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JAN 1 1 2024
GROWTH MANAGEMENT DEPARTMENT

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

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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 check 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**, 20**24**, by** Keith G Fletcher**, who is ☒ personally known to me, or ☐ produced the following type of identification** _____.

NOTARY PUBLIC SEAL

NOTARY PUBLIC STATE OF FLORIDA
LORI J. BACIGALUP
Commission # HH 342838
Expires December 19, 2026

Notary Public, State of Florida

Lori Bacigalup
(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: _____

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
Commission # HH 401968
Expires May 23, 2027

Signature of Notary Public

Mckenzie Strouse
Print, Type or Stamp Name of Notary

Personally Known: ✓
OR Produced Identification: ____
Type of Identification Produced: ____

This Certificate is attached to a 1 page document titled owner|Applicant authorization and signed on January 2, 2025.

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ARCHITECTS DESIGN
COLLABORATIVE, LLC

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 LinkedIn: ADC Architects

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> 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
>
>
> ---
>
> **From:** Natalie Levine <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. *Façade 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 Corridor	Multi-family	Mobile 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 [2]	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[1]	P	-	-	-	-
Mixed-use Building	P	P	P	P	-	-	-
Office Building	P	P[1]	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

[1] Only permitted when facing US1/Federal Highway.

[2] 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)