

PREPARED BY AND RETURN TO:
Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

**FIRST AMENDMENT TO MAGNOLIA RIDGE OF PALM CITY
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS FIRST AMENDMENT to the Magnolia Ridge of Palm City Planned Unit Development Agreement dated June 16, 2020 ("Amendment"), made and entered into this ____ day of _____, 2023, by and between PALM CITY GA HOMES, LLC, a Florida limited liability company, hereinafter referred to as "OWNER", and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY".

W I T N E S S E T H:

WHEREAS, after appropriate notice, public hearing and approval, Palm City GA Homes, LLC and COUNTY on or about the 16th day of July, 2020, entered into a Planned Unit Development ("PUD") Zoning Agreement for the development of a project in Martin County, Florida, known as "MAGNOLIA RIDGE OF PALM CITY," which Agreement is recorded in Official Records Book 3162 beginning at Page 1253 of the Public Records of Martin County, Florida, hereinafter referred to as the "Magnolia PUD Agreement" and,

WHEREAS, after appropriate notice and hearing, OWNER desires to amend the Magnolia PUD Agreement to revise Exhibit D, the Master Site Plan.

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

1. Exhibit D, the Master Site Plan is deleted and replaced in its entirety with Revised Master Site Plan, attached and incorporated as Revised Exhibit D.

2. All the terms and conditions of the Magnolia PUD Agreement, and any amendments, 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:

STATE OF _____
COUNTY OF _____

OWNER:

PALM CITY GA HOMES, LLC
a Florida limited liability company

By: _____
Robert Johns
Its: Manager

ADDRESS: 2395 NW Fork Road
Stuart, Florida 34994

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, appeared by means of [] physical appearance or [] online notarization, Robert Johns, as Authorized Representative of Palm City GA Homes, LLC, a Florida limited liability company on behalf of said company, who is [] personally known to me or [] produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2022.

(NOTARIAL STAMP)

Notary Public
Print Name: _____
My Commission Expires: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

EDWARD V. CIAMPI, CHAIRMAN

SUFFICIENCY:

APPROVED AS TO FORM & LEGAL

ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

REVISED EXHIBIT D
MASTER SITE PLAN

Master site plan as approved by Martin County Board of County Commissioners to be attached as Revised Exhibit D.