



Legislation Details (With Text)

**File #:** 23-0838

**Type:** Departmental Quasi Judicial      **Status:** Passed

**In control:** Board of County Commissioners

**On agenda:** 6/20/2023      **Final action:** 6/20/2023

**Title:** REQUEST FOR REVISED FINAL SITE PLAN APPROVAL FOR MARINER SANDS PLANNED UNIT DEVELOPMENT (PUD) TRACT RC-2 (M174-017)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2023\_0510\_M174-017\_Staff\_Report\_Final.pdf, 2. 2023\_0620\_M174-017\_ResolutionToApprove.pdf, 3. 2023\_0315\_M174-017\_Revised Final Site Plan.pdf, 4. 2023\_0620\_M174-017\_Application Materials.pdf, 5. 2023\_0315\_M174-017\_Landscape Plans.pdf, 6. 2022\_1207\_M174-017\_Elevations.pdf, 7. 2022\_1207\_M174-017\_Disclosure of Interest.pdf, 8. 230620\_Sign Posting Affidavit.pdf, 9. 2023\_0620\_M174-017\_Reso to Deny.pdf, 10. Staff\_Presentation

Date	Ver.	Action By	Action	Result
6/20/2023	1	Board of County Commissioners	approved	Pass

**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**REQUEST FOR REVISED FINAL SITE PLAN APPROVAL FOR MARINER SANDS PLANNED UNIT DEVELOPMENT (PUD) TRACT RC-2 (M174-017)**

**EXECUTIVE SUMMARY:**

This is a request by Lucido & Associates on behalf of Mariner Sands Country Club, Inc. for revised final site plan approval to demolish and rebuild the clubhouse and associated infrastructure. The project site is Tract RC-2 of the Mariner Sands PUD, located generally at the northwest intersection of SE Mariner Sands Boulevard and SE Burning Tree Circle, approximately 0.17 miles northeast of SE Federal Highway in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Elizabeth Nagal, AICP  
Title: Principal Planner

**REQUESTED BY:** Lucido & Associates, Brian Nolan

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

Mariner Sands PUD was originally approved in 1978 for a golf course with clubhouse and a single and multi-family residential community with associated infrastructure. The clubhouse was constructed on Tract RC-2 of the Mariner Sands master plan in 1979 and expanded through a revised site plan in 2007.

The most recent revision to the final site plan for Tract RC-2 was approved in 2014 and included revisions to the parking lot, inclusion of a bag drop, and new golf cart parking.

The subject revised final site plan proposes to demolish the existing approximately 26,738-square foot clubhouse and construct a new approximately 33,849-square foot clubhouse, within the bounds of Tract RC-2. The existing storage building is proposed to remain. Minor revisions to the existing parking lot, golf cart parking area and building drop off are proposed in conjunction with the new clubhouse. The existing bag drop pavilion is proposed to remain. Existing access to the site from SE Mariner Sands Drive and SE Club Way are proposed to remain. There is no preserve area requirement on Tract RC-2.

Proposed changes to Tract RC-2 are consistent with the Mariner Sands master plan and PUD Zoning Agreement. Pursuant to Sec. 10.5.F.9. a review of this application before the Local Planning Agency is not required.

The following supporting documents are attached:

- Staff Report
- Resolution to Approve Revised Final Site Plan
- Revised Final Site Plan for Tract RC-2
- Application Materials
- Landscape Plans
- Elevations
- Disclosure of Interest Affidavit
- Sign Posting Affidavit
- Draft Resolution to Deny
- Staff Presentation

**ISSUES:**

None

**LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

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

**ALTERNATIVE RECOMMENDATIONS**

None

**FISCAL IMPACT:**

**RECOMMENDATION**

The applicant has paid the \$9,127 application fee and the \$290 completeness review fee.

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- Budget Transfer / Amendment     Chair Letter     Contract / Agreement  
 Grant / Application     Notice     Ordinance     Resolution  
 Other:

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