

JUPITER HILLS VILLAGE PUD

TWENTY-SECOND AMENDMENT INCLUDING REVISED MASTER
SITE PLAN AND PHASE IX FINAL SITE PLAN (J002-022)

Board of County Commissioners

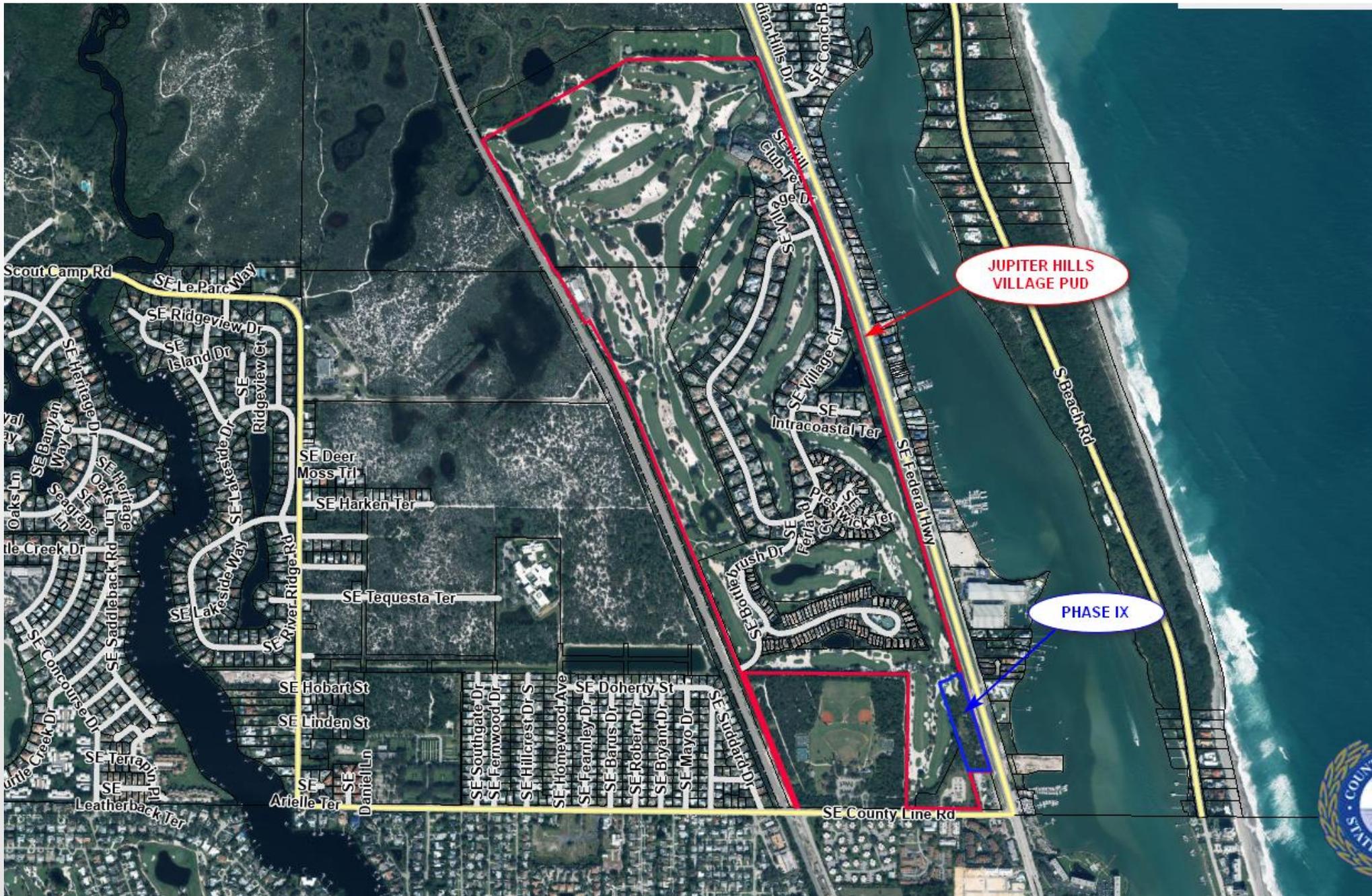
January 28, 2025

Owner/Applicant: Jupiter Hills Club, Inc.

Requested by: Lucido & Associates, Brian Nolan, AICP

Project Coordinator: John Sinnott, Senior Planner

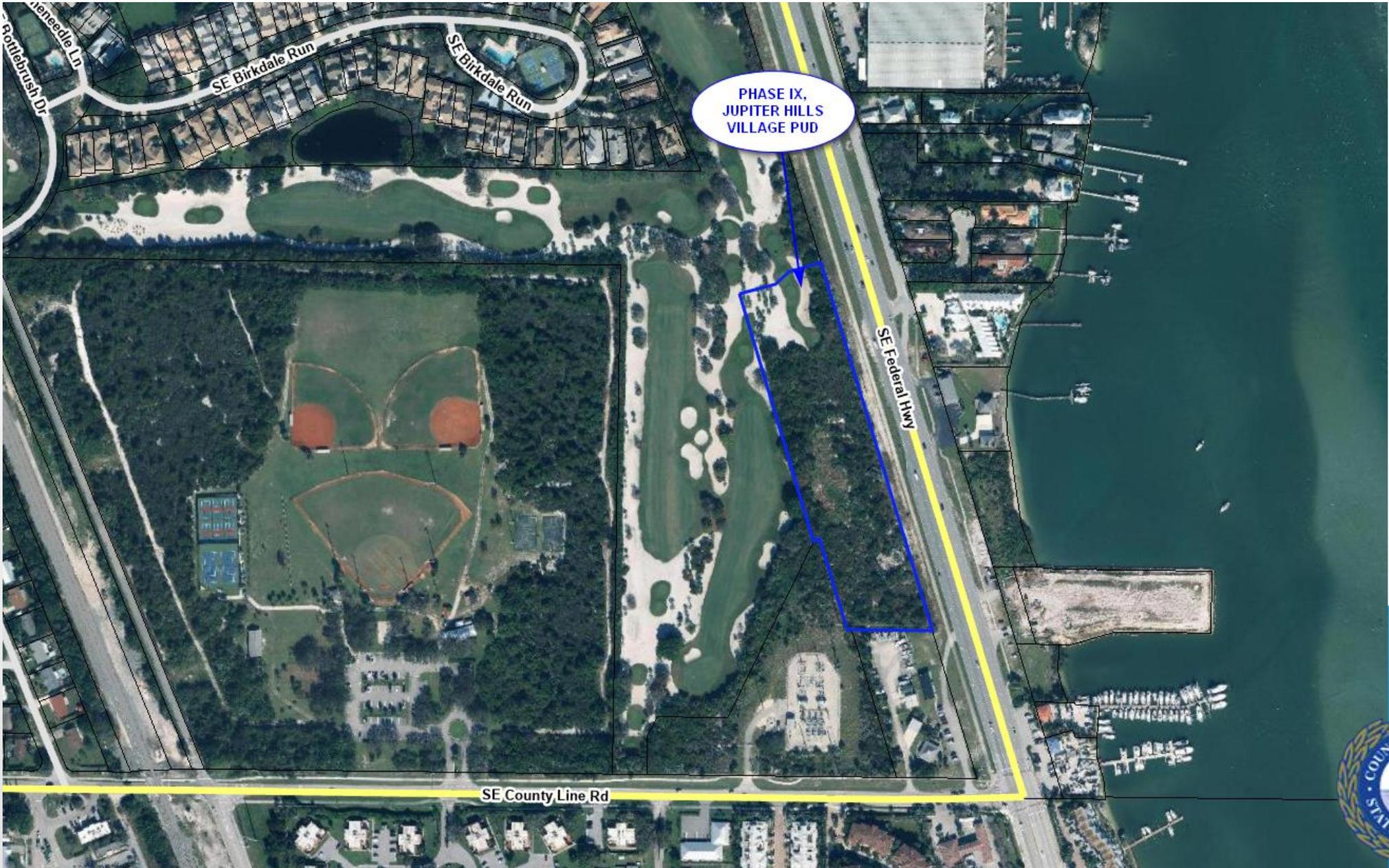




JUPITER HILLS
VILLAGE PUD

PHASE IX





PHASE IX,
JUPITER HILLS
VILLAGE PUD



ZONING ATLAS



FUTURE LAND USE



JUPITER HILLS VILLAGE PUD

- Established in 1978
- Phase IX was created in 1986 via the Ninth PUD Amendment.
- Based on the most recent Revised Master Site Plan, approved in 2006, Phase IX is currently designated for commercial use.



PROPOSED TWENTY-SECOND PUD AMENDMENT

- Updates the proposed use of Phase IX from commercial to employee housing specifically for employees within the Jupiter Hills Village PUD
- Creates a minimum parking rate of one space per bed for the employee housing
- Establishes that all employees residing in the dormitory must be 18 years of age or older
- Includes a Revised Master Site Plan to reflect the Phase IX employee housing use



PHASE IX FINAL SITE PLAN

- One-story, 32-bed building and associated infrastructure to provide dormitory-style employee housing
- 1.15-acre upland preserve area
- 0.83-acre landscaping/buffer area, which will utilize existing native vegetation to the extent feasible and provide supplemental native plantings
- Additional 0.85-acre area in which existing native vegetation will remain



General Notes

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize erosion, silt and noise. Retardants 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 existing permit applications shall be reviewed and all required landscaping for an affected parcel 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 Area:	54,450 sf	1.25 ac
Required Upland Preserve:	1.15 ac / 25.0%	
(5% 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

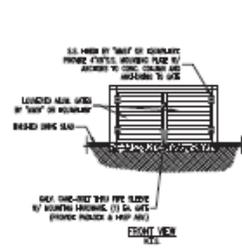
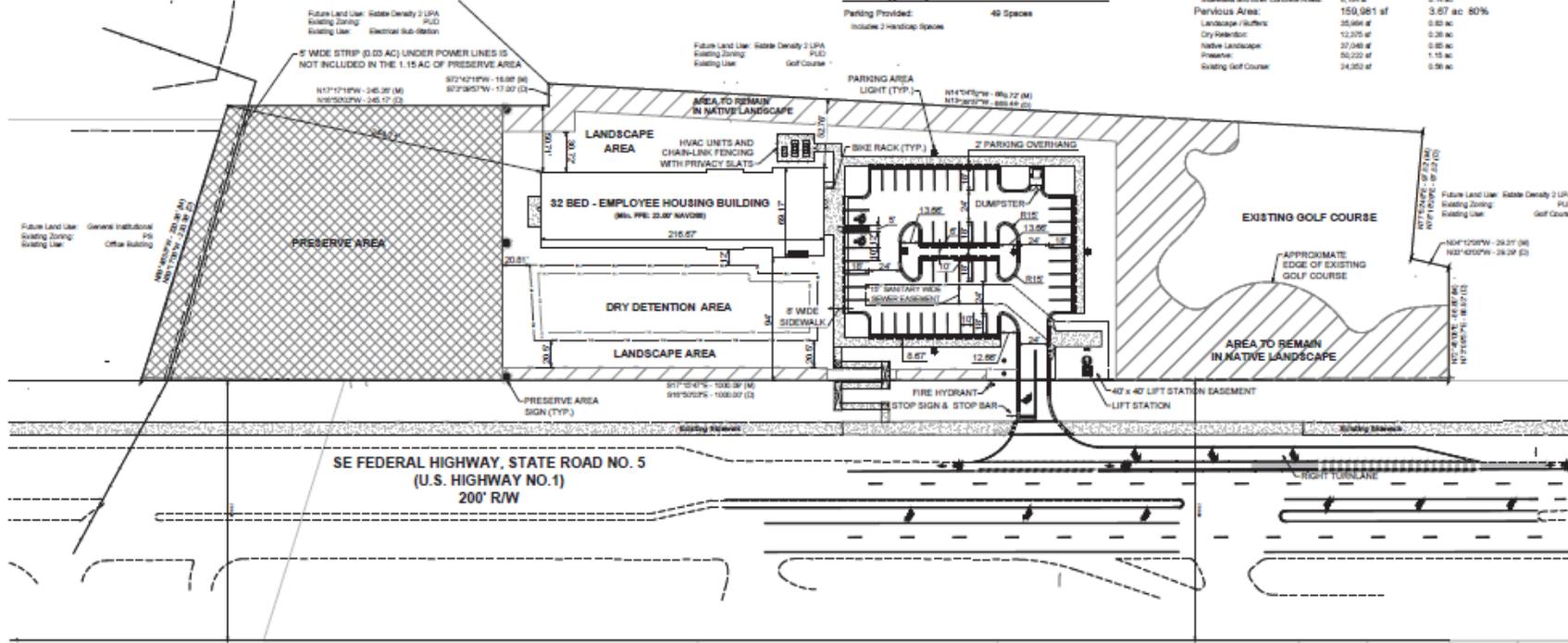
Gross Floor Area:	13,046 sf
Height:	Max. 35' / Provided: 15'-5" (Mean Roof Height)
Building Coverage:	7%
Open Space:	159,981 sf / 3.87 ac: 80%
Setbacks:	Provided
Front:	94'
Rear:	50.71'
Side:	244.71'

Parking Requirements

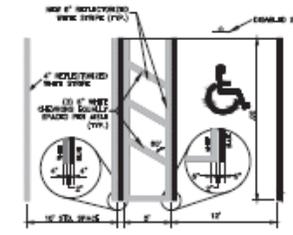
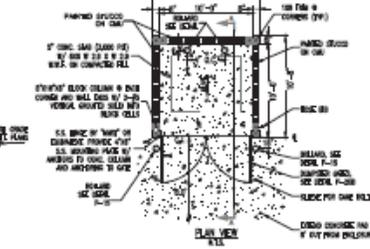
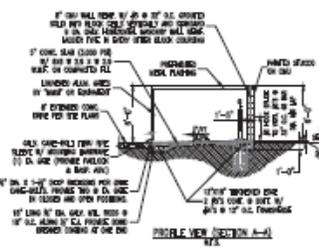
Parking Provided: 49 Spaces
Includes 2 Handicap Spaces

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%
Building:	13,046 sf	0.30 ac
Vehicle Lot:	20,999 sf	0.48 ac
Sidewalks and other Concrete Areas:	6,154 sf	0.14 ac
Pervious Area:	159,981 sf	3.67 ac: 80%
Landscape Buffers:	35,999 sf	0.83 ac
Dry Swales:	13,375 sf	0.30 ac
Native Landscape:	37,040 sf	0.85 ac
Preserve:	50,222 sf	1.15 ac
Existing Golf Course:	24,352 sf	0.56 ac



Typical Dumpster Detail



Typical Handicap and Striping Detail



Project Team:

Client & Property Owner:	Jupiter Hills Club, Inc. 1340 E. US HWY 1 Jupiter, FL 33457
Lead Planner / Landscape Architect:	Lucido & Associates 751 East Ocean Boulevard Jupiter, Florida 33457
Engineer:	Crane Consulting, Inc. P.O. Box 127 Jupiter, Florida 33457
Surveyor:	Northstar Surveys P.O. Box 2071 Jupiter, Florida 33457
Architect:	Bevan Reed 2315 Ocean Blvd Jupiter, Florida 33457
Environmental Consultant:	Advanced Ecological Services 2642 W. Ocean Blvd Jupiter, Florida 33457

**Jupiter Hills Village PUD
Phase IX
(Employee Housing)
Martin County, Florida
Final Site Plan**

Date	By	Description
11/10/2023	S.L.S.	100% Submittal
4/2/2024	S.L.S.	100% Submittal
8/20/2024	S.L.S.	100% Submittal
8/28/2024	S.L.S.	100% Submittal
11/28/2024	S.L.S.	80% Submittal



LOCAL PLANNING AGENCY

- This matter was heard before the LPA on January 16, 2025.
- The recommendation is presented to the Board.



REVIEW OF APPLICATION

- Development review staff have found the Jupiter Hills Club, Inc., application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the Twenty-Second Amendment to the Jupiter Hills Village PUD Agreement including the Revised Master Site Plan.
- Move that the Board adopt the Resolution approving the final site plan for Phase IX of the Jupiter Hills Village PUD.

