



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://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](http://www.martin.fl.us/accessibility-feedback)

### A. GENERAL INFORMATION

Type of Application: Revised PUD Final Site Plan

Name or Title of Proposed Project: Mariner Sands PUD, Tract RC-2

#### Brief Project Description:

See project narrative

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: September 1, 2022

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: M174

Previous Project Name if applicable: \_\_\_\_\_

#### Parcel Control Number(s)

29-38-42-002-000-00003-6

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Mariner Sands Country Club, Inc.

Company Representative: Skip Hildebrand

Address: 6490 SE Mariner Sands Drive

City: Stuart, State: FL Zip: 34997

Phone: 772-233-7403 Email: mahildebrand@gmail.com

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as property owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Lucido & Associates

Company Representative: Brian J. Nolan

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: bnolan@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):** EDC

Company Representative: Tony Canton

Address: 10250 SW Village Parkway - Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: tonycanton@EDC-Inc.com

**Civil Engineer (Name or Company):** EDC

Company Representative: David Baggett

Address: 10250 SW Village Parkway - Suite 201

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-462-2455 Email: DavidBaggett@EDC-Inc.com

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** Peacock & Lewis

Company Representative: Steve Pollio

Address: 1295 U.S. Highway 1, Suite 200

City: North Palm Beach, State: FL Zip: 33408

Phone: 561-626-9704 Email: steve@peacockandlewis.com

**Attorney (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** \_\_\_\_\_

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.



Applicant Signature

11.15.22

Date

Brian Nolan

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 15 day of November, 2022, by Brian J. Nolan, Jr.

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

Linda H. Brady

Printed name



Notary Public Signature

**STATE OF: FLORIDA at-large**







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## Digital Submittal Affidavit

I, Brian J. Nolan, Jr., attest that the electronic version included for the project Mariner Sands PUD, Tract RC-2 Revised Final Site Plan application 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

11-15-22  
Date

## NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of At physical presence or [ ] online notarization this 15 day of November, 2022, by Brian J. Nolan, Jr.

He or She X is personally known to me or \_\_\_ has produced \_\_\_ as identification.

Notary Public Signature

Linda H. Brady  
Printed name

STATE OF: FLORIDA at-large





## **PROJECT NARRATIVE**

### **Mariner Sands PUD, Tract RC-2 Revised Final Site Plan Application**

Mariner Sands PUD is an existing private golf course community located at the intersection of Mariner Sands Boulevard and US-1, between US-1 and SR A1A in Hobe Sound. The project's golf clubhouse, administration center and recreation facilities are concentrated on common property at the project's main entrance on US-1. All facilities are owned and controlled by the Mariner Sands Homeowner's Association (HOA).

The project has been fully developed for more than 30 years and all lots and tracts have been platted. The tennis courts, pool facilities and associated parking are located on Tract RC-1; the clubhouse, cart barn and associated parking are located on Tract RC-2; and the administration building, fitness center, croquet courts, pickleball courts and associated parking are located on Tract CM-1.

By way of this revised final site plan application for Tract RC-2, the HOA is seeking to demolish the existing clubhouse building and construct a new clubhouse building and related improvements on the same tract. The proposed clubhouse building is consistent with the PUD Master Plan and is intended to accommodate the needs of existing residents and membership. The new clubhouse will not result in additional impacts and therefore qualifies for a Certificate of Public Facilities Exemption.

The new design accommodates a more compact building design that will increase open space and landscape area. All existing landscape materials displaced by the new construction will be replaced and enhanced.

Water and wastewater treatment services are provided by way of an existing service agreement with Martin County Utilities.

**Mariner Sands Country Club, Inc.**  
**6490 SE Mariner Sands Drive**  
**Stuart, FL 34997**

October 6, 2022

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

Re: Mariner Sands Country Club, Inc.

Dear Mr. Schilling:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Mariner Sands Country Club, Inc. during the governmental review process of the project application.

Sincerely,

Mariner Sands Country Club, Inc.

By: Marshall Hildebrand  
Marshall Hildebrand

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of Sept, 2022, by Marshall Hildebrand who ☒ is personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

(Notarial Seal)

Kim B. Cario  
NOTARY PUBLIC  
My Commission Expires: 12-21-25



KIM B. CARIO  
Commission # HH 199818  
Expires December 21, 2025