

PREPARED BY AND RETURN TO:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994
Rev. 2-10-23

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

THIS SEVENTH AMENDMENT TO MARINER VILLAGE SQUARE
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT (Amendment) made and
entered into this _____ day of _____, 2023, by and between
RIBBON VENTURES, LLC, a Florida limited liability company, (OWNER) and MARTIN
COUNTY, a political subdivision of the State of Florida (COUNTY).

W I T N E S S E T H:

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 (PUD) Zoning Agreement for
the development of a project in Martin County, Florida, known as "MARINER VILLAGE
SQUARE," which 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, and was subsequently amended six times. The Mariner Square PUD Zoning Agreement
and all subsequent amendments , is hereinafter referred to as the "Mariner Village Square PUD
Agreement," and

WHEREAS, OWNER has 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 desires 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 **Revised Exhibit E**, Revised Timetable for Development, of said Agreement;

NOW, THEREFORE, it is agreed between OWNER 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 its exhibits are hereby amended as follows:

- 2.1. The approved use in Phase 4 as reflected on the Revised Master Site Plan and Revised Phasing Plan is changed from a 152-bed residential care facility to a 64-unit vehicle storage facility. **Exhibit D**, Revised Master Plan and **Exhibit D-1**, revised Phasing Plan. are replaced in their entirety by Exhibit D and Exhibit D-1 attached hereto; and

- 2.2. Exhibit E, Revised Timetable For Development is replaced in its entirety with the attached Exhibit E to reflect the change in use in Phase 4 and to reflect new timeframes for obtaining final site plan approval and completing the remaining phases in accordance with the Executive Orders issued by the Governor of the State of Florida;

3. Paragraph 2.5.a., of the Fifth Amendment to the Mariner Village Square PUD Agreement recorded in OR Bk 3001, Pg 702, of the Martin County Public Records, which amends Exhibit F, Special Conditions, is amended to replace the references to "Phase 4" to "Phase 2" to correct scrivener's errors.

4. Exhibit F, Special Conditions is amended to include a special condition requiring an access tract modification by easement agreement between the OWNER and the Mariner Village Square Association, Inc. as shown on Exhibit D, Revised Master Plan and Exhibit D-1, Revised Phasing Plan. Said easement(s) shall be recorded within 60 days of final site plan approval of Phase 4.

5. All the terms and conditions of the Mariner Village Square PUD Agreement 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:

Print Name:

Print Name: ADDRESS:

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, by Eldad Israel, as Manager of RIBBON VENTURES, LLC, a Florida limited liability company on behalf of said company, who is [] personally known to me or [] has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2023.

OWNER:

RIBBON VENTURES, LLC, a Florida
limited liability company

By:

Eldad Israel
Its: Manager
7050 W. Palmetto Park Road
Suite 15-477
Boca Raton, FL 33433

(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

ATTEST:

COUNTY:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Carolyn Timmann
Clerk of the Circuit Court
and Comptroller

By: _____
Edward V. Ciampi, Board Chairman

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

(COMMISSION SEAL)

By: _____
Elysse A. Elder
Deputy County Attorney

EXHIBIT D
REVISED MASTER PLAN

EXHIBIT D-1
REVISED PHASING PLAN

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:

<u>PHASE</u>	<u>DATE TO OBTAIN FINAL APPROVAL</u>	<u>DATE TO COMPLETE</u>	<u>USES AND REQUIRED IMPROVEMENTS</u>
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)	Completed	6-19-2024	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)	Completed	Completed	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)	7-21-2023	4-24-2025	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)	10-24-2023	4-24-2025	64-unit vehicular storage facility, project signs, stormwater treatment areas, construction of 69 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.