



December 19, 2024

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

Request for approval of the 22<sup>nd</sup> 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

December 19, 2024

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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](http://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](mailto: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](http://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; HENCE 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 OF LESS.

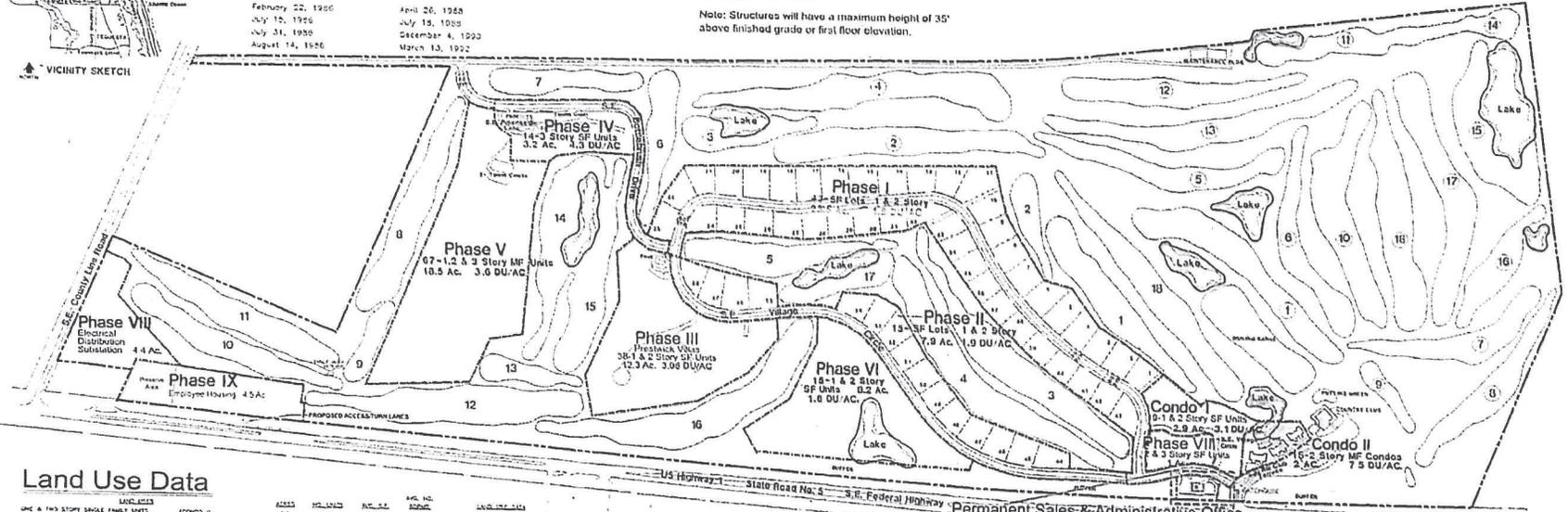


NOTE: This revised master site plan is based upon the preliminary development plan dated January 17, 1986 and includes all changes made through, and including the 15th amendment to the PUD dated July 14, 1992 as reflected in revisions dated:

February 22, 1986  
 July 15, 1986  
 July 31, 1986  
 August 14, 1986  
 April 26, 1988  
 July 15, 1988  
 December 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.

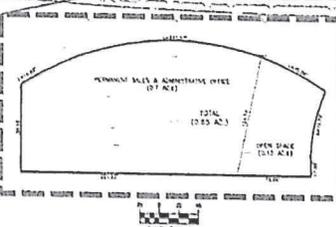


### Land Use Data

| LAND USES                                  | ACRES       | SQ. FEET   | NO. UNITS  | AVG. NO. RESID. |
|--------------------------------------------|-------------|------------|------------|-----------------|
| ONE & TWO STORY SINGLE FAMILY UNITS        | 2.8         | 6          | 2490       | 2               |
| TWO STORY MULTIFAMILY CONDOMINIUMS         | 2.5         | 10         | 2250       | 2               |
| ONE & TWO STORY SINGLE FAMILY UNITS        | 23.5        | 48         | 2450       | 2               |
| ONE & TWO STORY SINGLE FAMILY UNITS        | 7.8         | 16         | 2400       | 2               |
| ONE & TWO STORY SINGLE FAMILY UNITS        | 12.3        | 26         | 2380       | 2               |
| THREE STORY SINGLE FAMILY UNITS            | 1.2         | 14         | 2710       | 2               |
| ONE, TWO & THREE STORY MULTIFAMILY UNITS   | 11.0        | 67         | 2700       | 2               |
| ONE & TWO STORY SINGLE FAMILY UNITS        | 3.2         | 15         | 4310       | 2               |
| ONE, TWO & THREE STORY SINGLE FAMILY UNITS | 1.2         | 4          | 2410       | 2               |
| ELECTRICAL DISTRIBUTION SUBSTATION         | 4.4         | 0          | N/A        | N/A             |
| EMPLOYEE HOUSING                           | 4.5         | 0          | N/A        | N/A             |
| PERMANENT SALES & ADMINISTRATIVE OFFICE    | 0.2         | 0          | N/A        | N/A             |
| <b>TOTALS</b>                              | <b>63.1</b> | <b>232</b> | <b>N/A</b> | <b>N/A</b>      |

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

| LAND USES                               | ACRES       | SQ. FEET    |
|-----------------------------------------|-------------|-------------|
| MULTIFAMILY UNITS                       | 14.8        | 1418        |
| 2 SOLE COURSES MEN CLUB                 | 1.0         | 100         |
| MULTIFAMILY HOLDING APARTS              | 7.8         | 780         |
| SINGLE FAMILY LOTS                      | 4.1         | 410         |
| ROADS & SW                              | 18.8        | 1880        |
| BUYER AREA                              | 12.0        | 1200        |
| ELECTRICAL DISTRIBUTION SUBSTATION      | 4.4         | 440         |
| PERMANENT SALES & ADMINISTRATIVE OFFICE | 0.2         | 200         |
| <b>TOTAL AREA</b>                       | <b>73.1</b> | <b>7310</b> |



## 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

| DATE | BY | PROVISIONS |
|------|----|------------|
|      |    |            |
|      |    |            |
|      |    |            |
|      |    |            |
|      |    |            |

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 www.lbsp.com

JUPITER HILLS VILLAGE  
 -JUPITER, FLORIDA-

**General Notes**

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barriercades 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.
- 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.
- Irrigation Water Source: Existing and/or modified water use permit.
- 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 Sub:                                                      | 54,450 sf       | 1.25 ac |
| Required Upland Preserve:                                          | 1.15 ac / 25.0% |         |
| (25% of Total Site Area of 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**

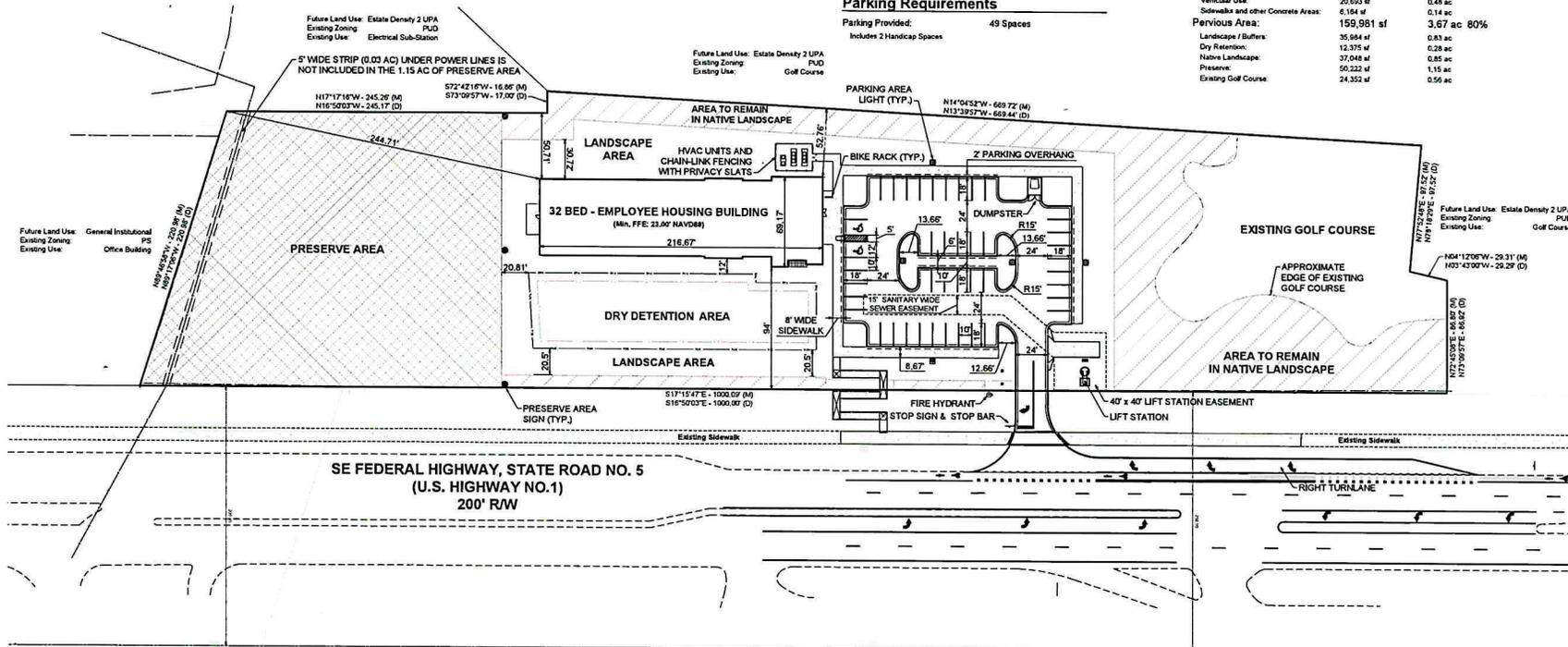
|                   |                                                |
|-------------------|------------------------------------------------|
| Gross Floor Area: | 13,046 sf                                      |
| Height:           | Max. 35' / Provided: 15'-5" (Mean Roof Height) |
| Parking Coverage: | 7%                                             |
| Open Space:       | 159,981 sf / 3.67 ac 80%                       |
| Setbacks:         | Provided                                       |
| Front:            | 9'4"                                           |
| 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:                 | 19404300000004208              |             |
| 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: | 6,184 sf                       | 0.14 ac     |
| Parviours Area:                     | 159,981 sf                     | 3.67 ac 80% |
| Landscape / Buffer:                 | 35,044 sf                      | 0.83 ac     |
| Dry Retention:                      | 12,375 sf                      | 0.28 ac     |
| Native Landscape:                   | 37,048 sf                      | 0.85 ac     |
| Preserve:                           | 50,223 sf                      | 1.15 ac     |
| Existing Golf Course:               | 24,353 sf                      | 0.56 ac     |



**Key / Location:**

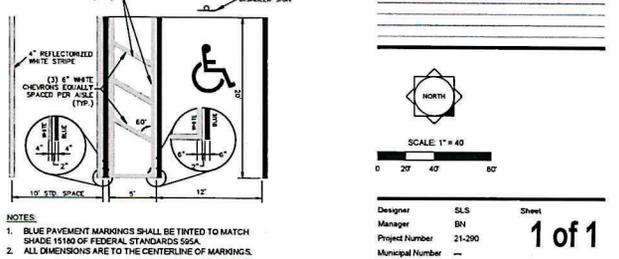
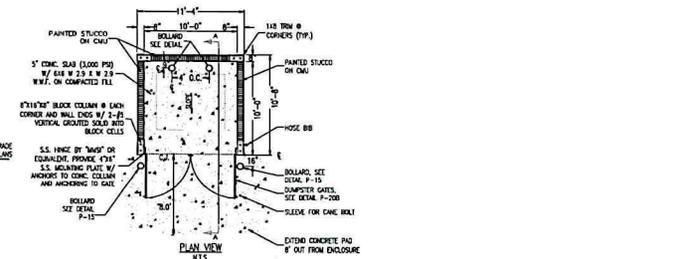
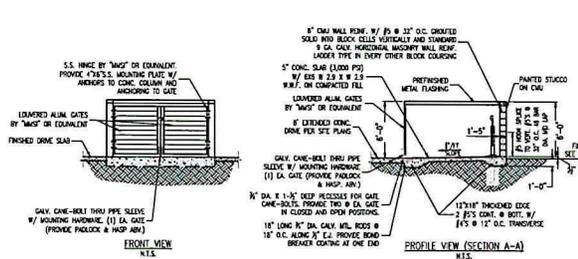
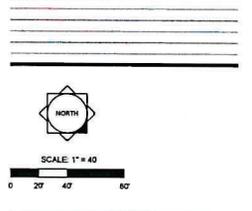


**Project Team:**

|                                     |                                                                                         |
|-------------------------------------|-----------------------------------------------------------------------------------------|
| Client & Property Owner:            | Jupiter Hills Club, Inc.<br>11800 SE 14th Terrace<br>Jupiter, Florida 33415             |
| Land Planner / Landscape Architect: | Lucido & Associates<br>701 East Ocean Boulevard<br>Suite, Florida 33404                 |
| Engineer:                           | Covick Consulting, Inc.<br>P.O. Box 322<br>Suwanee, Florida 34095                       |
| Surveyor:                           | Northstar Geomatics<br>P.O. Box 2711<br>Suwanee, Florida 34095                          |
| Architect:                          | Southwood<br>20 SE Ocean Blvd<br>Suite, Florida 33496                                   |
| Environmental Consultant:           | Advanced Restoration Ecology<br>2392 NE Beachline Drive<br>Jupiter Beach, Florida 34957 |

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

| Date       | By  | Description       |
|------------|-----|-------------------|
| 11.10.2021 | SLS | Initial Submittal |
| 4.4.2024   | SLS | 1st Resubmittal   |
| 5.20.2024  | SLS | 2nd Resubmittal   |
| 9.24.2024  | SLS | 3rd Resubmittal   |
| 11.26.2024 | SLS | 4th Resubmittal   |



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