



December 19, 2024

Subject and Location: J002-022 –Jupiter Hills Village PUD

Request for approval of the 22nd PUD Amendment, Revised Master Site Plan and Final Site Plan of Phase IX, with a Certificate of Public Facilities Reservation.

The proposed development of Phase IX consists of a one-story, 32-bed building with parking, and will provide dormitory-style employee housing as an accessory use to the golf course. Phase IX is an approximately 4.59-acre parcel located west of SE Federal Highway approximately 430 feet northwest of the intersection of SE County Line Road and SE Federal Highway in Tequesta, Martin County.

Dear Property Owner:

As a landowner within 500 feet of the property identified above and described and shown on the enclosed legal description, location map, revised master plan and Phase IX final site plan, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

Time and Date: LOCAL PLANNING AGENCY

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, January 16, 2025

Time and Date: BOARD OF COUNTY COMMISSIONERS

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, January 28, 2025

Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a

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group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all DVD, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, call the Growth Management Department at 772-288-5495. All written comments should be sent to John Sinnott, Senior Planner, jsinnott@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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.

Sincerely,



Brian Nolan
Partner

Attachments: Location Map
 Legal Description
 Revised Master Plan
 Phase IX Final Site Plan

Current Aerial Map

Martin County, FL



Date: 4/25/2022

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
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JUPITER HILLS VILLAGE PUD (PHASE IX)

LEGAL DESCRIPTION FOR PARCEL 19-40-43-000-000-00420-8

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF PARCEL 1-V AND 3-G.C. IN JUPITER HILLS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD WITH A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°16'36" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 244.93 FEET; THENCE SOUTH 89°17'06" EAST, ALONG A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 938.25 FEET; THENCE NORTH 00°42'54" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 27°16'48" EAST, A DISTANCE OF 55.90 FEET; THENCE SOUTH 89°17'06" EAST, A DISTANCE OF 183.43 FEET; THENCE NORTH 26°06'04" EAST, A DISTANCE OF 509.19 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 13°39'57" WEST, A DISTANCE OF 669.44 FEET; THENCE NORTH 78°18'29" EAST, A DISTANCE OF 97.52 FEET; THENCE NORTH 03°43'00" WEST, A DISTANCE OF 29.29 FEET; THENCE NORTH 73°09'57" EAST, A DISTANCE OF 86.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1, PROJ. 191--B[3023]); THENCE SOUTH 16°50'03" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1000.00 FEET; THENCE NORTH 89°17'06" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 220.98 FEET; THENCE NORTH 16°50'03" WEST, A DISTANCE OF 245.17 FEET; THENCE SOUTH 73°09'57" WEST, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 4.588 ACRES, MORE OR LESS.



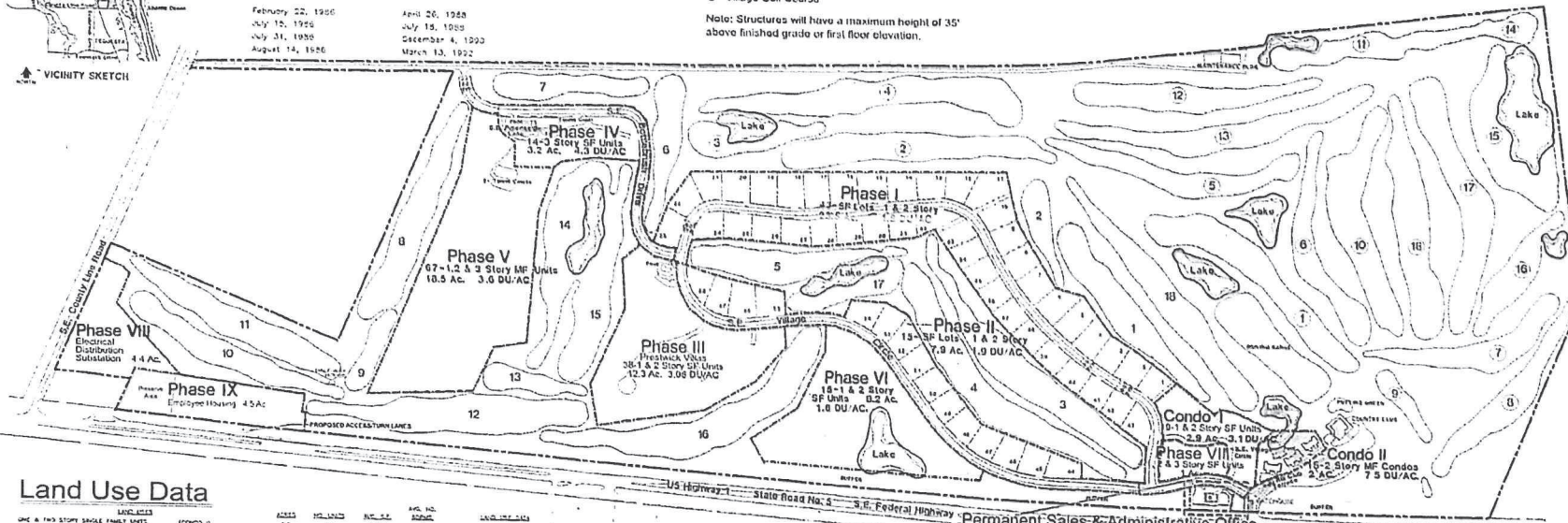
NOTE: This revised master site plan is based upon the preliminary development plan dated January 17, 1986 and includes all changes made through, and including the 15th amendment to the PUD dated July 14, 1992 as reflected in revisions dated:

February 22, 1986
July 15, 1988
July 31, 1988
August 14, 1992

April 26, 1988
July 15, 1988
September 4, 1990
March 13, 1992

- ⑥ Hills Golf Course
- ⑧ Village Golf Course

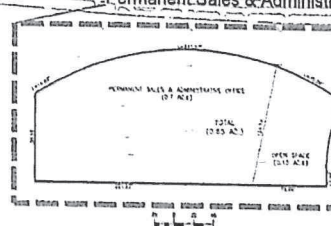
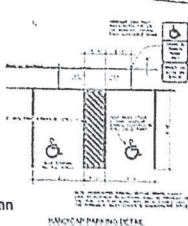
Note: Structures will have a maximum height of 35' above finished grade or first floor elevation.



Land Use Data

LAND USE	ACRES	NO. UNITS	NO. S.F.	NO. OF
ONE & TWO STORY SINGLE FAMILY UNITS	2.8	8	2100	2
TWO STORY MULTIFAMILY CONDOMINIUMS	2.5	10	2250	2
ONE & TWO STORY SINGLE FAMILY UNITS	2.5	8	2100	2
ONE & TWO STORY SINGLE FAMILY UNITS	1.8	10	2400	2
THREE STORY SINGLE FAMILY UNITS	12.3	30	3300	2
ONE, TWO & THREE STORY MULTIFAMILY UNITS	12.3	14	2710	2
ONE & TWO STORY SINGLE FAMILY UNITS	11.5	10	2700	2
ONE & TWO STORY SINGLE FAMILY UNITS	12	10	4300	2
ONE, TWO & THREE STORY SINGLE FAMILY UNITS	12	4	2100	2
ELECTRICAL DISTRIBUTION SUBSTATION	4.4	0	N/A	N/A
EMPLOYEE HOUSING	4.5	0	N/A	N/A
PERMANENT SALES & ADMINISTRATIVE OFFICE	4.5	0	N/A	N/A
TOTALS	63.1	222	N/A	N/A
GRAND TOTALS	63.1	222	N/A	N/A
WATERWAYS SURFACES (SAIL BUILDING, PARKING, ETC.)	2.5	0	0	0
WATER BASINS	2.5	0	0	0
CLAY COURSES	2.5	0	0	0
LANDSCAPED AREA	2.5	0	0	0
NATURAL UNDEVELOPED AREA	2.5	0	0	0
TOTALS	26.4	100	0	0

NOTE: Refer to Phase IX Final Site Plan for Site Plan Details and Site Data.



Revised Master Site Plan

NOTE: Phase IX amended by Lucido & Associates by way of 22nd PUD Amendment.
Revision Date: 6.18.2024



August, 2003
Scale: 1"=200'

REVISED-December, 2008

Lucido & Associates, Inc.
CONSULTING CIVIL ENGINEERS,
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LANDSCAPE ARCHITECTS,
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JUPITER HILLS VILLAGE
JUPITER, FLORIDA



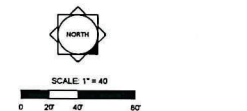
Project Team:

Client & Property Owner:	Jupiter Hills Club, Inc. 11800 SE 1st Avenue Tampa, Florida 33605
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Suite 100, Fort Lauderdale, Florida 33304
Engineer:	Grady Consulting, Inc. P.O. Box 312 Suwanee, Georgia 30086
Surveyor:	Harbour Dimensions P.O. Box 2111 Suwanee, Georgia 30086
Architect:	David Wood 2500 NE 1st Avenue Fort Lauderdale, Florida 33304
Environmental Consultant:	Advanced Restoration Ecology 200 NE 1st Avenue Fort Lauderdale, Florida 33304

Jupiter Hills Village PUD Phase IX (Employee Housing)

Martin County, Florida
Final Site Plan

Date	By	Description
10.10.2021	SLS	Initial Submittal
4.4.2024	SLS	1st Resubmittal
6.20.2024	SLS	2nd Resubmittal
9.24.2024	SLS	3rd Resubmittal
11.25.2024	SLS	4th Resubmittal



Designer	SLS	Sheet
Manager	BN	
Project Number	21-200	
Municipal Number	—	
Computer File	22-190 Jupiter Hills Final Site Plan.dwg	

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General Notes

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to preserve native flora and fauna. Barriers shall be used on site to preserve the vegetation to be retained.
- Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
- All exotic plant species shall be removed and all required landscaping for an affected phase shall be installed prior to the issuance of a Certificate of Occupancy.
- Refer to landscape plans for landscape details and specifications.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- Irrigation Water Source: Existing and/or modified water use permit.
- Preserve Area signs measuring at least 11 inches by 14 inches in size shall be posted in conspicuous locations along the Preserve Area boundary at a frequency of no less than one (1) sign per 500 feet.
- The stormwater management area is to be maintained with planted native vegetation, in perpetuity.

Preserve Area Data

Total Area Site:	199,884 sf	4.59 ac
Existing Scrub:	54,450 sf	1.25 ac
Required Upland Preserve:	1.15 ac / 25.0%	
(25% of Total Site Area or 4.59 ac x 0.25 = 1.15 ac)		
Provided Upland Preserve:	1.15 ac / 25.0%	
*Does Not Include the 5' Wide 0.03 ac Strip Under the Power Lines		

Building Data

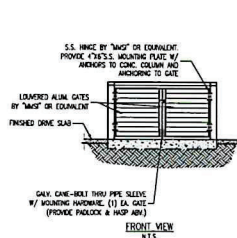
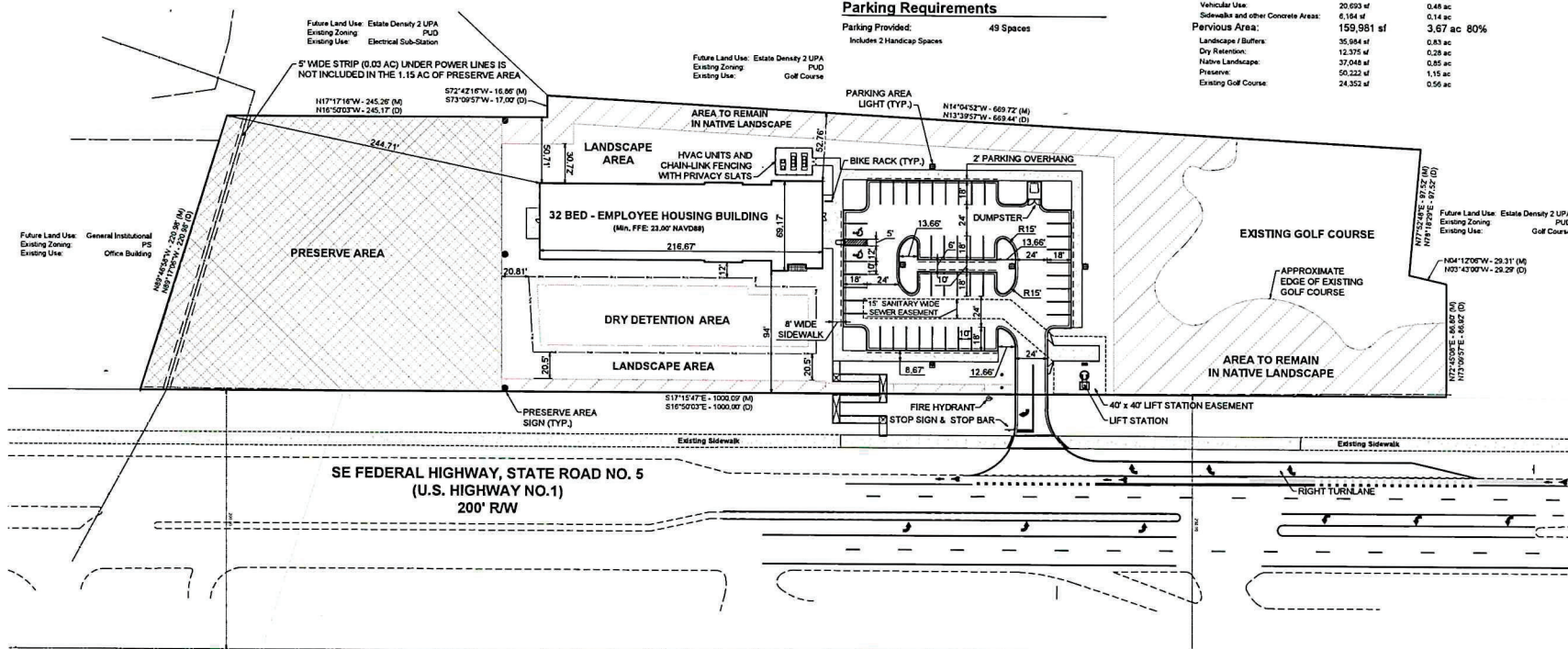
Gross Floor Area:	13,046 sf
Height:	Max. 35' / Provided: 15'-6" (Mean Roof Height)
Building Coverage:	7%
Open Space:	159,981 sf / 3.67 ac 80%
Setbacks:	Provided
Front:	94'
Rear:	50.71'
Side:	244.71'

Parking Requirements

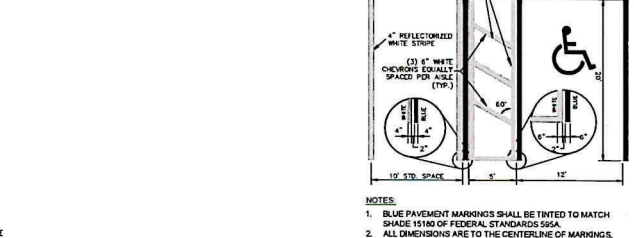
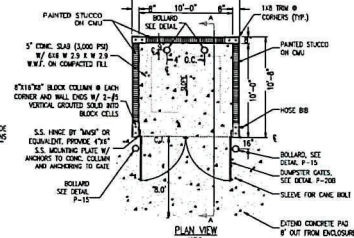
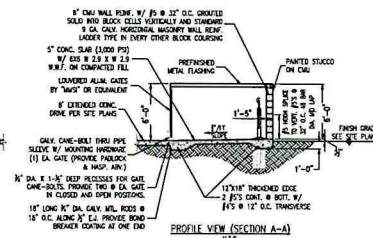
Parking Provided:	49 Spaces
Includes 2 Handicap Spaces	

Site Data

Total Area:	199,884 sf	4.59 ac
Existing Use:	Undeveloped & Golf Course	
Proposed Use:	Employee Housing & Golf Course	
Existing Zoning:	PUD	
Existing Future Land Use:	Estate Density 2-UPA	
Parcel I.D. Number:	194043000000004208	
Impervious Area:	39,903 sf	0.92 ac 20%
Buildings:	13,046 sf	0.30 ac
Vehicle Use:	20,693 sf	0.48 ac
Sidewalks and other Concrete Areas:	6,164 sf	0.14 ac
Pervious Area:	159,981 sf	3.67 ac 80%
Landscape / Buffers:	35,944 sf	0.83 ac
Dry Retention:	12,375 sf	0.28 ac
Native Landscape:	37,048 sf	0.85 ac
Preserve:	50,222 sf	1.15 ac
Existing Golf Course:	24,353 sf	0.56 ac



Typical Dumpster Detail
N.T.S.



- NOTES:
- BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 555A.
 - ALL DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.

Typical Handicap and Striping Detail
N.T.S.