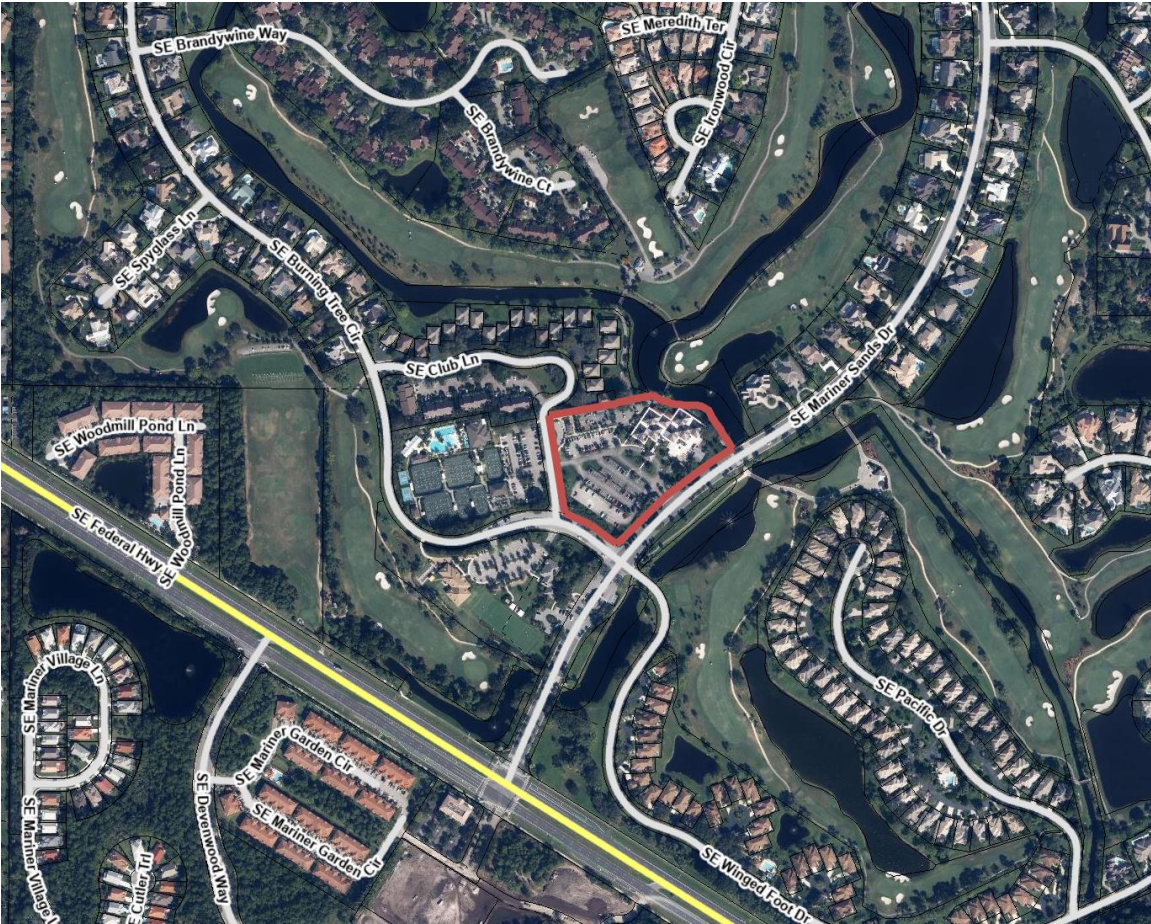


Mariner Sands PUD Tract RC-2

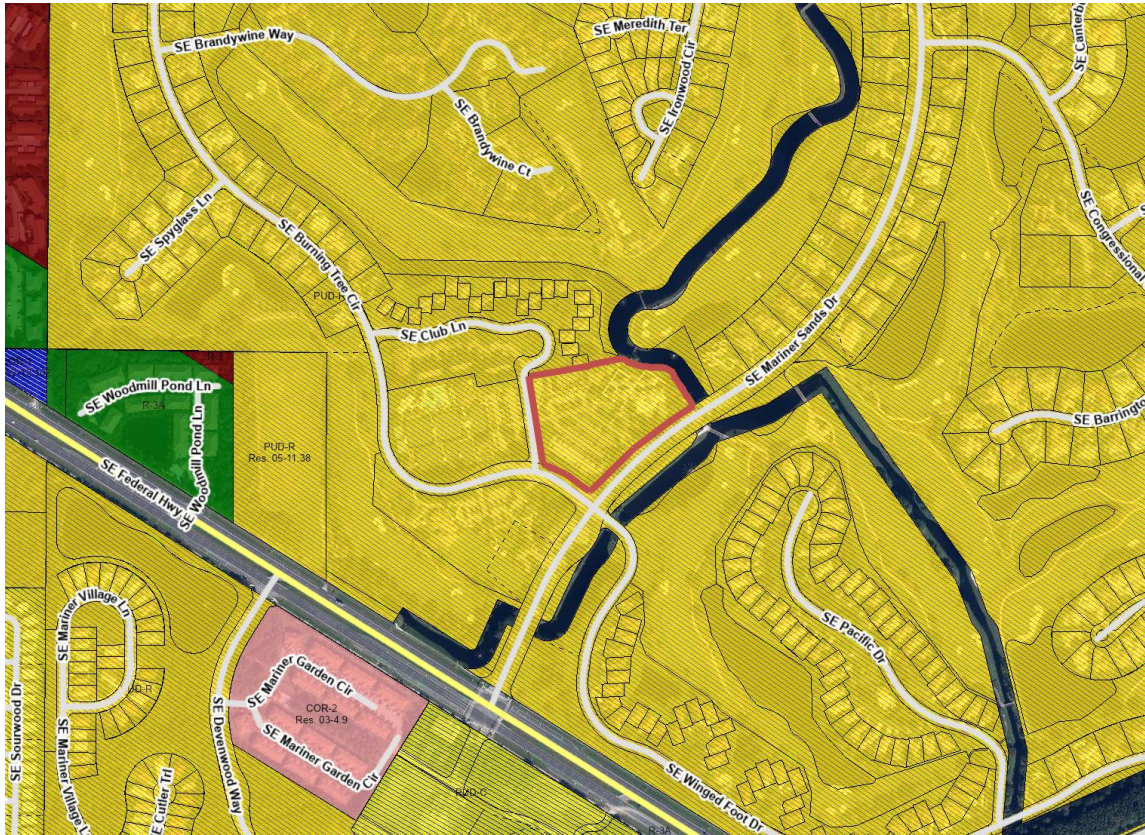
Request for Revised Final Site Plan Approval
By Mariner Sands Country Club, Inc.

Elizabeth Nagal, AICP, Principal Planner
June 20, 2023

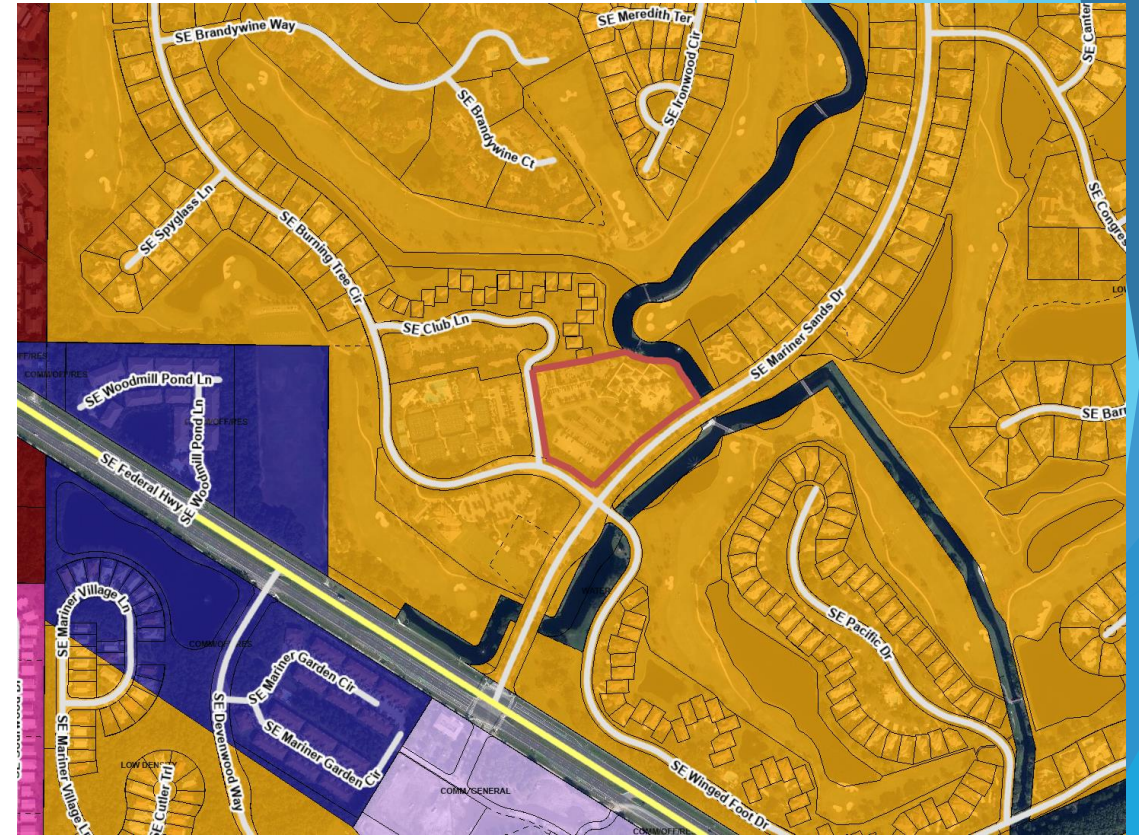
Request for revised final site plan for Tract RC-2 of Mariner Sands PUD to demolish and rebuild clubhouse and related improvements.



Located at northwest intersection of SE Mariner Sands Boulevard and SE Burning Tree Circle, approximately 0.17 miles northeast of SE Federal Highway.



Zoning (PUD)



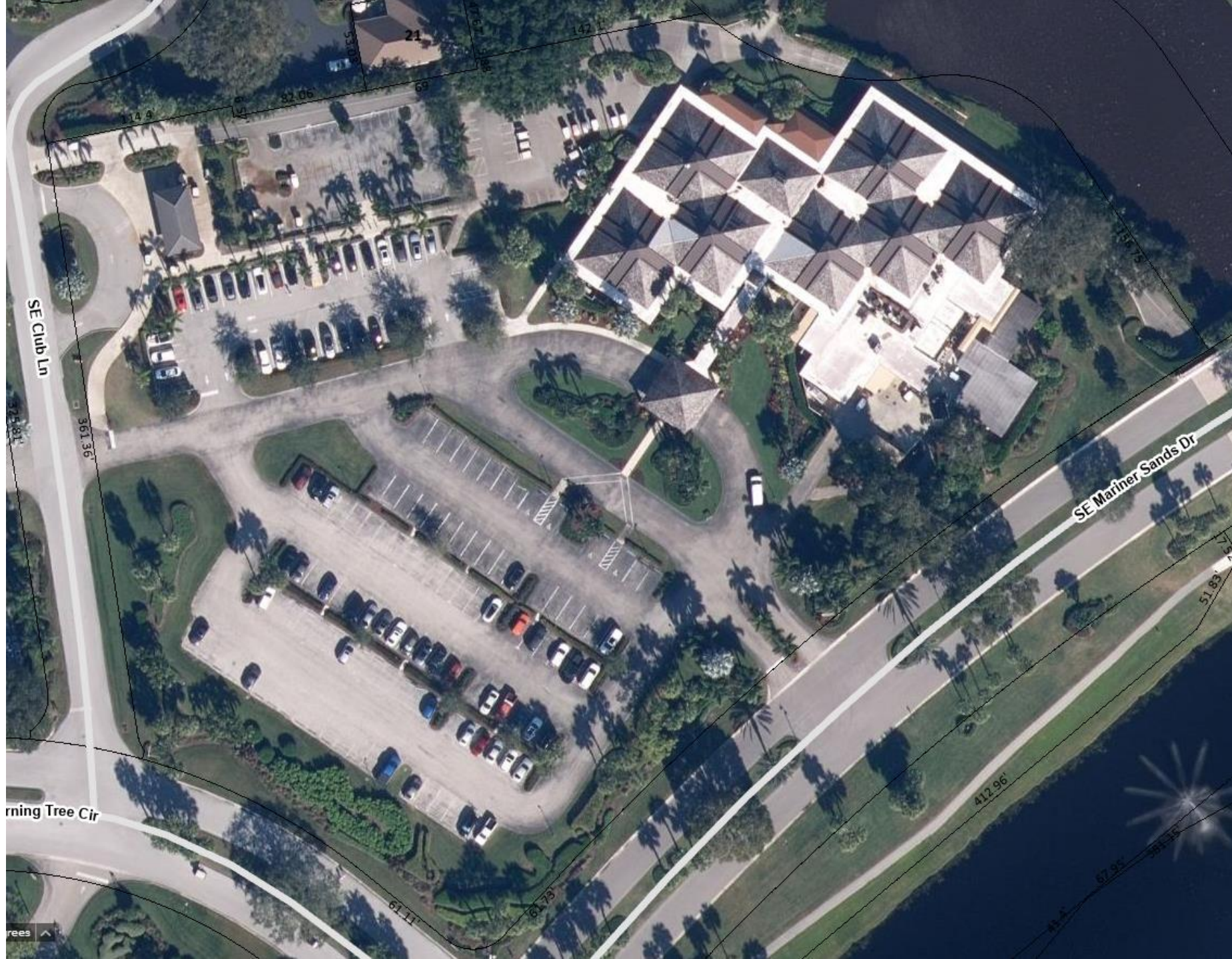
Future Land Use (Low Density)

Site History:

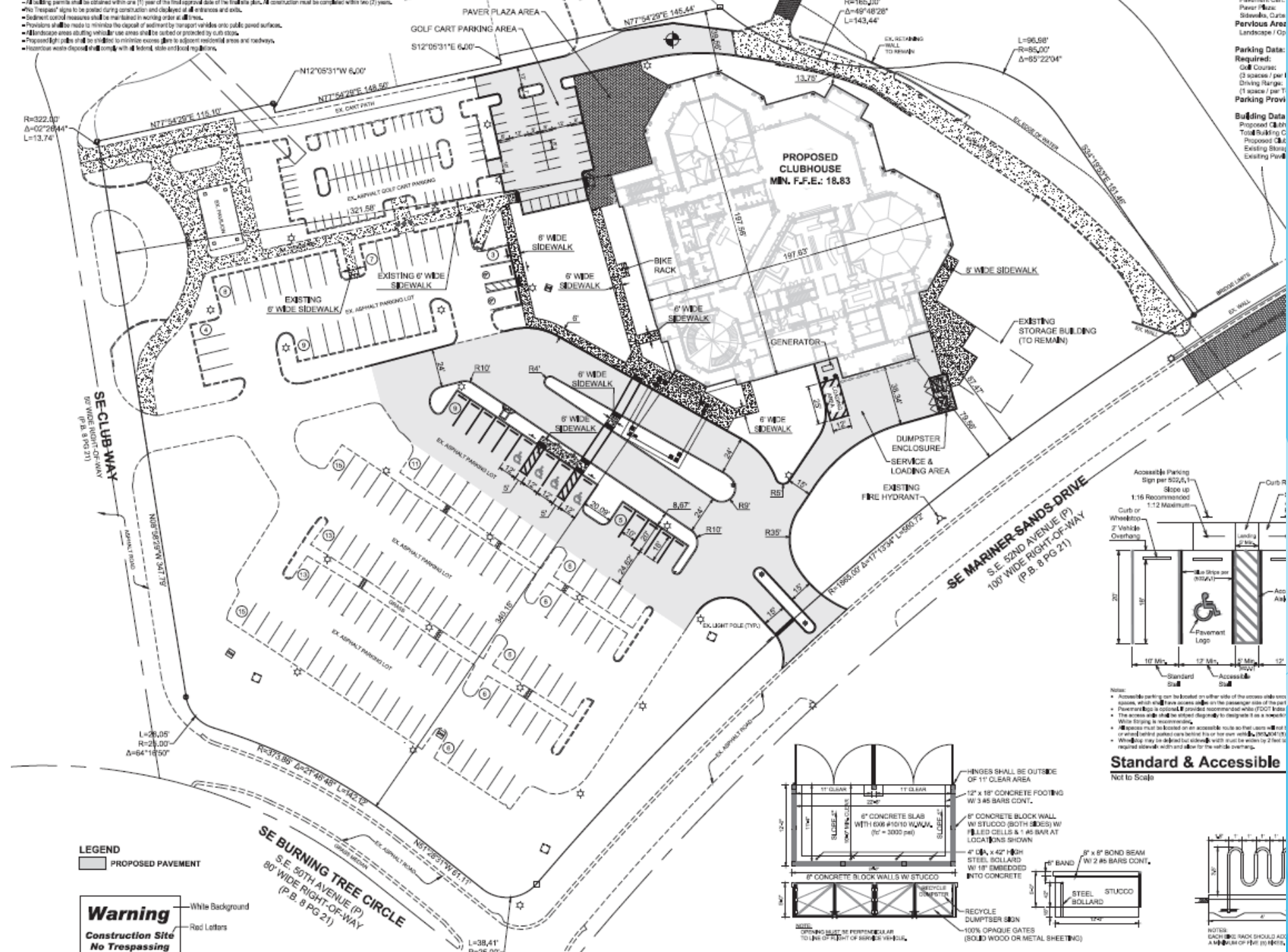
- Mariner Sands PUD originally approved in 1978
 - Golf course with clubhouse and residential community
- Clubhouse constructed on Tract RC-2 of Mariner Sands master plan in 1979
 - Expanded through revised site plan in 2007
- Most recent revision to Tract RC-2 approved in 2014
 - Revisions to parking lot, new bag drop, new golf cart parking

Proposal

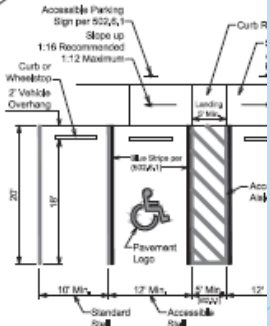
- Demolish existing clubhouse
- Construct new approximately 33,849-sq. ft. clubhouse
- Existing storage building and bag drop to remain
- Minor revisions to existing parking lot, golf cart parking area and clubhouse drop off area
- Access to the site from SE Mariner Sands Drive and SE Club Lane to remain
- No preserve area requirement on Tract RC-2
- Consistent with Mariner Sands master plan and PUD zoning agreement



- Any freestanding sign shall meet requirements of Section 4.700.4, LDR and will require a sign permit.
- All building permits shall be obtained within one (1) year of the final approval date of the final site plan. All construction must be completed within two (2) years.
- No "Trespass" signs to be posted during construction and cleared at all entrances and exits.
- Sediment control measures shall be maintained in working order at all times.
- Provisions shall be made to minimize the deposit of sediment by transport vehicles onto public paved surfaces.
- All waste areas shall be used as directed or provided by curb stops.
- Proposed light poles shall be installed to minimize excess glare in adjacent residential areas and roadways.
- Household waste disposal shall comply with all federal, state and local regulations.

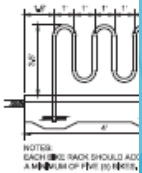
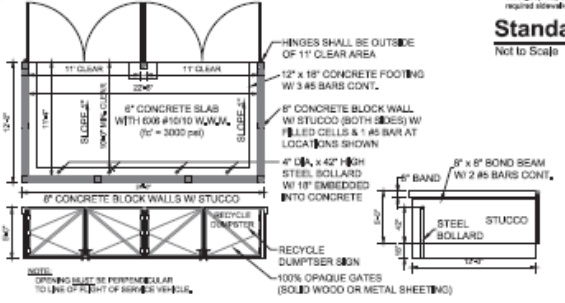


Parking Data:
Required:
 Cell Count:
 (2 spaces / per T)
 Driving Ranges:
 (1 space / per T)
Parking Provision:
Building Data:
 Proposed Clubhouse
 Total Building Count
 Proposed Clubhouse
 Existing Storage
 Existing Pavement



- Notes:**
- Accessible parking can be located on either side of the access aisle into spaces, which will be a minimum of 5' on the passenger side of the space.
 - Pavement logo is optional. If provided, recommended white (DOT) lines.
 - The access aisle shall be either diagonally to designate it as a non-parking zone.
 - Wheel stop is recommended.
 - All spaces must be located on an accessible route so that users will not be required to travel past the space to reach the building.
 - Wheel stop may be deleted but sidewalk width must be wider by 2 feet as required sidewalk width and allow for the vehicle overhang.

Standard & Accessible
 Not to Scale

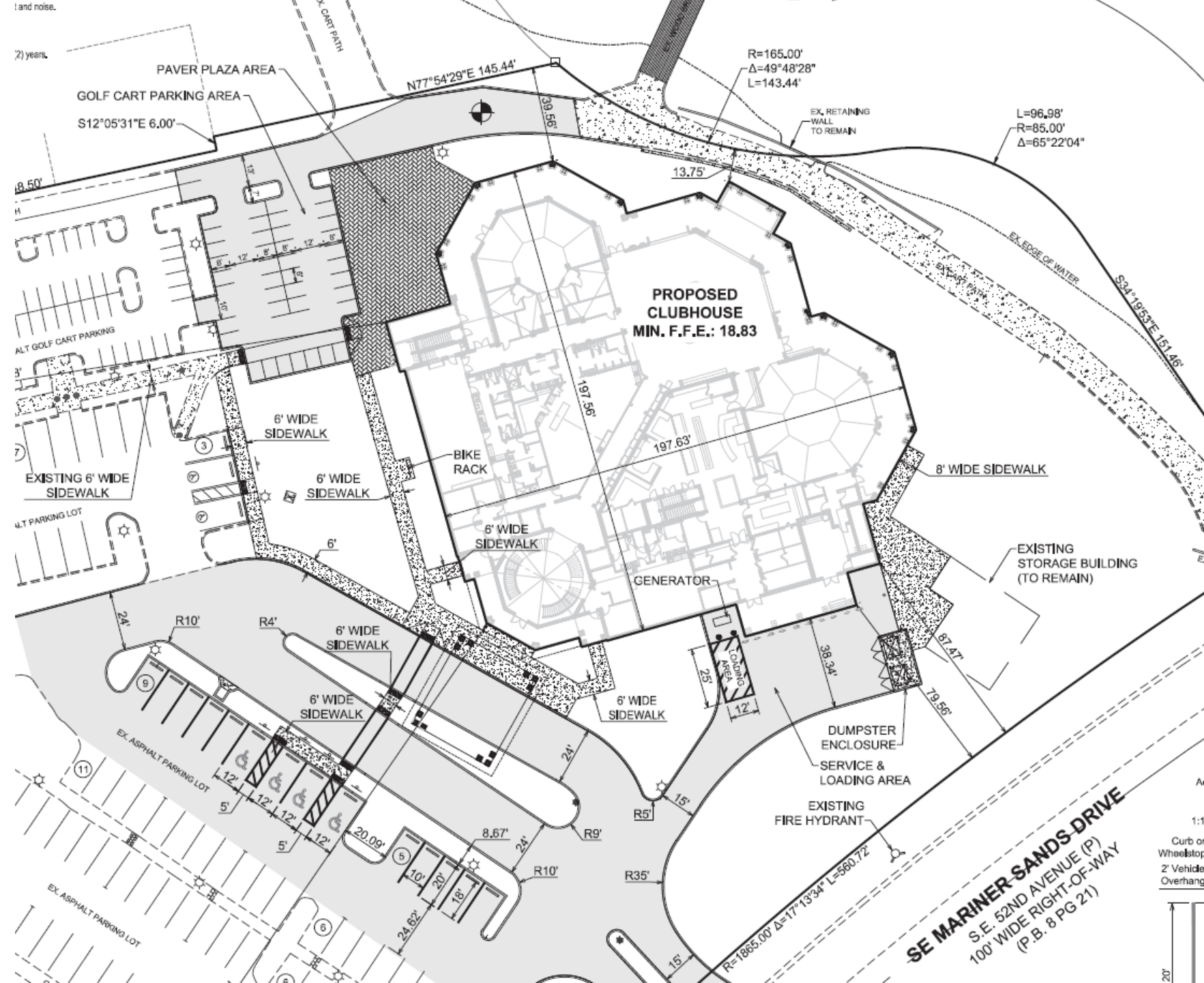


LEGEND
 [Shaded Box] PROPOSED PAVEMENT

Warning
 Construction Site
 No Trespassing

White Background
 Red Letters

SE BURNING TREE CIRCLE
 S.E. 50th Avenue (P)
 80' WIDE RIGHT-OF-WAY
 (P.B. 8 PG 21)





MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

The Development Review staff has reviewed the application and finds it in compliance with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report and Recommends approval.

A. Application Information

MARINER SANDS PUD TRACT RC-2 REVISED FINAL SITE PLAN

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comp Planning Review	Liz Nagal	772-320-3056	Comply
G	Site Design Review	Liz Nagal	772-320-3056	Comply
H	Community Redevelopment Review	Liz Nagal	772-320-3056	N/A
H	Commercial Design Review	Liz Nagal	772-320-3056	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Thomas Walker	772-288-5928	N/A
M	Engineering Review	Alice Custis	772-288-5956	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Sally Waite	772-219 4942	N/A
P	Fire Prevention Review	Doug Killane	772-288-5633	Comply
Q	ADA Review	Alice Custis	772-288-5956	Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Liz Nagal	772-320-3056	Comply

The background of the slide features an abstract design composed of various shades of blue and white. On the right side, there are overlapping, semi-transparent geometric shapes, primarily triangles and polygons, in different tones of blue, ranging from light sky blue to a deep navy blue. These shapes create a dynamic, layered effect. The left side of the slide is mostly white, providing a clean space for the text.

Local Planning Agency:

Pursuant to Section 10.5.F.9, a review of the application before the Local Planning Agency was not required.

Recommended Action:

- Move that the Board receive and file the agenda item and staff report as Exhibit 1.
- Move that the Board approve the revised final site plan for the Mariner Sands PUD Tract RC-2 Clubhouse project.