The background of the slide features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the left and right sides, framing the central white text area.

Mariner Village Square

7th amendment to the PUD

Includes revised master and Phasing Plans
Revised Phase 4 Final Site Plan

Requested by Lucido and Associates on behalf
of Ribbon Ventures, LLC



Mariner Village Square PUD

Originally approved in 1986

Phase 1 15,000 Sq. Ft. Office and entryway

Phase 2 infrastructure and 115,000 Sq. Ft. residential storage

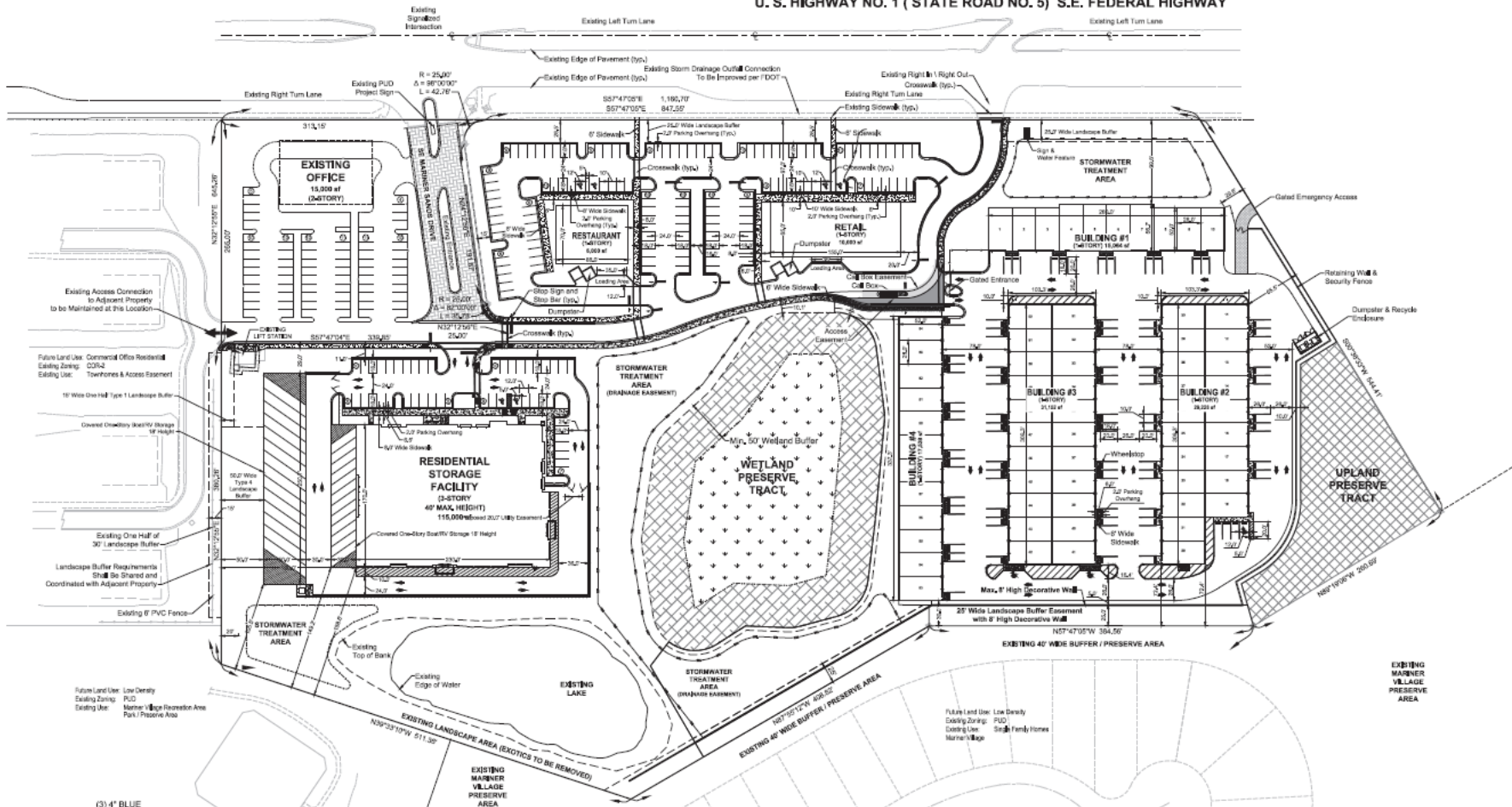
Phase 3 6,000 Sq. Ft. Restaurant and 10,000 Sq. Ft. Retail

Phase 4 64 unit, 93,982 Sq. Ft. Auto Vault

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



- 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 OPACQUE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Standard & Handicap Parking Space Detail

Not to Scale

Legend

- Upland Preserve
- Wetland Preserve

General Notes:

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Proposed right of way shall be shaded to minimize access glare to adjacent residential areas and roadways in accordance with Section 4.2.2.1 of the Florida Building Code.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent road uses, and to minimize nuisance dust and noise. Barriers shall be used on site to protect the vegetation to be used for the project.
- All designated preserve areas must be buffered and inspected by Mariner County prior to site clearing.
- Preserve areas may not be altered except in accordance with the Preserve Area Management Plan approved by Mariner County.
- All signs shall be in accordance with Mariner County applicable codes and ordinances in effect at the time of permit application.
- Lighting fixtures shall be a maximum of 30' in height within the parking lot area and a maximum of 22' in height within wetland preserve areas.
- Maximum residential right of way shall be 52' foot corridors as measured 8' feet above average grade at the property line of the existing parcel.
- All utility and other existing mechanical structures shall be removed per Section 4.2.2.1 and Section 4.2.2.2, LDRs.
- Awnings for each building to extend over all customer entrances per Section 4.2.2.1, LDRs.
- Min. 20' x 4' outdoor covered patio area with decorative center bases per Section 4.2.2.2, LDRs shall be provided for each building.
- 8' blue inverted V-shaped bike rack and 8' long bench per Section 4.2.2.2, LDRs shall be provided for each building.

Building Data

Maximum Height: (existing and Proposed Structures) 40 Feet (3 Story)
Building Footprint Coverage: 16%
Open Space: 49.6%

Parking Requirements

Phase	Size, Use & Rate	Parking Required	Parking Provided
1	10,000 of Office @ 1 space per 100 sq ft	90 spaces	71 spaces*
2	15,000 of Storage @ 1 space per 1,000 sq ft	77 spaces	47 spaces
3	6,000 of Restaurant @ 1 space per 100 sq ft	90 spaces	77 spaces
4	10,000 of Retail @ 1 space per 100 sq ft	40 spaces	50 spaces
5	10,000 of 40' x 60' Storage @ 1 space per 1,000 sq ft	63 spaces	87 spaces
Total		320 spaces	315 spaces

* Not including the existing parking spaces in Phase 1, the parking provided (255 spaces) and the parking required (283 spaces) is within the 10% threshold authorized by Section 4.2.2.1, LDRs.

Site Data

Total Site Area:	883,434 sq. ft. (20.28 Ac.)
Impervious Area:	480,614 sq. ft. (11.03 Ac.) (54.4%)
Building Footprints:	150,529 sq. ft. (3.37 Ac.)
Pavement:	279,016 sq. ft. (6.40 Ac.)
Covered Parking:	12,533 sq. ft. (0.29 Ac.)
Existing Lake:	33,436 sq. ft. (0.77 Ac.)
Pervious Area:	402,820 sq. ft. (9.25 Ac.) (45.6%)
Landscape / Open Space Areas:	198,565 sq. ft. (4.56 Ac.)
Upland Preserve Area:	81,221 sq. ft. (1.86 Ac.)*
Stormwater Treatment Areas:	64,145 sq. ft. (1.48 Ac.)
Wetland Buffer:	49,367 sq. ft. (1.13 Ac.)
Wetland Preserve:	36,129 sq. ft. (0.83 Ac.)
Lake Bank:	13,450 sq. ft. (0.31 Ac.)

Existing Zoning: PUD
Future Land Use Designation: General Commercial
Existing Use: Existing Office and Vacant

*Upland Preserve Calculations

Existing Native Upland Habitat:	3.0 Acres (Pine Flatwood)
Required Upland Preserve (25% of Existing):	0.75 Acres
Provided Upland Preserve:	0.76 Acres

lucido & associates
701 Ocean Blvd., Suite 100, Fort Myers, FL 33901
888 North Tamiami Trail, Suite 100, Fort Myers, FL 33901
239.434.1111, Fax 239.434.1112
239.434.1113, Fax 239.434.1114

Key / Location:



Project Team:

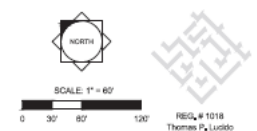
Architect:	Ribbon Ventures 7000 W. Palmetto Park Rd. Suite 15-477 Boca Raton, Florida 33433
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Suite 100, Fort Myers, FL 33901
Engineer / Traffic Engineer / Surveyor:	The McGraw Group, Inc. 10675 SW Federal Highway Hialeah, Florida 33154
Attorney:	Terry McCarthy McCarthy, Summers et al. 2400 SE Federal Highway - 4th Floor Fort Myers, FL 33901

Mariner Village Square PUD

Martin County, Florida

Revised Master Plan

Date	By	Description
4/24/2021	J.L.	Initial Submittal
5/25/2022	J.L.	1st Revision
7/28/2022	J.L.	2nd Revision
11/2/2022	J.L.	3rd Revision
2/1/2023	J.L.	Revised per Construction Phase



Designer:	J.L.	Sheet:
Manager:	MC	
Project Number:	19-000	
Municipal Number:	—	
Computer File:	14-10 Mariner Village Square PUD-Revision and Planning	

1 of 1

© Copyright Lucido & Associates. This document and its contents are the property of Lucido & Associates. No reproduction, without written permission, is allowed without the express written consent of Lucido & Associates. All rights reserved.



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

Development review staff
have found the application to
be in compliance with the
Land Development
Regulations and the
Comprehensive Growth
Management Plan

A. *Application Information*

**MARINER VILLAGE SQUARE PUD
7TH AMENDMENT TO THE PUD AND REVISED MASTER
SITE PLAN AND PHASE 4 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, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	M160-014
Application Type and Number:	DEV2021080012
Report Number:	2023 0210 M160-011 Staff Report Final
Application Received:	09/14/2021
Transmitted:	09/16/2021
Date of Staff Report:	11/22/2021
Resubmittal Received:	03/25/2022
Transmitted:	03/25/2022
Date of Staff Report:	05/20/2022
Resubmittal Received:	08/02/2022
Transmitted:	08/02/2022
Date of Report:	10/11/2022
Resubmittal received:	11/04/2022
Transmitted:	11/04/2022
Date of Report:	01/13/2023
Revised Report:	02/10/2023

Move that the Board Received and file the agenda item and its attachments including the staff report as Exhibit 1.

Move that the Board approve the 7th Amendment to the Mariner Village Square PUD including the Revised Master and Phasing Plans and Phase 4 Final Site Plan.