



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

RECEIVED

JAN 11 2024

GROWTH MANAGEMENT  
DEPARTMENT

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

Type of Application: Select from List

Name or Title of Proposed Project: Boys & Girls Club Hobe Sound

#### Brief Project Description:

Request for an LDR change to the required building height per Sec. 12.05.05 from Division 5 Hobe Sound CRA.

The existing gymnasium is a non-conforming use, higher than 30 feet, maximum required. The proposed new gymnasium will need 35 feet high to the top of the deck. to allow for a play clearance of 24 to 25 feet, with a structural and depth of 8 feet plus parapet.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 12/01/2022

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: \_\_\_\_\_

Previous Project Name if applicable: \_\_\_\_\_

#### Parcel Control Number(s)

34-38-42-064-001-00010-0

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Boys & Girls Club of Martin County

Company Representative: Keith Fletcher

Address: PO Box 910

City: Hobe Sound, State: FL Zip: 33475

Phone: 772-545-1255 Email: kfletcher@bgcmartin.org

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Boys & Girls Club of Martin County

Company Representative: Keith Fletcher

Address: PO Box 910

City: Hobe Sound, State: FL Zip: 33475

Phone: 772-545-1255 Email: kfletcher@bgcmartin.org

**Agent (Name or Company):** Architects Design Collaborative, LLC (ADC Architects)

Company Representative: Raul Ocampo, Jr.

Address: 10489 SW Meeting Street

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-286-9004 Email: rocampo@adc-architects.net

**Contract Purchaser (Name or Company):**

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

**Land Planner (Name or Company):**

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

**Landscape Architect (Name or Company):** George Botner

Company Representative:

Address: 4320 SE Cove Lake Circle, Suite 104

City: Stuart, State: FL Zip: 34997

Phone: 772-221-9558 Email: botnerg@aol.com

**Surveyor (Name or Company):** Bowman Consulting

Company Representative: Octavio Reis

Address: 301 SE Ocean Blvd, Suite 301

City: Stuart, State: FL Zip: 34994

Phone: 772-283-1413 Email: oreis@bowman.com

**Civil Engineer (Name or Company):** Bowman Consulting

Company Representative: Octavio Reis

Address: 301 SE Ocean Blvd, Suite 301

City: Stuart, State: FL Zip: 34994

Phone: 772-283-1413 Email: oreis@bowman.com

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** Bowman Consulting

Company Representative: Octavio Reis

Address: 301 SE Ocean Blvd, Suite 301

City: Stuart, State: FL Zip: 34994

Phone: 772-283-1413 Email: oreis@bowman.com

**Architect (Name or Company):** Architects Design Collaborative, LLC (ADC Architects)

Company Representative: Raul Ocampo, Jr.

Address: 10489 SW Meeting Street

City: Port St. Lucie, State: FL Zip: 34987

Phone: 772-286-9004 Email: rocampo@adc-architects.net

**Attorney (Name or Company):**

Company Representative:

Address:

City: , State: Zip:

Phone: Email:

**Environmental Planner (Name or Company):** Drew Gatewood

Company Representative:

Address: 2593 NE Roberta St

City: Jensen Beach, State: FL Zip: 34957

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**

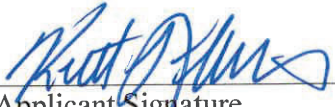
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

01-04-23  
Date

Keith G. Fletcher  
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

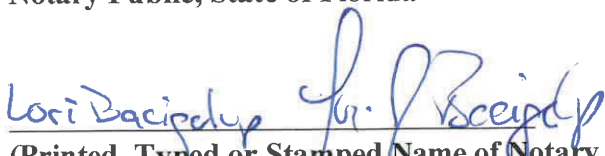
The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of January, 2024, by Keith G. Fletcher, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



LORI J. BACIGALUP  
Commission # HH 342838  
Expires December 19, 2028

Notary Public, State of Florida

  
(Printed, Typed or Stamped Name of Notary Public)

**Founders**  
Hays Clark †  
Co-Founder  
Margaret Cole†  
Co-Founder

**Officers**  
Kathryn Parsons  
Chair  
John R. Reese  
Vice Chair  
Kate Nielsen  
Secretary  
Michael Troy  
Treasurer

**Board of Directors**

Elizabeth Ainslie  
Anthony Anderson  
Michael Atieh  
Renée Bisciotti  
Nancy Buck  
Michael Chambers  
Eula Clarke\*  
Claiborne Deming  
Marijke DeVink  
Denise K. Ehrich  
Robert Garry  
Christina K. Gidwitz  
Keith Goldstein  
Kate Johnston  
Elizabeth Long  
Nivin MacMillan  
Jon Mattson  
Mark Newman  
Anne N. Reyes  
Mark E. Robitaille  
Philip Schein, MD  
Eleanor R. Seaman  
Rishi P. Singh, MD  
Beth Garcia Svopa  
Carol Webb  
Daniel H. Zivney

**Chairman's Council**

Jane Krebs  
Elizabeth H. Marsh  
Robert J. Weissman

**Life Directors**

Diana Brooks  
Charles V. Moore  
Joanne Wagner  
William F. Whitman Jr.

**Executive Staff**

Keith G. Fletcher  
President & CEO

† Deceased  
\* Ex Officio

**GREAT FUTURES START HERE.**



**BOYS & GIRLS CLUBS  
OF MARTIN COUNTY**

January 2, 2024

Martin County Board of Commissioners  
Growth Management Department  
2401 SE Monterey Road,  
Stuart, FL 34996

Re: Boys & Girls Club Hobe Sound  
11500 SE Lares Ave, Hobe Sound, FL 33455  
Parcel Number: 34-38-42-064-001-00010-0

**Owner/Applicant Authorization**

I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.

Authorized Agent: Architects Design Collaborative, LLC  
Raul Ocampo, Jr. , Principal

Signature of Authorized Agent: \_\_\_\_\_

Name of Owner/Applicant: Boys & Girls Club of Martin County  
Keith Fletcher, President & CEO

Signature of Owner/Applicant: \_\_\_\_\_



**AmeriCorps**



Children's Services Council of Martin County



**volunteerflorida**

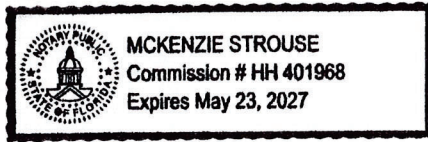


# FLORIDA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐  
online notarization, this 2 day of January, 2025, by Keith G. Fletcher  
(Name of Person Acknowledging).

(Seal)



*Mckenzie Strouse*

Signature of Notary Public

Mckenzie Strouse

Print, Type or Stamp Name of Notary

Personally Known: ☒

OR Produced Identification: ☐

Type of Identification Produced: \_\_\_\_\_



January 2, 2024

Martin County Board of Commissioners  
Growth Management Department  
2401 SE Monterey Road,  
Stuart, FL 34996

Re: Boys & Girls Club Hobe Sound  
11500 SE Lares Ave, Hobe Sound, FL 33455  
Parcel Number: 34-38-42-064-001-00010-0

To Whom It May Concern,

This narrative is submitted to explain the need for a request for a Land Development Regulation (LDR) change to the required building height as per Sec. 12.05.05 from Division 5 of the Hobe Sound CRA.

In order to meet the needs of the community and provide for an improved and updated facility, we are proposing a new gymnasium that will be 35 feet in height to the top of the deck. This height adjustment is essential to accommodate the necessary play clearance for athletic activities. The proposed 35-foot height will provide a required vertical clearance of 24 to 25 feet, which is vital for the intended use of the gymnasium.

The requested 24 to 25-foot vertical clearance in the proposed gymnasium is essential for several reasons:

**Basketball Safety:** According to standard basketball regulations, the height of the basketball hoop from the playing surface is set at 10 feet. To ensure that players have sufficient space for jumping, shooting, and performing other athletic maneuvers without interference from the structural elements overhead, it is essential to have enough clearance above the hoop.

**Standard Gymnasium Design:** Basketball courts and gymnasiums are designed to accommodate various levels of play, from youth leagues to adult competitions. A clearance of 24 to 25 feet meets these standards, ensuring the gymnasium can be used for competitive play, practice, and community events.

**Structural Needs:** The height also accounts for the necessary structural components, such as beams, lighting, and HVAC, ensuring they don't interfere with gameplay. The requested vertical clearance of 24 to 25 feet is crucial to provide a safe, functional, and regulation-compliant basketball environment. It ensures that the gymnasium can accommodate



ARCHITECTS DESIGN  
COLLABORATIVE, LLC

a variety of athletic activities and meet the needs of players, coaches, and the community.  
We respectfully request approval of this LDR change to allow for the necessary height of the new  
gymnasium.

Very Truly Yours,  
ARCHITECTS DESIGN COLLABORATIVE, LLC

Raúl Ocampo, Jr., NCARB, AIA  
Florida Corporate Registration No. AA26002935



**From:** [Natalie Levine](#)  
**To:** [John Sinnott](#)  
**Cc:** [Elizabeth Nagal](#); [Raul Ocampo](#)  
**Subject:** Re: Boys & Girls Club  
**Date:** Thursday, May 9, 2024 12:02:11 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Sec. 12.5.04. Development standards.docx](#)

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John,

Attached is the revised sec. 12.05.04 Development Standards document.  
Please let us know if you need any additional information.

Kind Regards,



NATALIE LEVINE

DIRECTOR OF INTERIOR DESIGN

**ARCHITECTS DESIGN COLLABORATIVE LLC**

FLORIDA ARCHITECT LICENSE NUMBER AR 6897 T.772.286.9004

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

10489 SW MEETING STREET | TRADITION | PORT SAINT LUCIE FLORIDA 34987

[Website: ADC-Architects.net](http://Website: ADC-Architects.net)

[LinkedIn: ADC Architects](#)

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**CONFIDENTIALITY NOTE:** THE INFORMATION CONTAINED IN THIS TRANSMISSION IS  
PRIVILEGED AND CONFIDENTIAL AND PROTECTED BY THE ELECTRONIC COMMUNICATIONS  
ACT, 18 U.S.C. SEC. 2510-2521.

On Tue, May 7, 2024 at 8:53 AM John Sinnott <[jsinnott@martin.fl.us](mailto:jsinnott@martin.fl.us)> wrote:

Received, thank you Natalie. We'll let you know if we need any adjustments.

Thanks,



**John Sinnott**

Senior Planner

Growth Management Department

Martin County Board of County Commissioners

(772) 320-3047 | [jsinnott@martin.fl.us](mailto:jsinnott@martin.fl.us)

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**From:** Natalie Levine <[nc@adc-architects.net](mailto:nc@adc-architects.net)>

**Sent:** Monday, May 6, 2024 5:22 PM

#### Sec. 12.5.04. Development standards.

1. All new development, substantial improvements of a building, and substantial renovations of a building exterior shall comply with the Development Standards in Table HS-5.
2. *Existing Buildings.* Whenever substantial improvement of a building or substantial renovation of a building exterior triggers the obligation to comply with this Division, the Growth Management Director may authorize incremental compliance with its requirements proportional to the nature and scope of the existing and proposed improvements if full compliance would be unreasonable. An application for alternative compliance shall not be required, but the Growth Management Director may require that the proposal be presented to the Neighborhood Advisory Committee for review and comment. See Section 4.871.B, Div. 20, Article 4.
3. *Accessory Dwelling Units.* Standards for accessory dwelling units are provided in Development Standards Section 12.1.04.7.a
4. *Building Types.* Each new building, and any substantial improvement, must meet the standards for one of the Building Types permitted in the Subdistrict where it is located, see Table HS-5. Building Type diagrams do not prescribe use or architectural style and are illustrative. Dimensions provided in tables are regulatory requirements.
5. *Facade Transparency.* Shopfront, Mixed-use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover between 40 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 40 percent.

**Table HS-5 - Development Standards in Hobe Sound Subdistricts**

|                                        | Core                                              | General         | Corridor | Railroad<br>Corridor | Multi-<br>family | Mobile<br>Homes | Detached |
|----------------------------------------|---------------------------------------------------|-----------------|----------|----------------------|------------------|-----------------|----------|
| Lot Size, see 12.1.04.1                |                                                   |                 |          |                      |                  |                 |          |
| Lot area - minimum in sf               | -                                                 | 5,000           | 10,000   | 10,000               | 2,000            | -               | 2,500    |
| Lot width - minimum in feet            | 20                                                | 50              | -        | 20                   | 20               | -               | 25       |
| Lot width - maximum in feet            | 250                                               | -               | -        | -                    | -                | -               | -        |
| Height, see 12.1.04.2                  |                                                   |                 |          |                      |                  |                 |          |
| Building height, maximum in stories    | 3                                                 | 2               | 2        | 2                    | 2                | 1               | 2        |
| Building height, maximum in feet       | 40                                                | 30 <sup>2</sup> | 30       | 30                   | 30               | 20              | 30       |
| Ceiling height, maximum in feet        | Established in 12.5.05 for certain building types |                 |          |                      |                  |                 |          |
| Density, see 12.1.04.3                 |                                                   |                 |          |                      |                  |                 |          |
| Residential density, max in units/acre | 10                                                | 10              | 10       | 10                   | 8                | 8               | 5        |
| Hotel/motel density, max in units/acre | 20                                                | 20              | 20       | 20                   | -                | -               | -        |
| Building Coverage, see 12.1.04.4       |                                                   |                 |          |                      |                  |                 |          |
| Building coverage, maximum %           | 80                                                | 60              | 60       | 60                   | 60               | -               | 50       |

| Open Space, see 12.1.04.5        |                                                   |                |    |    |    |    |    |
|----------------------------------|---------------------------------------------------|----------------|----|----|----|----|----|
| Open space, minimum in %         | 20                                                | 20             | 20 | 20 | 30 | 30 | 30 |
| Building and Parking Placement   |                                                   |                |    |    |    |    |    |
| Build-to Zone min/max in feet    | Established in 12.5.05 for certain building types |                |    |    |    |    |    |
| Side and Rear setbacks           | Established in 12.5.05 for certain building types |                |    |    |    |    |    |
| Frontage Buildout, minimum %     | Established in 12.5.05 for certain building types |                |    |    |    |    |    |
| Parking Setbacks minimum in feet | Established in 12.5.05 for certain building types |                |    |    |    |    |    |
| Building Types, see 12.3.05      |                                                   |                |    |    |    |    |    |
| Shopfront Building               | P                                                 | p <sup>1</sup> | P  | -  | -  | -  | -  |
| Mixed-use Building               | P                                                 | P              | P  | P  | -  | -  | -  |
| Office Building                  | P                                                 | p <sup>1</sup> | P  | P  | -  | -  | -  |
| Apartment Building               | P                                                 | P              | P  | P  | P  | -  | -  |
| Courtyard Building               | P                                                 | P              | P  | P  | P  | -  | -  |
| Townhouse                        | P                                                 | P              | P  | P  | P  | -  | P  |
| Live/Work Building               | P                                                 | P              | P  | P  | -  | -  | -  |
| Side Yard House                  | -                                                 | P              | P  | -  | P  | -  | P  |
| Cottage                          | P                                                 | P              | P  | -  | P  | P  | P  |
| Cottage Court                    | P                                                 | P              | P  | -  | P  | P  | -  |
| Duplex                           | -                                                 | P              | -  | -  | P  | -  | -  |
| All Yard House                   | -                                                 | P              | -  | -  | P  | P  | P  |
| Outbuilding                      | P                                                 | P              | P  | P  | P  | P  | P  |
| Boat Barn                        | -                                                 | P              | P  | P  | -  | -  | -  |
| Industrial Building              | -                                                 | -              | -  | P  | -  | -  | -  |

Footnotes, see above

<sup>1</sup> Only permitted when facing US1/Federal Highway.

<sup>2</sup> Gymnasium associated with institutional use may be constructed to a maximum height of 35'.

(Ord. No. 1134, pt. I(Exh. A), 6-16-2020; Ord. No. 1159, pt. 1(Exh. A), 5-11-2021)