



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

JUPITER HILLS VILLAGE PUD TWENTY-SECOND AMENDMENT WITH REVISED MASTER SITE PLAN & PHASE IX FINAL SITE PLAN

Applicant/Owner:	Jupiter Hills Club, Inc.
Agent for the Applicant:	Brian Nolan, Lucido & Associates
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	J002-022
Record Number:	DEV2023100006
Report Number:	2024_0126_J002-002_Staff_Report_Final
Application Received:	10/26/2023
Transmitted:	10/31/2023
Date of Report:	01/26/2024

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B. Project description and analysis

This is a request by Lucido & Associates on behalf of Jupiter Hills Club, Inc., for approval of the 22nd Amendment to the Jupiter Hills Village PUD Agreement including a revised master plan and Phase IX final site plan. The proposed development of Phase IX consists of a two-story, 48-bed building with parking and related infrastructure improvements to 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. The northern portion of the site is currently part of the Jupiter Hills Club golf course while the remainder of the parcel is undeveloped. Included is a request for a Certificate of Public Facilities Reservation.

Phase IX was created via the 9th Amendment to the Jupiter Hills Village PUD Agreement in September 1986. The 9th Amendment designated Phase IX for commercial use. The boundaries of Phase IX were subsequently modified in the 15th Amendment to the Jupiter Hills Village PUD Agreement in July 1992. The most recent Revised Master Site Plan, approved in December 2006 as part of the 18th Amendment to the Jupiter Hills Village PUD Agreement, continued to designate Phase IX for commercial use.

Ingress/egress is proposed from SE Federal Highway. The project is located inside the Primary Urban Services District. The proposed potable water supply is Tequesta Utilities while sanitary sewer/irrigation is proposed from the Loxahatchee River Environmental Control District.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Non-Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
P	Emergency Mgmt Review	Jeffrey Childs	772-419-2756	Non-Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Non-Comply
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Ongoing

D. Review Board action

This application meets the threshold requirements for processing as a PUD Zoning Agreement Amendment with a revised master site plan and final site plan. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings [MARTIN COUNTY, FLA., LDR, §10.5.F.9 (2023)].

E. Location and site information

Parcel number: 19-40-43-000-000-00420-8

Existing Zoning: Jupiter Hills Village PUD

Future Land use: Estate Density 2UPA

Gross area of site: 4.59 acres

**Figure I:
Location Map**



Property to the North: Jupiter Hills Village PUD

Property to the West: Jupiter Hills Village PUD,

Property to the South: PS, Jupiter Hills Village PUD

**Figure III:
Future Land Use Map**



Property to the East: SE Federal Highway, Commercial Waterfront

Property to the North: Estate Density 2UPA

Property to the West: Estate Density 2UPA, Recreational

Property to the South: General Institutional, Estate Density 2UPA

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved Issues:

Item #1:

Generic Comp Plan Compliance:

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved.
Martin County, Fla., CGMP, § 1.3

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Unresolved Issues:

Item #1:

General

1. Please provide updated “permission to duplicate copyright materials” form for Drew Gatewood of Advanced Restoration Ecology. The notarization on the provided form is expired.
2. Please provide a revised master site plan that reflects the proposed access from SE Federal Highway and updates the Phase IX use from commercial to the proposed use.
3. The proposed amendment is the 22nd Amendment to the Jupiter Hills Village PUD Agreement. The 21st Amendment is recorded in Official Records Book 2926 beginning at Page 2725. Please update the title of the draft amendment and other relevant portions of the application submittal (narrative, statement of PUD benefits, etc.)

Item #2:

Site Plan Graphics

1. Building Data:
 - a. Please break down maximum height into required and provided. Pursuant to the Jupiter Hills Village Revised Master Site Plan approved as part of the 18th Amendment in December 2006, the maximum structure height is 35’ above finished grade or first floor elevation.
2. Please provide a dumpster enclosure detail.
3. Please clarify why the “construction staging and storage yard” area is depicted on the graphic. If this area will only be utilized as such temporarily, this text can be removed.
4. Site data:
 - a. Please change the existing use to “Undeveloped & Golf Course.”
 - b. Please replace “construction staging” text with an appropriate description if this area will only be utilized as such temporarily.
5. Provide the revision date on subsequent submittals.

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Community Redevelopment

N/A – The site is not located within a Community Redevelopment Area; therefore, staff review for

compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Commercial Design

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

I. Determination of compliance with the property management requirements – Engineering Department

N/A - No dedication of right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Unresolved Issues:

Item#1: PAMP and Environmental Assessment (EA)

The EA included in the submittal states that no viable upland habitat exists onsite and the FLUCCS/CLC map shows disturbed upland scrub. However, a PAMP was provided and upland preservation is proposed and shown on the site plan. Do the vegetative communities existing on this parcel meet the county's definition of upland habitat? Please explain. Please update the EA and/or PAMP documents to clearly state and show the existence of upland habitat if these areas meet the definition.

Please update the listed species survey and list in the EA and PAMP to include survey of the FDACS plant atlas.

Please update the preserve table in the PAMP to show preservation of rare, unique upland habitat. It incorrectly shows preservation of common upland habitat.

Will any restoration or replanting in the preserve area be needed once exotic vegetation is removed? If necessary, please include a replanting/restoration plan to be part of the PAMP.

Please have your environmental consultant contact Shawn McCarthy, the environmental reviewer, to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

Item#2: Upland Preserve Design Standards

The proposed preserve design shown on the site plan is configured as a perimeter design with mostly just meeting the minimum width requirement. Under the design standards in Section 4.35, LDR, Martin County, Fla., the configuration requirements call for more clustered areas of habitat and connected to other existing preserve areas. It calls for innovative design techniques to maximize preservation of upland habitat. It also states locating preserve areas where listed species exist. See criteria below:

Preserve area configuration requirements.

- a. Preserved habitat shall be maintained in a clustered configuration adjacent to wetlands, natural water bodies, constructed lakes and other preserved habitats located on- or off-site. Preserve areas shall be larger along property boundaries where preserve areas or public conservation areas exist immediately adjacent to the parcel.
- b. Applicants for development approval shall utilize creative and innovative design techniques to comply with the upland preserve requirements and to maximize preservation of native upland vegetation to the extent technically feasible.
- c. Required preserve areas may only be permitted between lots if they serve as a wildlife corridor or if they connect clustered preserve areas.
- d. All preserve areas which are adjacent to single-family or multifamily lots shall be clearly marked with signs indicating that the area is a preserve area, subject to a recorded Preserve Area Management Plan on file in the Martin County Growth Management Department.

Requirements for wildlife utilization and listed species.

- a. Preserved habitat shall be located so as to maximize wildlife utilization.
- b. Native preserve area arrangement shall give special consideration to maximizing wildlife utilization for species which are endangered, threatened or of special concern.
- c. Preserved habitat shall be located so as to maintain the longterm viability of native upland plant communities.
- d. Native preserve area arrangement shall give special consideration to maintaining the longterm viability of native upland plant communities which are unique, regionally rare, or endangered.
- e. Individual specimens of plants designated as a protected species that occur on the development site and are not located within the project's proposed preserve area, shall be relocated, if biologically practicable, into the onsite preserve area or onto other suitable existing conservation/preservation lands.

With these requirements in mind, please analyze a preserve design that is more consolidated, perhaps in the southwest area of the parcel next to the existing offsite preserve area on the FPL substation parcel. It appears the dry detention areas could be moved north of the parking area adjacent to the golf course to make room for the required preserve area. Siting a preserve area strip of rare upland scrub habitat next to US1 is not consistent with the criteria above and a redesign is needed.

Additional comments related to protection of preserve areas may be added once a redesign is made and shown in the PAMP and on the site plan.

Landscaping

Unresolved Issues:

Item #1:

Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Please also include the following:

- a. Document compliance with the requirement that twenty (20) percent of the total developed area shall be landscaped.
- b. Document that multifamily developments provide at least one tree per 1,500 square feet of site area, or that nonresidential developments provide at least one tree per 2,500 square feet of site area.
- c. Identify proposed FL native plant species in the Landscape Tabular Data and demonstrate that at least 75% of required trees and shrubs, and at least 50% of required groundcover species provided are native.
- d. Irrigated and non-irrigated turf areas shall be quantified and identified on the landscape plan.

Service function areas including solid waste collection and mechanical equipment requiring screening shall be summarized in a table to identify equipment and the type of screening proposed.

Remedy/Suggestion/Clarification:

Site Data is not consistent between the landscape plan and the site plan. Both indicate the entire site is 199,884 sf, but minus preserve area of 52,974 sf equals 146,910 sf. Why does the landscape plan indicate that the development area equals 107,077 sf.? Verify minimum 20% landscape area and quantity of trees have been provided.

Why is the golf course area included on this site plan? Areas shown on the final site plan need to be included in landscape data calculations. What is the ultimate use of the Construction Storage and Staging Area to be? What is the future use and finished treatment of this area to be?

Construction plans and landscape plans are not consistent with shape and layout of the northern dry detention area. Stormwater piping is also not consistent between the two plans. Please review and verify locations and there is no conflict with landscape plantings.

Item #2:

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

1. Screening materials and landscaping used to screen service function areas shall be consistent with the design of the primary facades
 - a. The location of all trash, recycling and similar receptacles, including dumpsters, shall be screened with an opaque, six-foot-high masonry wall or fence. A hedge shall be installed around the perimeter of this screen. Where possible, dumpsters shall be sited so as not to be visible from public rights-of-way. Opaque gates shall be used to screen trash receptacles from the view of public rights-of-way. (Section 4.663.A.6., LDR)
 - b. Please label the dumpster/enclosure, and other service function areas and provide enough specificity on the landscape and construction plans to demonstrate compliance with these requirements.

Remedy/Suggestion/Clarification:

Site details do not appear to include a masonry wall around the dumpster location, only a hedge. Please confirm a wall is proposed.

Item #3:

Interior Vua Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.
2. Interior landscape areas shall be no less than 12 feet in width, exclusive of curbing. Whenever linear medians at least 50 feet long having shade trees spaced no greater than 15 feet on center are used, the minimum width may be reduced to eight feet exclusive of curbing.
3. Interior medians of at least six feet in width exclusive of curbing shall be provided between an interior row of parking spaces and an abutting interior driveway or between abutting rows of parking spaces. At least one tree shall be required for every 30 linear feet of interior median, planted singly or in clusters with tree locations not more than 60 feet apart.

4. Divider medians, and Interior or Terminal islands shall not be used as stormwater management or conveyance facilities.

Remedy/Suggestion/Clarification:

1. The 22,381 sf of pavement requires 2,238 sf of interior planting area and the establishment of 13 trees w/2" caliper. The 6 islands require the establishment of 6 additional trees.
2. Where have the VUA interior planting areas been provided?
3. The interior median does not meet minimum width. An expanded median may be able to fulfill one of the required interior vehicular planting areas.
4. Stormwater piping is within the landscape medians and prevents establishment of trees.

Item #4:

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. The development activity shall preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed.
3. Please provide a justification statement for the proposed removal of any identified protected trees. Specific conditions and criteria providing for protected tree removal may be found in Section 4.666.C., LDR.
4. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:

A tree survey has not been provided. A plan is included that is titled Tree Mitigation Plan but only trees within the preserve area are identified. Has a CAD layer not been turned on?

There is a small table that mentions 2 numbered trees to be removed and mitigated but without a tree survey, insufficient data is provided to allow review. Provide a full Disposition Table that identifies all protected trees on the site and their disposition.

Item #5:

Landscape Material Standards-Trees

Please demonstrate compliance with the following requirements for proposed trees (Section 4.664.B., LDR):

- a. All required trees shall have a minimum height of ten feet and one defined vertical stem with a minimum diameter of two inches caliper at the time of planting.
- b. Planted trees must be a species with an average mature crown spread of at least 15 feet, or they must be grouped so as to create a crown spread of 15 feet.
- c. Tree species and placement shall be selected so as to minimize conflicts with existing or proposed utilities.
- d. Please provide assurance that the proposed trees will not negatively impact structures, sidewalks, etc., in the future. Provide for root blocking structures or other planting strategies that will ensure that the required planted trees can naturally propagate without damage to permitted structures and develop a natural crown without overcrowding.
- e. Not more than 30 percent of all required trees shall be palms. Where used, two palms or three sabal palms shall constitute one required tree.

Remedy/Suggestion/Clarification:

No size specifications have been provided within the plant schedule. Please include heights and caliper.

Please specify the slash pine to be the variety 'densa' or replace with *Pinus clausa*.

Item #6:

Landscape Material Standards-General

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

- a. At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.
- b. Shrubs shall be a minimum height of 24 inches at the time of planting. In addition, shrubs shall at a minimum be in a three-gallon container or be an equivalent ball and burlapped plant- identify compliance with this requirement for required shrubs.
- c. Identify the spread and proposed plant spacing for required shrubs. Shrubs with 15 to 23 inches of spread shall be planted on three-foot centers; shrubs with greater than 23 inches of spread shall be planted on five-foot centers. In no event shall spacing exceed five feet on center, nor shall plants be closer than two feet to the edge of any pavement.
- d. The ground area within required landscaped areas which is not dedicated to trees, vegetation or landscape barriers shall be appropriately landscaped and present a finished

- appearance and reasonably complete coverage upon planting. Ground covers shall be spaced so as to present a finished appearance and complete coverage within six months after planting. Ground covers required by this division shall consist of at least 50 percent native species.
- e. Irrigated turfgrass areas shall be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreation use, provide cover for on-site sewage disposal systems, or provide soil erosion control such as on slopes or in swales; and where turfgrass is used as a design unifier or other similar practical use. Turf areas shall be quantified and identified on the landscape plan.

Remedy/Suggestion/Clarification:

Proposed shrub plantings do not meet the minimum of 75% native species. *Clusia* is not a native shrub. Where are the *Chrysobalanus* included on the plant schedule located; the symbol has not identified on the plan? Proposed planting would be clarified with the addition of plant leaders.

Item #7:

Landscaping Proposed In Easements

Please provide for compliance with the following for landscaping proposed in easements (ref. Section 4.665.B.6., LDRs):

"Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site."

Please provide documentation of justification and cause for consideration of approval of landscaping in required bufferyards that is encumbered by easement and/or utilities. Section 4.663.B.5., LDRs provides that utilities, easements, septic drainfields or other physical improvements shall not be placed in landscape bufferyards, unless approved by the Growth Management Director based on good cause shown.

Provide copies of recorded easements where landscaping is proposed, identifying the easement holder that is to provide the written permissions, as required above.

Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

Remedy/Suggestion/Clarification:

Are there any easements on the property?

Item #8:

Preserve Area Interface Requirements

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site. The preserve area interface shall include a consolidation and connection of landscaping and stormwater treatment areas with preservation areas. Where more than one preservation area exists on a development site or abutting a development site multiple preserve area interfaces shall be created. Within the preserve area interface the use of plant materials shall be restricted to native species.

The following preserve area interface criteria shall be documented and met for all development sites where preservation areas are identified and where preserve areas have been identified adjacent to a development site:

1. Stormwater management systems. Plantings within dry retention and detention stormwater areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers. Wet retention and detention stormwater areas abutting preserve areas shall be designed and planted as littoral and upland transition zone areas (preserve area interface) and connected to preserve areas pursuant to Article 4, Division 8, LDR, MCC.

2. Perimeter landscaping. Plantings within perimeter vehicular use landscape areas abutting preserve areas shall be restricted to native trees, native shrubs and native groundcovers pursuant to quantity, size and dimension requirements of section 4.663.A.4., LDR, MCC.

Add a note to the site plan and landscape plan to state that stormwater management areas are to be maintained with planted native vegetation, in perpetuity.

Remedy/Suggestion/Clarification:

Black Olive is not a native species and cannot be planted adjacent to Preserve Areas. Replace this species with an appropriate scrub species.

Dry detention areas must be planted with native species. Revise plans to establish native groundcovers within the detention areas and modify the stormwater maintenance plan to protect these plantings in perpetuity.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Unresolved Issues:

Item # 1:

Applications for a Master combined with a Final Site Plan should evaluate traffic conditions 7 years from anticipated Board approval date.

Item # 2:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.63 because:

The internal capture rate will be computed based on the methodology established in the ITE Trip Generation Handbook chapter on multi-use developments generation. The use of an internal capture rate must be preapproved by the County Administrator. Industrial is not identified in Table 6.1 or 6.2 of the *Trip Generation Handbook, 3rd Edition*.

Item # 3:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.64 because:

1. Estimated project trip generation and assignment, considering pass-by and internal capture, on a peak hour peak direction basis. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.3 (2009)]
2. An analysis, including traffic distribution and assignment, of all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least two percent of the level of service capacity as identified in the most recent Martin County annual concurrency report. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)]
 - Revise Figure 2 and corresponding Tables 2 & 3 to show 100% assignment on SE Federal Highway.

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Services Division

Engineering

Unresolved Issues:

Division 9: Stormwater Management

1. Revise stormwater management report to include design certification language per LDR Section 4.384.A.2
2. Revise the Final Site Plan and Sheet C-1 of the Construction Plans to include a minimum finished floor elevation of 23.00-feet NAVD88 as shown on the other sheets of the Construction Plans and within the stormwater management report.
3. Although a Stormwater maintenance plan was provided, the description of the project/stormwater outfall is not consistent with this project. Revise for consistency. (4.386 and 1.4.B.7)

Division 14: Parking and Loading

1. Provide a lighting plan and details. (4.627.C.3)

Division 19: Roadway Design

1. Provide an auto turn analysis demonstrating that emergency vehicles can navigate the proposed layout. Vehicle specifications are available upon request.
2. Add crosswalk striping linework to the Construction Plans and Final Site Plan.
3. Although a stop sign and stop bar are labeled in the construction plans, please show the stop bar on the construction plans. Please also label stop bar and stop sign on Final site plan.
4. Extend the double yellow striping at the stop bar on the Pavement Marking Sheet.

Development Order

1. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Electronic Files

Findings of Compliance:

Both AutoCAD dwg file of the site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023).

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Rescue

Unresolved Issues:

Item #1:

WATER SUPPLY – NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004

Item #2:

APPROVED WATER SUPPLY – HYDRANT FLOW TEST

A hydrant flow test will be required to determine the available water supply to meet the needed fire flow for this project. Contact the Fire Prevention office at (772)288-5633 to schedule the flow test.

Item #3:

BDA requirements

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2. If a Two Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132 rnorvell@martin.fl.us

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us.

<https://www.martin.fl.us/resources/bda-codes-and-standards>

Item #4:

NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system (www.click2enter.net) and an electric key switch (www.knoxbox.com)

Martin County Fire Rescue utilizes the Knox Access system. www.knoxbox.com

Per new Martin County ordinance all gates not manned 24/7-365 will require a Click2enter Inc. by March of 2025. www.click2enter.net

Contact the Fire Prevention office at (772)288-5633 for information.

Emergency Management

Unresolved Issues:

Item #1

Evacuation Plan Requirements

If the property is located within a Hurricane Surge Zone a submitted evacuation plan must be submitted documenting the agreement or evidence that the owner or manager has the ability to:

- a. Distribute timely notices to evacuate the area if an evacuation order has been issued to all

residents and commercial lease owners.

- b. Annually distribute information to residents of the location of local shelters.
- c. Provide all residents with Special Needs the information available to register for the Special Needs Shelter.
- d. Distribute annual public emergency preparedness information including information about emergency evacuation routes.
- e. Provide direction to residents and tenants to secure outside equipment and furniture, if any, in the case of high winds.
- f. Prepare rooms, outside areas, windows and guest facilities to minimize possible injury and/or damage.

Remedy/Suggestion/Clarification:

- a. This needs to be addressed in an updated HAPG and can be addressed by providing information on who, how, and when the residences are notified of an evacuation order.
- b. This need to be addressed in an updated HAPG and this can be addressed by providing who, how, and when the residences will be provided this information.
- c. This need to be addressed in an updated HAPG and this can be addressed by providing who, how, and when the residences will be provided this information.
- d. This can be requested from the Martin County Emergency Management Agency.
- e. This needs to be addressed in an updated HAPG and can be addressed by providing information on who, how, and when the residences will be provided this information.
- f. Item #4 of the submitted Hurricane Action Plan Guidance document addresses tie down but does not address what is tied down and the other items such as how they will prepare windows, guest facilities, or what happens with items that are outside.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

ADA

Unresolved Issues:

1. Provide proposed elevations for the sidewalk demonstrating that a 5% running slope and 2% cross slope are not exceeded. Demonstrate how the sidewalk ties into the existing sidewalk within the right-of-way.
2. Provide ADA stall and striping details on the Final Site Plan.

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed. The proposed employee housing will only accommodate adults 18 years of age and older.

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments.

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Village of Tequesta Utilities Department

Findings – Pending Evaluation

Source - Village of Tequesta Utilities Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Loxahatchee River Environmental Control District

Findings – Pending Evaluation

Source - Loxahatchee River Environmental Control District

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Pending Evaluation

Source - Engineering Department –

Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

Item	Description	Requirement
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved PUD Amendment	Original and one (1) copy of the executed approved PUD Amendment.
8.	Approved Revised Master Site Plan	One (1) copy 24" x 36" of the approved revised master site plan.
9.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
10.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
11.	Digital Copy of Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
12.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Inspection fees:	\$4,000.00	\$0.00	\$4,000.00
Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees are required at building permit.

X. General application information

Applicant/Owner: Jupiter Hills Club, Inc.
11800 SE Hill Club Terrace
Tequesta, FL 33469
Atilla Kardas, General Manager
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akardas@jupiterhillsclub.org

Agent: Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994
Brian Nolan
772-220-2100
bnolan@lucidodesign.com

Engineer of Record: Creech Consulting
P.O. Box 327
Stuart, FL 34995

Jerry Compton
772-215-1434
jcompton@creech.consulting.com

Y. Acronyms

ADA Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR Land Development Regulations
LPA Local Planning Agency
MCC Martin County Code
MCHD Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

N/A