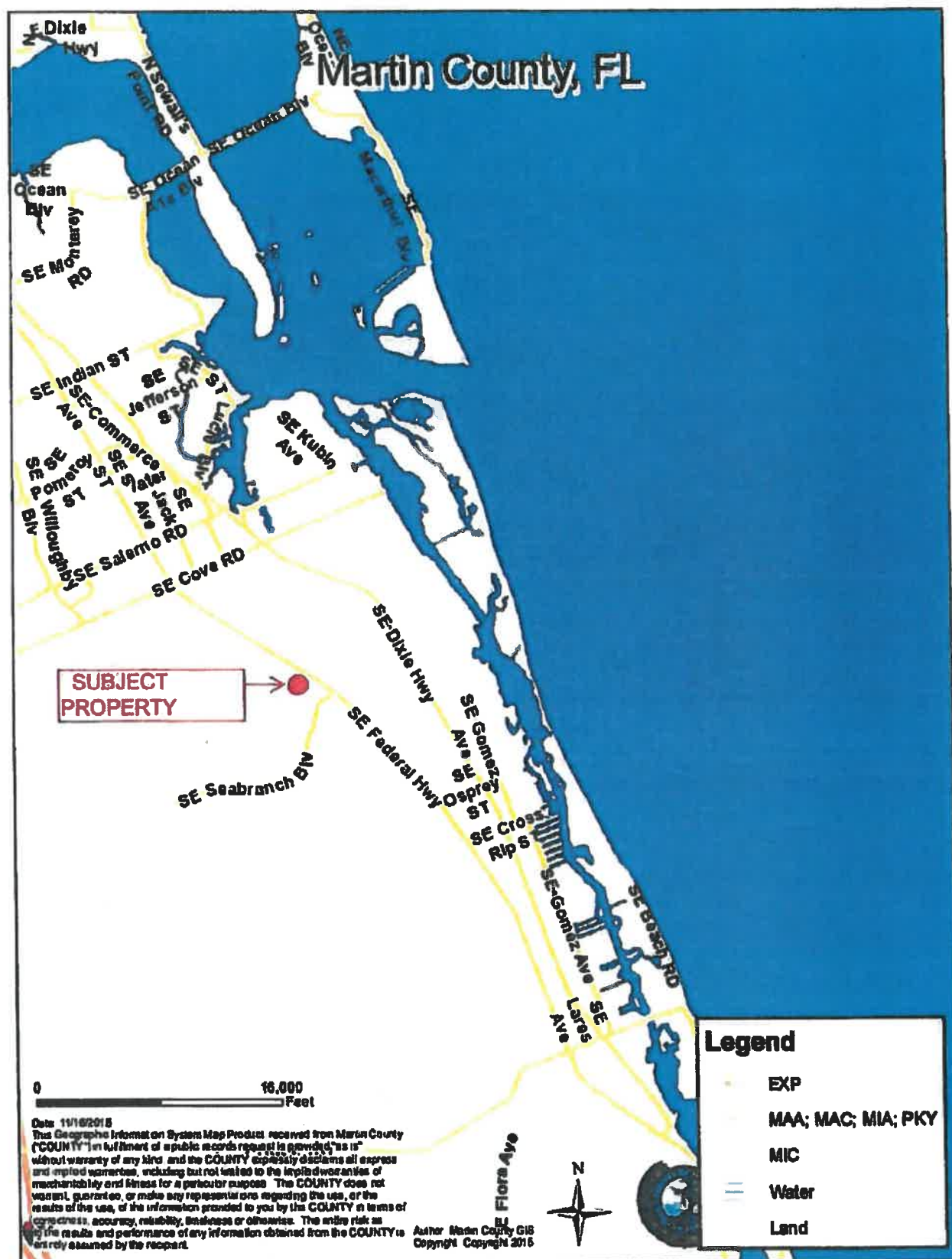
After the initial five-year monitoring period, the Preserve Areas may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

- 10.3 **Maintenance Criteria** - The threshold for maintenance requirements will be any area that has five percent or more total vegetative coverage by nuisance or exotic vegetation at any time during the monitoring period. Additionally, any areas that have not achieved 80 percent coverage with desirable plant species at the end of two years will be recommended for supplemental planting to meet this criterion.
- 10.4 **Inspections** - Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County or the South Florida Water Management District may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

## **11.0 ENFORCEMENT**

Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

***Exhibit A: Location Map***



***Exhibit A-1: Gopher Tortoise Survey Report***

**MARINER VILLAGE SQUARE  
ECOLOGICAL SURVEY & ASSESSMENT  
&  
GOPHER TORTOISE SURVEY  
UPDATE**



**Prepared by:  
Saskowsky & Associates, Inc.  
Ecological Consultants  
Stuart, Florida**

**July 2019**

**SASKOWSKY & ASSOCIATES, INC.**  
**ECOLOGICAL CONSULTANTS**  
 Stuart, Florida

**MARINER VILLAGE SQUARE**  
**ECOLOGICAL SURVEY & ASSESSMENT**  
**& GOPHER TORTOISE SURVEY UPDATE**  
 July 2019

**ECOLOGICAL SURVEY & ASSESSMENT UPDATE**

An Ecological Survey & Assessment, including a gopher tortoise survey, was conducted on the subject property in October 2015 and again in August 2017. This report is an update of those assessments.

The subject property remains in essentially the same condition as stated in the previous reports. Most of the site is a cover of exotic vegetation with a few native species mixed in. Native upland habitat exists in the southeast corner as shown on the Habitats Aerial.

**GOPHER TORTOISE SURVEY UPDATE**

A gopher tortoise survey was conducted on the subject property in accordance with the scientific methodology and techniques outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Also utilized was *Procedures for Conducting Accurate Burrow Surveys* published by Ashton Biodiversity Research and Preservation Institute. The initial survey was conducted in October 2015 with an updated survey conducted in August 2017. The recent survey (July 8, 2019) found that four of the original burrows observed during the initial survey are no longer in existence. However, twelve new burrows were observed during the July 2019 survey. This brings the total number of potentially occupied burrows to seventeen. The presence of the new burrows can probably be attributed to illegal relocation.

**NATIVE VEGETATION UPDATE**

The area of native upland habitat (NUH) is located on the southerly corner and property line. This area is typical pine flatwoods with slash pine, saw palmetto, gall berry, fetterbush, wax myrtle, and the usual mix of native herbaceous plants and grasses. Some areas within the native upland habitat area may not have a strong ground cover. However, these areas still qualify as NUH due to the presence of canopy and sub canopy native species.

**EXOTIC VEGETATION UPDATE**

The majority of the site is disturbed upland with dense stands of Brazilian pepper, ear-leaf acacia, java plum, climbing fern, nuisance and ruderal weeds, and landscape/ornamental vegetation.

**WETLAND AND OSWs**

The jurisdictional wetland is in fair condition. Some areas in the wetland contain Brazilian pepper, climbing fern, and primrose willow. The 50' wetland buffer has a dense cover of invasive exotic



**(Wetlands & OSWs continued);**

vegetation including Brazilian pepper, ear-leaf acacia, java plum, and climbing fern, plus numerous species of nuisance and ruderal weeds. A few slash pines, laurel oaks, and cabbage palms were observed in this 50' buffer area. The OSW's are surrounded by invasive exotic vegetation.

Signed: 

Date: July 19, 2019

**HABITATS AERIAL**  
**Updated July 2019**



**GOPHER TORTOISE SURVEY  
LOCATION OF BURROWS  
Updated July 2019**

**Potentially Occupied Burrows**

Previously observed: GT1, GT2, GT6, GT7, GT8

Observed on July 8, 2019: GT1A, GT2A, GT3A, GT4A, GT5A, GT6A, GT7A, GT8A, GT9A, GT10A, GT11A, GT12A



***Exhibit A-2: List of Wildlife Observed***

**WILDLIFE OBSERVATIONS  
MARINER VILLAGE SQUARE**

The following wildlife species were observed on the subject property:

**BIRDS:**

<b>Common Name</b>	<b>Scientific Name</b>
Great blue heron	<i>Ardea herodias</i>
Turkey vulture	<i>Cathartes aura</i>
Black vulture	<i>Coragyps atratus</i>
Common grackle	<i>Quiscalus quiscula</i>
Northern mockingbird	<i>Mimus polyglottos</i>
Northern cardinal	<i>Cardinalis cardinalis</i>
Mourning Dove	<i>Zenaida macroura</i>
Fish Crow	<i>Corvus ossifragus</i>
Rufus-sided towhee	<i>Pipilo erythrophthalmus</i>
Field sparrow	<i>Spizella pusilla</i>

**REPTILES & AMPHIBIANS:**

Gopher tortoise	<i>Gopherus polyphemus</i>
Southern black racer	<i>Coluber constrictor priapus</i>
Brown anole	<i>Anolis sagrei</i>

**MAMMALS:**

Gray squirrel	<i>Sciurus extimus</i>
Raccoon	<i>Procyon lotor elucus</i>
Virginia opossum	<i>Didelphis virginiana</i>

***Exhibit B: Current Aerial Photograph***



