



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 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

A. GENERAL INFORMATION

Type of Application: Revised PUD Zoning & Master Site Plan



Name or Title of Proposed Project: Jupiter Hills Village PUD, Phase IX (Employee Housing)

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: J002-

Previous Project Name if applicable: Jupiter Hills Village PUD

Parcel Control Number(s)

19-40-43-000-000-00420-8

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Jupiter Hills Club, Inc.

Company Representative: Atilla Kardas, General Manager

Address: 11800 SE Hill Club Terrace

City: Tequesta, State: FL Zip: 33469

Phone: 561-745-4701 Email: akardas@jupiterhillsclub.org

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 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): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): NorthStar Geomatics, Inc.

Company Representative: Frank Veldhuis

Address: PO Box 2371

City: Stuart, State: FL Zip: 34995

Phone: 772-781-6400 Email: frankv@nsgeo.com

Civil Engineer (Name or Company): Creech Consulting, Inc.

Company Representative: Jerry Compton

Address: P.O. Box 327

City: Stuart, State: FL Zip: 34995

Phone: 772-215-1434 Email: jcompton@creech.consulting

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering & Planning

Company Representative: Susan O'Rourke

Address: 22 SE Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 561-350-8738 Email: seorourke@comcast.net

Architect (Name or Company): Brent A. Wood Architecture

Company Representative: Brent Wood

Address: 20 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34996

Phone: 772-485-0849 Email: brent@bawoodarch.com

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Advanced Restoration Ecology

Company Representative: Drew Gatewood

Address: 2593 NE Roberta St

City: Jensen Beach, State: FL Zip: 34957-5936

Phone: 772-242-7200 Email: drew.gatewood@gmail.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

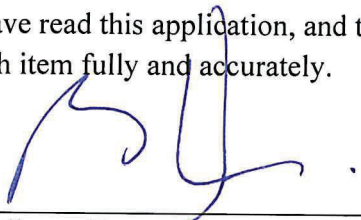
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, 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.

F. 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

10.11.23

Date

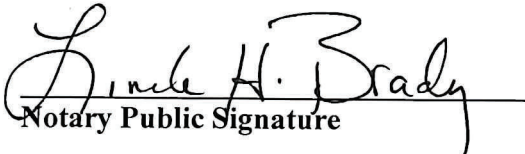
Brian Nolan
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 11th day of October, 20 23, by Brian Nolan.

He or She He is personally known to me or ✓ has produced _____ as identification.

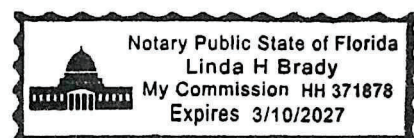


Notary Public Signature

Linda H. Brady

Printed name

STATE OF: Florida at-large





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DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Brian Nolan, attest that the electronic version included for the project Jupiter Hills Village PUD, Phase IX (Employee Housing) 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

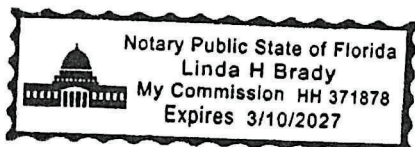
10.11.23
Date

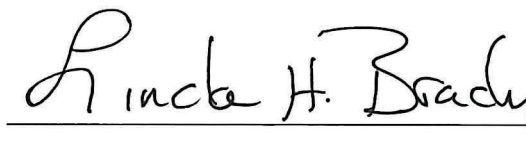
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of October, 2023, by Brian Nolan, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida




(Printed, Typed or Stamped Name of Notary Public)



PROJECT NARRATIVE

Jupiter Hills Village PUD Amendment and Phase IX Final Site Plan Application

**January 30, 2024
(revised January 6, 2025)**

Existing Property Characteristics

The 4.5-acre subject parcel is part of the Jupiter Hills Village PUD property located along the westerly frontage of US-1 (SE Federal Highway) near the intersection of County Line Road and US-1. Jupiter Hills Village is an existing golf club/residential community originally approved in 1978. The project includes two 18-hole golf courses and a mix of 220 single family and multi-family units on approximately 366 acres. All phases have been approved and developed, with the exception of Phase IX, which is the subject of this request.

The most recent Revised Master Site Plan (dated December 5, 2006) designates Phase IX for commercial use. The underlying Future Land Use designation is Estate Density. Approximately 1/3 of the 4.5-acre Phase IX parcel has been cleared or impacted by golf course use. The balance of the property remains in native upland scrub habitat.

Proposed Use

In response to the growing need for seasonal employee housing, Jupiter Hills Club, Inc. desires to construct employee housing on a portion of the subject parcel to include one single-story building with 32 beds and supporting parking, drainage, and related infrastructure improvements. Ingress/egress for the subject parcel will be provided along subject's US-1 frontage. The proposed use is consistent with the underlying Future Land Use designation of Estate Density, and that of the PUD Zoning Agreement with the incorporation of the proposed Conditions listed below.

Proposed 22nd Amendment to the Jupiter Hills Village PUD Zoning Agreement

A PUD Condition related to the proposed use and operation of the subject parcel for dormitory/employee housing has been added to the PUD Zoning Agreement, including a restriction to accommodate only those employees, aged 18-years and older, employed by Jupiter Hills Golf Club or other related entity within the PUD boundary.

Landscaping and Habitat Preservation

As evidenced by the accompanying Final Site Plan and Landscape Plan, the majority of the frontage along US-1 will be retained in existing native vegetation and supplemented with additional landscaping. As identified in the Environmental Assessment and Preserve Area Management Plan (PAMP), invasive exotic species in the Preserve Areas will be removed and replanted with native vegetation consistent with the surrounding, existing native plant communities. A Landscape Plan has been prepared and is included herewith, which demonstrates compliance with the minimum applicable standards outlined in Division 15 of Martin County's Land Development Regulations.

Water and Wastewater Service:

Potable water will be supplied by Tequesta Utilities, with sanitary sewer provided by Loxahatchee River Environmental Control District. Irrigation water will be supplied by Loxahatchee River Environmental Control District via reclaim water.

Traffic Impact:

As evidenced by the attached Traffic Analysis, calculated trip generation will not cause levels of service on affected facilities to fall below acceptable levels and is deemed to be consistent with transportation concurrency requirements.

Public Benefits

Converting commercial use to employee housing will significantly reduce traffic impact on surrounding roadways and provide much needed affordable housing for employees, especially during peak seasonal use of the club facilities.



September 29, 2023

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

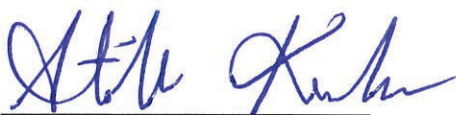
Re: Jupiter Hills Village PUD, Phase IX (Employee Housing)
19-40-43-000-000-00420-8

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence form authorization for Lucido & Associates to represent **Jupiter Hills Club, Inc.** during the governmental review process of the application.

Sincerely,

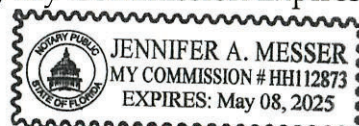
JUPITER HILLS CLUB, INC.
a Florida not-for-profit corporation

By: 
Atilla Kardas, General Manager

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me by means ☒ physical presence or ☐ online notarization, this 29 day of SEPTEMBER, 2023, by Atilla Kardas, General Manager of Jupiter Hills Club, Inc., a Florida not-for-profit corporation. He/She ☐ _____ who ☒ is personally known to me or ☐ has produced _____ as identification.


NOTARY PUBLIC
(Notarial Seal) My Commission Expires:



01197252

96 OCT -2 PM 3:51

Record and Return to:
Garey N. Maietta, Esquire
194 Nassau Street
Princeton, NJ 08542

This Instrument Prepared by:
Henry N. Portner, Esquire
194 Nassau Street
Princeton, NJ 08542

RECORDED \$ 2800.00 MARSHA STILLER
INDEXING \$ _____ MARTIN COUNTY
DOC-ASM \$ _____ CLERK OF CIRCUIT COURT
INT. TAX \$ _____ JA D.C.

Property Appraisers Parcel
Identification (Folio) Number(s):
19-40-43-000-000-00420.80000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17th day of September, 1996, by Jeffrey H. Sands, as Trustee having his principal place of business at 194 Nassau Street, Princeton, New Jersey 08542, (hereinafter called the "Grantor") and Jupiter Hills Club, having its principal place of business at 17800 S.E. Federal Highway, Tequesta, Florida 33469 (hereinafter called the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other valuable consideration, receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Martin County, Florida, to wit:

Phase IX of Jupiter Hills Village consisting of a parcel of land situated in Section 19, Township 40 South, Range 43 East, Martin County, Florida, and being further a portion of Parcel 1-V and 3-G.C. in Jupiter Hills as more fully set forth on the legal description attached hereto and incorporated herein as Exhibit "A" (the "Property").

SUBJECT TO: (1) all conditions, easements, reservations and restrictions of record; (2) all applicable zoning ordinances; and (3) taxes for 1996 and subsequent years.

Grantor herein acknowledges that the Property is not now nor has it ever been the homestead of Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants said land hereby conveyed against any lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name the day and year first above written.

Witnesses:

Gary N. Maietta

Carolyn Wilman
Carolyn Wilman

By:

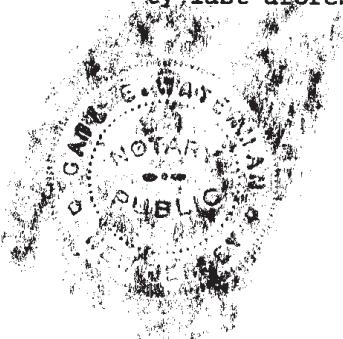
Jeffrey H. Sands, as
Trustee

STATE OF NEW JERSEY

COUNTY OF MERCER

I HEREBY CERTIFY, that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jeffrey H. Sands, as trustee. He is personally known to me and he acknowledged before me that he is the person described in and who executed the foregoing instrument.

WITNESS MY HAND and official seal in the State and County last aforesaid this 17th day of September, 1996.



Gail E. Waterman

My Commission Expires:

GAIL E. WATERMAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 17, 1999

JUPITER HILLS VILLAGE
EXHIBIT PHASE IX
#94-140

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.

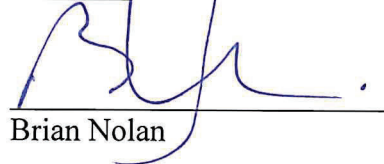
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 4.588 ACRES, MORE OR LESS.

PROJECT NAME: PHASE IX		REVISIONS:				
JUPITER HILLS SKETCH						
AND LEGAL DESCRIPTION						
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS 210 JUPITER LAKES BLVD. P.O. BOX 727 JUPITER, FLORIDA 33468 2222 COLONIAL ROAD SUITE 201 FORT PIERCE, FLORIDA 34950		Scale 1"=200' Date 3-21-96	Field JS Design Drawn C.H.K. Checked P.V.	Sheet 2 OF 2 Drawing No. L1	Field Book NA Pg. NA Work Order No. 94-0140	EXHIBIT.DWG FILE NO.

EXHIBIT "A"

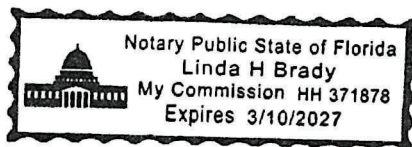
To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deeds for Jupiter Hills Club, Inc., a Florida not-for-profit corporation was recorded in the Martin County Public Records.

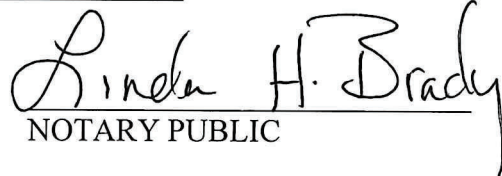
DATED THIS 11th DAY OF OCTOBER, 2023


Brian Nolan

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [☒] PHYSICAL PRESENCE OR [☐] ONLINE NOTARIZATION, THIS 11th DAY OF October, 2023 BY BRIAN NOLAN, WHO [☒] IS PERSONALLY KNOWN TO ME OR [☐] HAS PRODUCED _____ AS IDENTIFICATION.




NOTARY PUBLIC

MY COMMISSION EXPIRES:

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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