



August 26, 2021

HAND DELIVERY

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Mariner Village Square PUD – Request for 7th PUD Amendment, Revised Master Plan, Revised Phasing Plan and Final Site Plan Approval of Phase 4 with Certificate of Public Facilities Reservation (Our ref. #18-360)

Dear Paul:

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 4. The proposed project is within the Mariner Village Square PUD, which is located west of US-1 at the intersection of Mariner Sands Boulevard. The commercial plat for the project has been recorded and the project is currently approved with following entitlements on the remaining undeveloped phases:

Phase 2: 3-story, 115,000 sf residential storage facility;

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

Phase 4: 2-story, 152-bed residential care facility (assisted living and memory care).

Phase 2, which also includes plat infrastructure site improvements, is currently under construction.

By way of the 7th PUD Amendment, the approved use in Phase 4 as shown on the approved master plan and phasing plan is proposed to be changed from a 152-bed residential care facility to a 64-unit vehicular storage facility.

The Timetable of Development Schedule has also been revised to update the dates to obtain final site plan approval and complete the project in accordance with extensions granted by way of executive orders issued by the Governor.

The final site plan application for Phase 4 is intended to be approved concurrent with the approval of the 7th PUD Amendment and Revised Master Plan application. Phase 4 includes the construction of a 64-unit vehicular storage facility on Lot 4 which will tie into the plat infrastructure improvements that are currently under construction. The “Hobe Sound Auto Vault” project will provide individual air conditioned storage units specifically designed for collectible vehicles and high-end motor coaches.

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 deeds reflecting ownership;
- The no property transfer statement;
- The Phase 4 legal description;
- The proposed 7th PUD Amendment;
- Legislative extension letter dated 5-18-21;
- The recorded 6th PUD Amendment;
- The location-parcel map;
- Signed & sealed excavation, fill & hauling form;
- Signed & sealed Stormwater Report;
- Stormwater Maintenance Plan;
- Signed & sealed Traffic Impact Analysis;
- The approved Preserve Area Management Plan for the entire project, including the environmental assessment;
- Updated gopher tortoise survey and listed species report;
- SFWMD PAMP compliance letter;
- The utility service letters;
- The proposed water sources;
- The utility agreement information sheet;
- Utility calculations;
- Aerial map with the property outlined;
- Future land use map with the property outlined;
- Zoning map with the property outlined;
- PUD Statement of benefits;
- The proposed revised phasing plan;
- A reduced copy of stamped-approved revised phasing plan per the 6th PUD Amendment;
- The proposed revised master plan, and electronic copy of same;
- A reduced copy of the stamped-approved revised master plan per the 6th PUD Amendment;
- The proposed Phase 4 final site plan, and electronic copy of same;
- A reduced copy of the recorded plat;
- The Phase 4 landscape plan; including the protected tree inventory; and
- Architectural elevations and floor plans;
- Signed & sealed boundary and topographic survey, and electronic copy of same; and
- Signed & sealed construction plans, including a land clearing and erosion control plan.

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.

Wildfire risk assessment scoresheet – not applicable to commercial sites that have been developed.

Lighting plan – A lighting plan is not proposed.

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

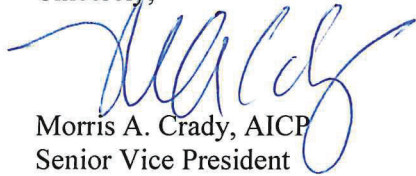
Certified list of surrounding property owners – Not applicable because no changes to the existing PUD uses are proposed, therefore public hearing notification is not required.

Paul Schilling
August 26, 2021
Page 3 of 3

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 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application:

Revised PUD Zoning & Master Site Plan
& Ph. 4 Final Site Plan

Name or Title of Proposed Project: Mariner Village Square PUD, Phase 4

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☐ YES/NO ☒ **Pre-Application Meeting Date:** _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: M160-012

Previous Project Name if applicable: _____

Parcel Control Number(s)

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

31-38-42-008-000-00042-9

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Ribbon Ventures, LLC

Company Representative: Eldad Israel

Address: 7050 W. Palmetto Park Road, Suite 15-477

City: Boca Raton, **State:** FL **Zip:** 33433

Phone: _____ **Email:** _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Bowman Consulting Group

Company Representative: Steve Brickley

Address: 301 SE Ocean Blvd., Suite 301

City: Stuart, State: FL Zip: 34994

Phone: 772-283-1413 Email: sbrickley@bowmanconsulting.com

Civil Engineer (Name or Company): The MilCor Group

Company Representative: Melissa Corbett

Address: 10975 SE Federal Highway

City: Hobe Sound, State: FL Zip: 33455

Phone: 772-223-8850 Email: melissac@themilcorgroup.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Same as civil engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): Ahern & Associates

Company Representative: Jack Ahern

Address: 2233 S. Kanner Highway

City: Stuart, State: FL Zip: 34994

Phone: 772-220-8907 Email: jack@ahern-architects.com

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification 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. (125.022(1), Fla. Stat.)



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

E. 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.

Morris A. Crady
Applicant Signature

8-26-2021
Date

Morris A. Crady
Printed Name

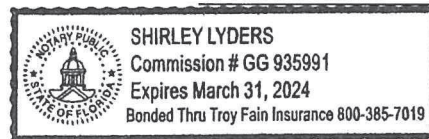
NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 26th day of August, 2021, by Morris A. Crady.

He or She ☒ is personally known to me or has produced as identification.

Shirley Lyders
Notary Public Signature



STATE OF: FLORIDA at-large



**Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Mariner Village Square PUD, Revised Master & Phase 4 Final Site Plan 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

8-26-2021
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

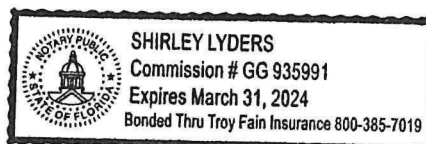
COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of August, 20 21, by Morris A. Crady.

He or She ☒ is personally known to me or ☐ has produced _____ as identification.

Printed name


Notary Public Signature



STATE OF: FLORIDA at-large



PROJECT NARRATIVE

Mariner Village Square PUD 7th PUD Amendment, Revised Master Plan, Revised Phasing Plan and Phase 4 Final Site Plan August 25, 2021

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 6 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: 3-story, 115,000 sf residential storage facility;

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

Phase 4: 2-story, 152-bed residential care facility (assisted living and memory care);

Phase 2, which includes all plat infrastructure, preserve area management requirements and the residential storage facility, has obtained final site plan approval and is under construction.

Proposed 7th PUD Amendment

By way of the 7th PUD Amendment, the approved use in Phase 4 as shown on the approved master plan and phasing plan is proposed to be changed from a 152-bed residential care facility to a 64-unit vehicular storage facility.

The Timetable of Development Schedule has also been revised to update the dates to obtain final site plan approval and complete the project in accordance with extensions granted by way of executive orders issued by the Governor.

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 4 Final Site Plan Application

The final site plan application for Phase 4 is intended to be approved concurrent with the approval of the 7th PUD Amendment and Revised Master Plan application. Phase 4 includes the construction of a 64-unit vehicular storage facility on Lot 4 which will tie into the plat infrastructure improvements that are currently under construction. The “Hobe Sound Auto Vault” project will provide individual air conditioned storage space specifically designed for collectible vehicles and high-end motor coaches.

Ribbon Ventures, LLC
7050 W. Palmetto Park Road
Suite 15-477
Boca Raton, Florida 33433

August 17, 2021

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Mariner Village Square PUD

Dear Mr. Schilling:

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: _____

Eldad Israel, Manager

STATE OF FLORIDA

COUNTY OF Martin

The foregoing was acknowledged before me by means of ☒ physical presence or [] online notarization, this day of 20th, 2021, by ELDAD ISRAEL, Manager of RIBBON VENTURES, LLC, a Florida limited liability company. He [] is personally known to me or ☒ has produced FLDL-7264200-68-3090 as identification.



Shannon D. Garrett
NOTARY PUBLIC
My Commission Expires: may 18 2024

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

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

SPECIAL WARRANTY DEED

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

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

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

This conveyance is made subject to the following:

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

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

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

#35930535_v1

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

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

WITNESSES:

Maite Mendiola
Print Name: Maite Mendiola

Mahriah Tucker
Print Name: Mahriah Tucker

FCB TREASURE COAST LLC, a Delaware limited liability company

By: 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# EE210524
Expires 6/24/2016

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

Exhibit A

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

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

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

LESS AND EXCEPT the following described property, to wit:

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

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



Recorded in Martin County, FL 4/8/2020 12:10 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$0.70
CFN#2809179 BK 3122 PG 1561 PAGE 1 of 3

Prepared by and return to:
Christen Spake, Esq.
McCarthy, Summers, Wood,
Norman, Melby & Schultz, P.A.
2400 SE Federal Highway, 4th Floor
Stuart, Florida 34994
772-286-1700
File Number: 13599.01

(space above this line for recording data)

Warranty Deed

THIS WARRANTY DEED, made this 27th day of MARCH, 2020, by
Mariner Village Square Association, Inc., a Florida not-for-profit corporation whose address is
855 Alamanda Street, Boca Raton, FL 33486 ("Grantor"), to Ribbon Ventures, LLC, a Florida
limited liability company, whose address is 712 Shore Drive, Boynton Beach, FL 33435
("Grantee"):

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100
DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by
said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to
the said grantee, and Grantee's heirs and assigns forever, the following described land, situate,
lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
and incorporated herein by this reference

Subject to taxes for 2020, and subsequent years; covenants, conditions,
restrictions, easements, reservations and limitations of record, if any.

and said Grantor does hereby fully warrant the title to said land, and will defend the same
against lawful claims of all persons whomsoever.

This deed is prepared without benefit of title examination.

This is a conveyance of unencumbered property with no change of beneficial ownership
and no exchange of value. Pursuant to Crescent Miami Center, LLC v. Florida Department
of Revenue SC03-2063, 05/19/2005, and subsequent Technical Assistance Advisements
issued by the State of Florida Department of Revenue, only minimum documentary
stamp tax is due.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Kirstine Dudley
Printed Witness Name Kirstine Dudley
Brent Dudley
Printed Witness Name Brent Dudley

Mariner Village Square Association, Inc., a
Florida not-for-profit corporation

By: Behn Wilson
Print: Behn Wilson
As: President

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 27 day of March, 2020, by
Behn Wilson as President of Mariner Village Square Association, Inc., a
Florida not-for-profit corporation, on behalf of the corporation. He/she is ☒ personally known
to me or ☐ has produced _____ as identification.

{Notary Seal}

Notary Public



ELIZABETH NEIBERGER
Commission # GG 346445
Expires October 19, 2023
Elected thru Direct Notary Election

Elizabeth Neibenger

EXHIBIT A

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, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.



Recorded in Martin County, FL 4/8/2020 12:10 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$0.70
CFN#2809179 BK 3122 PG 1561 PAGE 1 of 3

Prepared by and return to:
Christen Spake, Esq.
McCarthy, Summers, Wood,
Norman, Melby & Schultz, P.A.
2400 SE Federal Highway, 4th Floor
Stuart, Florida 34994
772-286-1700
File Number: 13599.01

(space above this line for recording data)

Warranty Deed

THIS WARRANTY DEED, made this 27th day of MARCH, 2020, by **Mariner Village Square Association, Inc.**, a Florida not-for-profit corporation whose address is 855 Alamanda Street, Boca Raton, FL 33486 ("Grantor"), to **Ribbon Ventures, LLC**, a Florida limited liability company, whose address is 712 Shore Drive, Boynton Beach, FL 33435 ("Grantee"):

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
and incorporated herein by this reference

Subject to taxes for 2020, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

This deed is prepared without benefit of title examination.

This is a conveyance of unencumbered property with no change of beneficial ownership and no exchange of value. Pursuant to *Crescent Miami Center, LLC v. Florida Department of Revenue* SC03-2063, 05/19/2005, and subsequent Technical Assistance Advisements issued by the State of Florida Department of Revenue, only minimum documentary stamp tax is due.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Kirstine Dudley
Printed Witness Name Kirstine Dudley
Brent Naly
Printed Witness Name Brent Naly

Mariner Village Square Association, Inc., a
Florida not-for-profit corporation

By: Behn Wilson
Print: Behn Wilson
As: President

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 27 day of March, 2020, by
Behn Wilson as President of Mariner Village Square Association, Inc., a
Florida not-for-profit corporation, on behalf of the corporation. He/she is ☒ personally known
to me or ☐ has produced _____ as identification.

{Notary Seal}

Notary Public



ELIZABETH NEIBERGER
Commission # GQ 346445
Expires October 19, 2023
Bonded Thru Budget Notary Services

Elizabeth Neiberger

EXHIBIT A

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, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

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

SPECIAL WARRANTY DEED

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

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

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

This conveyance is made subject to the following:

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

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

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

#35930535_v1

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

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

WITNESSES:

Maite Mendiola
Print Name: Maite Mendiola

Mahriah Tucker
Print Name: Mahriah Tucker

FCB TREASURE COAST LLC, a Delaware limited liability company


By: [Signature]
Larry Benton, Manager

STATE OF FLORIDA)

COUNTY OF BROWARD)

) SS
)

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

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

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

Exhibit A

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

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

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

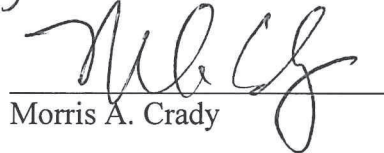
LESS AND EXCEPT the following described property, to wit:

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

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

To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into Ribbon Ventures, LLC was recorded in OR Bk 2793, Pg 1889, and the Warranty Deed into Ribbon Ventures recorded in OR Bk 3122, Pg 1561, of the Public Records of Martin County, Florida.

DATED THIS 26 DAY OF August, 2021.


Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 26th DAY OF August, 2021 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4, MARINER VILLAGE SQUARE PLAT III, P.U.D. ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 48, PUBLIC RECORDS
OF MARTIN COUNTY, FLORIDA.

CONFIDENTIAL
MARTIN

2020 APR 16 PM 3: 03

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT

BY

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

Inst. # 2810978
Blk 3124 Pg: 2641 Pages: 1 of 10
Recorded on: 4/22/2020 10:57 AM Doc: AGR
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$86.50



SIXTH AMENDMENT TO MARINER VILLAGE SQUARE PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

THIS AGREEMENT, made and entered into this 25th day of February, 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:

Beh Wilson
Behn Wilson

Print Name:

Tam
Theresa Goldstein

Print Name:

OWNER:

RIBBON VENTURES, LLC, a Florida
limited liability company

By:

Rita Wilson
Rita Wilson
Its: Manager

ADDRESS: 712 Shore Drive
Boynton Beach, FL 33425

STATE OF FLORIDA

COUNTY OF ~~MARTIN~~ Palm Beach

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.

27th WITNESS my hand and official seal in the County and State last aforesaid this day of February, 2020.

(NOTARIAL STAMP)



Melissa Polissaint
Notary Public
Print Name: Melissa Polissaint
My Commission Expires: 7/12/22



WITNESSES:

Susan P. Smith
Susan P. Smith
Print Name

[Signature]
Print Name

ASSOCIATION:

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

By: Merv McDonald
Merv McDonald, President

ADDRESS: 712 Shore Drive
Boynton Beach, FL 33425

STATE OF FLORIDA
COUNTY OF ~~MARTIN~~ Palm Beach

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
26th day of February 2020.

(NOTARIAL STAMP)



Melissa Polissaint
Notary Public
Print Name: Melissa Polissaint
My Commission Expires: 7/12/22



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:

By:


Krista A. Storey
Senior Assistant County Attorney

(COMMISSION SEAL)



EXHIBIT D

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

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

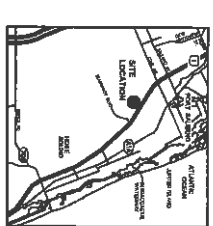
U. S. HIGHWAY NO. 1 (STATE ROAD NO. 5) S.E. FEDERAL HIGHWAY



Indaco & associates

601 Columbia Street, Suite 200
Fort Lauderdale, FL 33304
Phone: (954) 551-1000
Fax: (954) 551-1001
Email: info@indaco.com

Key Location:



Project Team:

Architect: Ross Vitale, LLC
P.O. Box 115
Boynton Beach, FL 33435
Land Planner: Linda E. Anderson
Land Planner/Developer: VTI Design Solutions
Environmental Planner: David C. 1000
Engineer: Brown Consulting Group
301 N. Ocean Blvd., Suite 200
Boynton Beach, FL 33435
Surveyor: Tropic Survey
Marine Village Square PUD
Master Plan

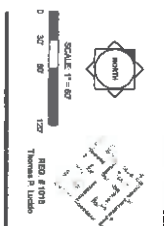
Mariner Village Square PUD

Mariner County, Florida
Revised
Master Plan

Master Plan

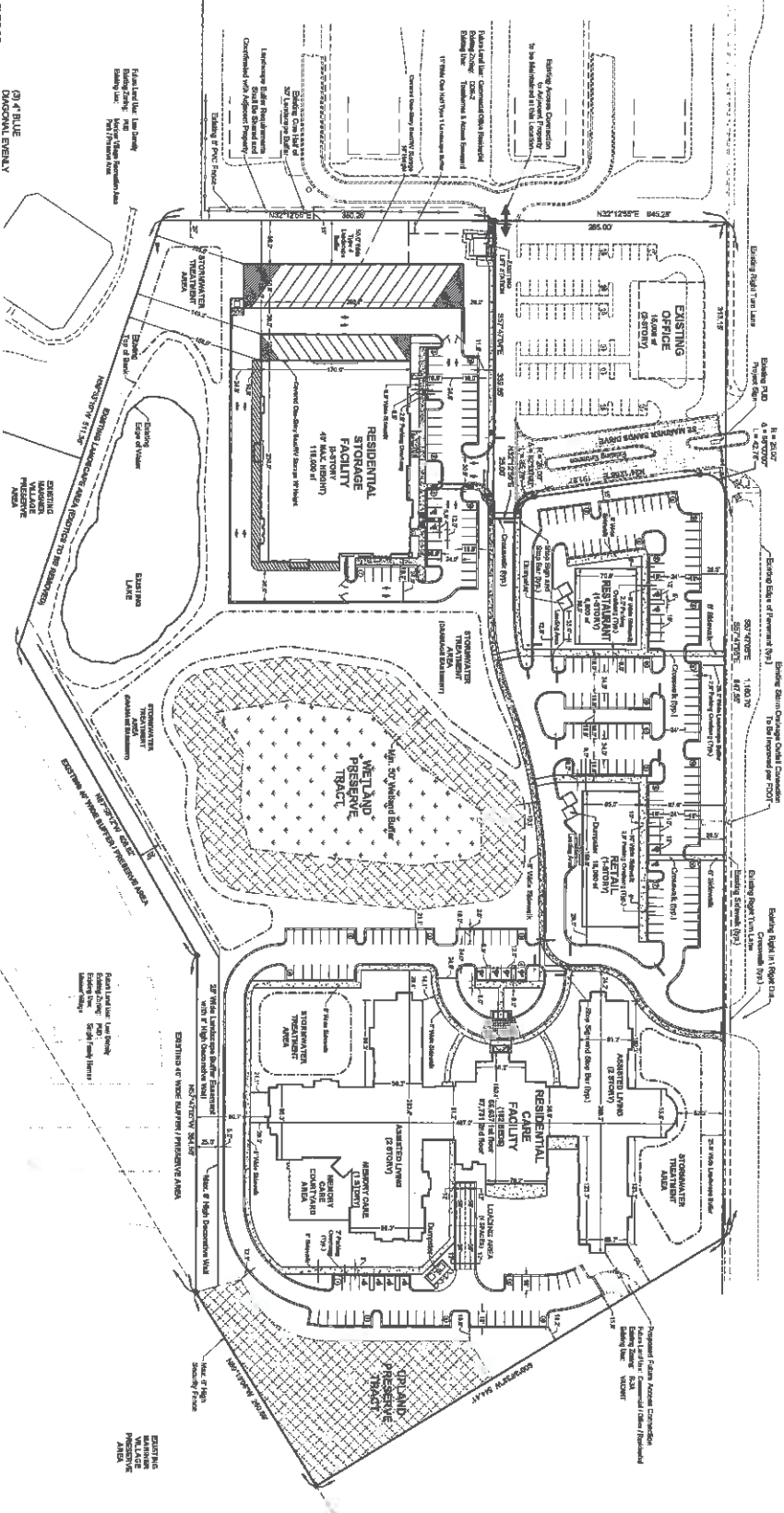
Date	By	Description
1-14-2016	A.L. & J.A. Anderson	Initial Master Plan
1-14-2016	A.L. & J.A. Anderson	Revised Master Plan

Scale: 1" = 40'



1 of 1

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Legend

- Upland Preserve
- Wetland Preserve

General Notes:

1. The purpose of this plan is to show the proposed development and its relationship to the surrounding environment.
2. The plan is based on the information provided by the applicant and is subject to change without notice.
3. The plan is subject to the approval of the local government and the state.
4. The plan is subject to the approval of the state and the federal government.
5. The plan is subject to the approval of the state and the federal government.
6. The plan is subject to the approval of the state and the federal government.
7. The plan is subject to the approval of the state and the federal government.
8. The plan is subject to the approval of the state and the federal government.
9. The plan is subject to the approval of the state and the federal government.
10. The plan is subject to the approval of the state and the federal government.

Building Data

Maximum Height: 40 Feet (12.19 Meters)
Building Footprint Coverage: 40.00%
Open Space: 40.00%

Parking Requirements

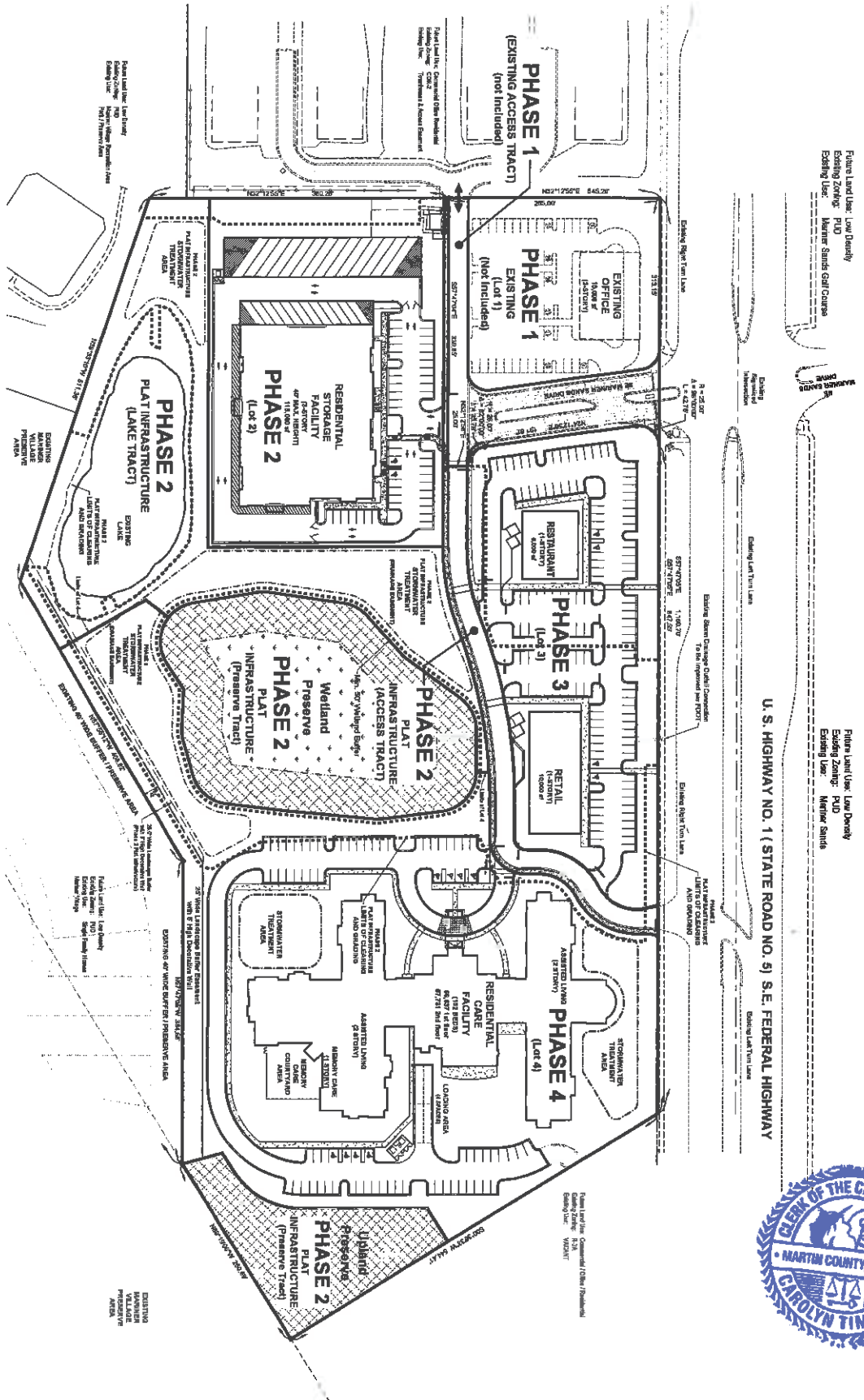
Size	Use	Rate	Parking
1,000 sq. ft.	Office	1 space per 1,000 sq. ft.	100 spaces
1,000 sq. ft.	Retail	1 space per 1,000 sq. ft.	100 spaces
1,000 sq. ft.	Restaurant	1 space per 1,000 sq. ft.	100 spaces
1,000 sq. ft.	Hotel	1 space per 1,000 sq. ft.	100 spaces
1,000 sq. ft.	Other	1 space per 1,000 sq. ft.	100 spaces
Total			400 spaces

Site Data

Total Site Area:	803,434 sq. ft. (20.23 AC.)
Impervious Area:	403,970 sq. ft. (9.28 AC.) 40.3%
Open Space:	399,464 sq. ft. (9.28 AC.) 40.3%
Building Footprint:	234,380 sq. ft. (5.20 AC.) 29.2%
Parking Area:	169,580 sq. ft. (3.78 AC.) 21.1%
Wetland Preserve:	203,504 sq. ft. (4.68 AC.) 25.4%
Stormwater Treatment Area:	78,544 sq. ft. (1.79 AC.) 9.8%
Other:	30,026 sq. ft. (0.69 AC.) 3.7%
Total:	803,434 sq. ft. (20.23 AC.)

Upland Preserve Calculations

Existing Upland Preserve: 0.75 Acres
Proposed Upland Preserve: 0.75 Acres
Total Upland Preserve: 1.50 Acres



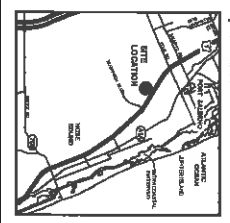
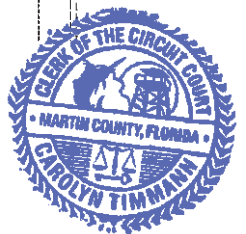
NOTES:

- Construction of Phase 2 shall be substantially completed, as determined by the County, prior to the commencement of any subsequent phases. After completion of Phase 2, other phases may be constructed out of number 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 site, perimeter buffer areas and lot areas.

PHASING DATA

PHASE	USES AND REQUIRED IMPROVEMENTS
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 (medium 3-story), construction of 47 parking spaces, loading and service areas, required utilities and landscape areas.
2 (Plat Infrastructure)	Completion of stormwater treatment area including improvements to existing per FDOT. Completion of access tract improvements including secondary US-1 access drive, project signs, construct portion of wetland 25' landscape buffer and 8' decorative wall and completion of 48 preserve area requirements per P&.
3 (Lot 3)	1-story 5,000 sq ft retail restaurant, 1-story 10,000 sq ft retail building construction of 132 parking spaces, loading and service areas, utilities and landscape improvements.
4 (Lot 4)	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 wetland 25' landscape buffer and 8' decorative wall.

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



Key Location:

U.S. Highway No. 1 (State Road No. 9) S.E. Federal Highway

Project Team

Architect: Robert J. Vignone, LLC
10000 N. US Highway 1, Suite 100
Boynton Beach, FL 33435

Land Planning: Ladd & Associates
10000 N. US Highway 1, Suite 100
Boynton Beach, FL 33435

Engineer: Southern Consulting Group
3000 E. Colonial Drive, Suite 201
Boynton Beach, FL 33435

Surveyor: Tany Technology
10000 N. US Highway 1, Suite 100
Boynton Beach, FL 33435

Mariner Village Square PUD

Martin County, Florida
Revised
Phasing Plan

Date	By	Description
11/14/2012	S.L.B.	Initial Design
1/23/2013	S.L.B.	1st Revision
11/14/2013	S.L.B.	2nd Revision



Sheet
1 of 1

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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)	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.

STATE OF FLORIDA
MARTIN COUNTY

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

CAROLYN TIMMANN, CLERK

BY: MK [Signature] D.C.

DATE: 04-16-2020





May 18, 2021

E-mail and Regular Mail

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

RE: Mariner Village Square PUD Revised Master Plan and Phase 2 Final Site Plan (Project No. M160-011) – Request for Extension Pursuant to Governor Ron DeSantis' Executive Orders Extending Executive Order 20-52 (COVID 19), Executive Orders 20-316, 21-45 and 21-94 (Our ref. #18-360)

Dear Paul:

Please consider this letter formal notification for an extension pursuant to Governor Ron DeSantis' Executive Orders extending 20-52 (COVID 19). Those Executive Orders are 20-316 issued on 12-29-20, 21-45 issued on 2-26-21, and 21-94 issued on 4-27-21. This extension includes the 180-day tolling period and an additional 6 months.

Pursuant to Chapter 252.363, Florida Statutes, the extension is to be implemented by way of a written notice to the local government or permitting agencies within 90 days after the termination of the emergency declaration. The termination date of Executive Order 20-316 is 7-27-21 (notification by 5-29-21), Executive Order 21-45 is 4-27-21 (notification by 7-27-21) and Executive Order 20-94 is 6-26-21 (notification by 9-25-21).

Pursuant to Executive Orders 20-52 (COVID 19), as extended by Executive Orders 20-114, 20-166, 20-213, and Executive Order 20-181 (Hurricane Isaias), a legislative extension notice was provided to Martin County extending the timeframes as follows:

- Phase 2, Lot 2 to obtain permits by June 22, 2022 and to complete construction by June 22, 2023;
- Phase 3, Lot 3 to obtain final site plan approval by July 25, 2022 and to complete construction by April 27, 2024;
- Phase 4, Lot 4 to obtain final site plan approval by October 26, 2022 and to complete construction by April 27, 2024.

By way of the executive orders listed above, these timeframes are extended by 180 days and 6 months.

Accordingly, please acknowledge receipt of this notification and confirm in writing the following extensions:

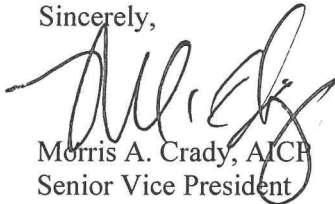
- The timeframe for Phase 2, Lot 2 to obtain permits is extended to June 19, 2023, and to complete the project is extended to June 19, 2024;
- The timeframe for Phase 3, Lot 3 to obtain final site plan approval is extended to July 21, 2023, and to complete the project is extended to April 24, 2025;

Paul Schilling
May 18, 2021
Page 2 of 2

- The timeframe for Phase 4, Lot 4 to obtain final site plan approval is extended to October 24, 2023, and to complete the project is extended to April 24, 2025.

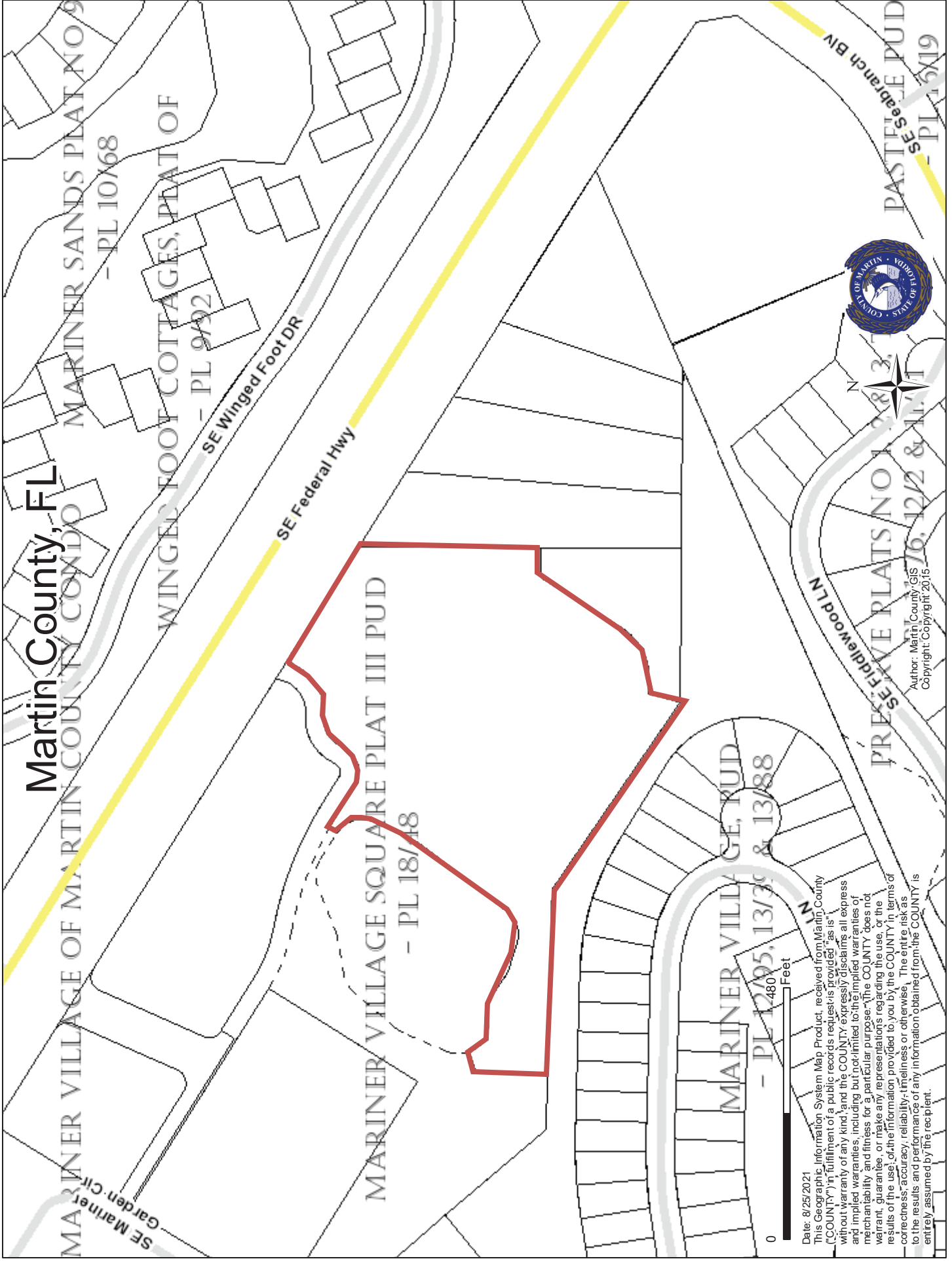
Please feel free to contact me if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Martin County, FL



Date: 8/25/2021
 This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.



Author: Martin County GIS
 Copyright: Copyright 2015



**MARTIN COUNTY ENGINEERING DEPARTMENT
ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING**

(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permit)

NAME OF FINAL SITE PLAN: Hobe Sound AutoVault

TYPE OF APPLICATION

*If more than 10,000 cubic yards are hauled **to or from** the site, the application must be filed as a Major*

1) Net cubic yards to be excavated:	<u>21,000</u>	
2) Net cubic yards to be filled:	<u>0</u>	
3) Cubic yards to be hauled from site:	<u>21,000</u>	(subtract line 2 from line 1)

TYPE OF APPLICATION: **MAJOR**

HAULING FEE CALCULATION

The hauling fee for fill hauled **from** the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

HAULING FEE: **\$4,410.00**

Prepared by:

Melissa G. Corbett

Professional Engineer's Name


Professional Engineer's Signature / Seal

P.E. #59292

P.E. No.

August 19, 2021

Date

The MilCor Group, Inc. C.A. #28246

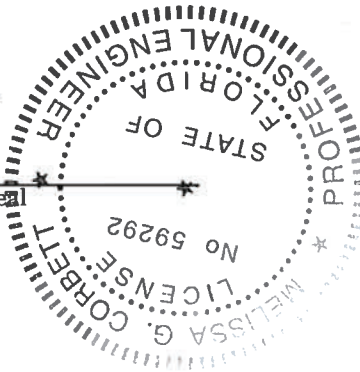
Firm's Name and Certificate of Authorization No. (if applicable)

10975 SE Federal Hwy., Hobe Sound, FL 33455

Address

772-223-8850

Phone No.



County Engineer's (or designee) Acceptance