



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)

## DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

### A. GENERAL INFORMATION

Type of Application: Major Final Site Plan



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

**Brief Project Description:** The new Boys and Girls Club will be built on a 5.15-acre site at the NW corner of Lares Avenue and Edwyn Court, replacing the outdated existing facility. The 28,142 SF building will include:

The Club: 12,872 SF for classrooms, offices, a teaching kitchen, and café-style space.

Teen Center: 5,266 SF for teen-specific programs.

Gymnasium: 10,000 SF with a basketball court and community access during designated hours.

Outdoor amenities include a U-14 soccer field, raised garden over a retention area, an 800 SF field house with bathrooms and storage, and a shaded activity space.

Operating hours are 2:00 PM to 7:00 PM on weekdays, with community gym access on evenings and weekends. The project will create a safe, inclusive space for youth and the community, emphasizing education, fitness, and personal development.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 09/04/2024

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

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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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

1/20/25  
Date

RAUL OCAMPO, JR.  
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 28 day of January, 2025, by Raul Ocampo, Jr., who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

  
Natalie Levine

(Printed, Typed or Stamped Name of Notary Public)



**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)**

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## Digital Submittal Affidavit

I, Raul Ocampo, Jr, attest that the electronic version included for the project Boys & Girls Club Hobe Sound is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

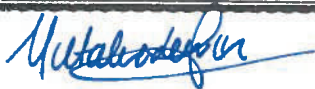
1/28/25  
Date

**STATE OF FLORIDA**  
**COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of January, 2025, by Raul Ocampo, Jr., who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL





Notary Public, State of Florida

Natalie Levine

(Printed, Typed or Stamped Name of Notary Public)



ARCHITECTS DESIGN  
COLLABORATIVE, LLC

RECEIVED

OCT 17 2025

GROWTH MANAGEMENT  
DEPARTMENT

October 15, 2025  
Martin County  
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  
Type of Development: Business  
Current Zone: Division 5 – Hobe Sound Community Redevelopment Code  
District: General  
Future Land Use: CRA

#### PROJECT NARRATIVE

The proposed new Boys and Girls Club will be constructed on the existing 5.15-acre site currently housing the existing club. The existing facility is no longer sufficient to meet the needs of its programs and has significant issues due to the age of the building.

The new facility will be located at the NW corner of Lares Avenue and Edwyn Court and will consist of a single building of 28,142 sf divided into three key areas:

**The Club:** This includes 12,872 SF of classroom space, administrative offices, a teaching kitchen, and a café-style gathering space.

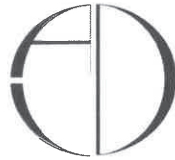
**Teen Center:** This includes 5,266 SF dedicated area designed to provide programs and activities specifically for teens.

**High School-Sized Gymnasium:** A 10,000 sf gymnasium that includes a basketball court, bleachers, and a platform. The gymnasium will be available for use by both the club and the surrounding community during designated hours.

In addition to the building, the site will feature:

**Soccer Field:** A U-14-sized soccer field which will support numerous sports and recreational activities.

**Raised Garden:** Located over a retention area, providing opportunities for educational and community gardening initiatives.



ARCHITECTS DESIGN  
COLLABORATIVE, LLC

**Field House:** An 800-square-foot structure adjacent to the soccer field, accommodating bathrooms and storage.

**Outdoor Covered Activity Space:** Located next to the field house to allow shaded rest space, outdoor teaching and activities, and gathering area for small community events.

**Preservation of Upland Preserve:**

The site includes a 50-foot upland preserve along the north and west sides of the property. These preserved areas will remain untouched to ensure the conservation of natural features.

**Hours of Operation:**

The Boys and Girls Club will operate from 2:00 PM to 6:30 PM - 7:00 PM on weekdays.

The gymnasium will also be open to the surrounding community during weekday evenings and weekends, supporting recreational and fitness activities.

**Parking:**

The site includes a designated bus drop-off area for students arriving at the facility, as well as ample parking spaces. The parking layout has been designed based on historical data from other completed Boys and Girls Club facilities to ensure adequate capacity.

Every effort has been made to accommodate the existing parking tree islands to maximize the preservation of the existing nature landscaping.

This project aims to provide a safe, and inclusive space to serve the youth and community of Martin County while promoting education, fitness, and personal development.

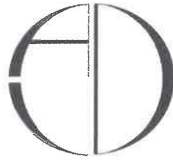
## **REQUEST FOR ALTERNATIVE COMPLIANCE**

### **1. Building Transparency. Section 12.5.05**

In addressing the transparency requirement for the building, we have carefully considered the placement of windows to align with both regulatory guidelines and the specific needs of the Boys & Girls Club.

To prioritize the safety and privacy of the children, we have positioned the window sills at heights between 5'-6" in compliance with the Boys & Girls Club Risk Management Requirements. This design choice ensures that natural light permeates the interior while minimizing direct visibility into the facility from the outside. By implementing this approach, we create a secure and comfortable environment where children can learn and play without unnecessary external exposure.





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COLLABORATIVE, LLC

We are requesting this variance in accordance with Section 12.5.05 of the Building Type and Frontage Type Standard Table HS-5.01 Shopfront Building for Division 5 Hobe Sound, which specifies that the minimum building transparency for the ground level should be between 40-70%. Due to the height of the window sills, we do not comply with the minimum transparency requirement and currently achieve only 8-9% transparency on each facade facing Lares Avenue and Edwyn Court.

## **2. Parking Placement. Section 12.5.05**

Building Type and Frontage Type Standards. Table HS-5.01

Parking placement along Lares Avenue. The minimum setback for the front is 30 feet, and we are providing 19'-10" to maintain some of the existing parking layout. To further enhance the streetscape and provide additional screening, we are incorporating planting along Lares Avenue to buffer the parking lot from public view.

## **3. Building Type. Section 12.5.04** Martin County LDR, Table HS-5

This section prescribes that the storefront building type is only permitted in the General Subdistrict when facing US1/Federal Highway. We are respectfully requesting consideration for the use of the storefront type as an alternative compliance.

## **4. Frontage Buildout. Section 12.5.05**

Section 12.5.05 of the Building Type and Frontage Type Standard Table HS-5.01 Shopfront Building for Division 5 Hobe Sound.

The minimum required frontage buildout is 70%. The proposed 63% frontage provides active street engagement and a pedestrian-friendly environment. Due to site constraints and overall design considerations, achieving the full 70% buildout is not feasible. The design still meets the intent of the code by enhancing street frontage and continuity.

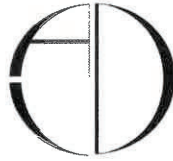
We appreciate your understanding of this design decision and remain open to discussing any potential alternatives that effectively balance transparency requirements with the safety and well-being of the children.

### **REVISIONS TO SITE PLAN**

The following changes have been made since our last submittal.

1. The sidewalk located northeast of the building, which connects to the dumpster enclosure, has been modified to provide direct access to the front of the enclosure. Please refer to sheet AS101





ARCHITECTS DESIGN  
COLLABORATIVE, LLC

2. The single door on the dumpster enclosure has been removed. Refer to details on sheet AS102
3. Site Lighting: Fixtures SA, SB and S2 has been replaced with alternative models from different manufacturers. The updated fixtures types are SA1 and SAB1 (Xtra Light) and S2A ( SLG). Please refer to the revised photometric plans and updated cutsheets.

Very Truly Yours,

ARCHITECTS DESIGN COLLABORATIVE, LLC

Raúl Ocampo, Jr., NCARB, AIA

Florida Corporate Registration No. AA26002935

Z:\\_All\_DWGs\\_2024\_Dwgs\I Dwgs\I-24116 - Boys and Girls Club Hobe Sound\3-Permit Set\PZ\PZ Application\PROJECT NARRATIVE.docx

**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

February 4, 2025

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**

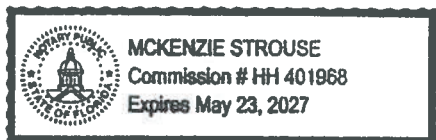
# FLORIDA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 4 day of February, 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: \_\_\_\_\_

This certificate is attached to a 1 page document titled owner/ Applicant authorization

01379181

99 JUL 12 PM 3:32

Prepared by and return to:

KAREN M DOBBINS  
Attorney at Law  
KOHL & SPOTTS, P.A.  
50 SE KINDRED STREET  
Stuart, Florida 34994  
561-223-9999  
File No.: 99-0103  
Will Call No.: K56201

XC-DEED # 2084<sup>00</sup> MARSHA STILLER  
XC-MTG # \_\_\_\_\_ MARTIN COUNTY  
XC-ASM # \_\_\_\_\_ CLERK OF CIRCUIT COURT  
XC-TAX # \_\_\_\_\_ BY hmo D.C.

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 9th day of July, 1999 between

**DONALD T. RANDALL, a married man**

whose post office address is

**1020 Palm Way, North Palm Beach, Florida 33408**

grantor, and

**BOYS AND GIRLS CLUB OF MARTIN COUNTY, INC., a Florida non-profit corporation**

whose post office address is

**P.O. Box 910, Hobe Sound, Florida 33475**

grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida** to-wit:

Being a portion of the Southerly half of Lot 89, lying West of the Indian River, Gomez Grant and Jupiter Island, according to the Plat thereof, filed May 27, 1910, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach (now Martin) County, Florida, in Plat Book 1, Page 80, being a plat that was filed October 6, 1893, and recorded in Plat Book "A", Page 17, Dade County, Florida, public records, being more particularly described as follows:

The Westerly 475.20 feet of the Easterly 483.70 feet of said Southerly half of Lot 89, containing 3.6030 acres or 156,948 square feet, more or less.

Parcel Identification Number:

Subject to taxes for 1998 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1020 Palm Way, North Palm Beach, FL 33408.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

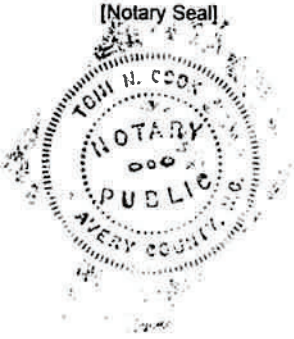
Eloise Curtis  
Witness Name: Eloise Curtis

Tim M. Lewis  
Witness Name: Tim M. Lewis

Donald T. Randall (Seal)  
DONALD T. RANDALL

STATE OF NORTH CAROLINA  
COUNTY OF AVERY

The foregoing instrument was acknowledged before me this 9th day of July, 1999 by DONALD T. RANDALL, who is personally known to me or has produced a Driver's License as identification.



Toni N. Cook  
Notary Public  
Printed Name: Toni N. Cook  
My Commission Expires: My Commission Expires 8-27-2002

Copy  
Copy  
Copy

981714

RECORD VERIFIED

B-813AFGSjr/pm

WARRANTY DEED

JOHN D. McKEY, JR., Individually and as Trustee, the Grantor, of 5016 SW Inverness Court, Palm City, Florida 34990, in consideration of the sum of \$10.00 and other good and valuable considerations received from BOYS & GIRLS CLUB OF MARTIN COUNTY, INC., a Florida not-for-profit corporation, the Grantee, of Po Box 910 Hobe Sound FL 33475, hereby, on this 20<sup>th</sup> day of January, 1993, conveys to the grantee the real property in Martin County, Florida, described as:

Lots 1, 2, 3, 4, 5 and 6, Block 1, WELWYN PARK, according to the Plat thereof recorded in Plat Book 3, Page 77, public records of Martin County, Florida.

Subject to reservations, restrictions, and easements of record, and taxes accruing subsequent to December 31, 1992.

The property appraiser's parcel identification number is 34-38-42-064-001-00010.

This is not homestead property to Grantor herein who permanently resides at the address shown above.

Grantor covenants that the property is free of all encumbrances, that lawful seisin of and good right to convey that property are vested in the Grantor, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Witnesses:

Rosemary Luciani  
Printed Name: ROSEMARY LUCIANI

JOHN D. McKEY, JR.,  
Individually and as Trustee

Vera W. Russell  
Printed Name: VERA W. RUSSELL

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 20th day of January, 1993 by JOHN D. McKEY, JR., Individually and as Trustee, who:

- ( ☒ ) is/are personally known to me.  
( ) has produced the below described information as identification.

Type of ID \_\_\_\_\_

ID Number \_\_\_\_\_

Rosemary Luciani  
Notary Public

My commission expires 10-24-94

Rosemary Luciani  
Printed Name of Notary

ORBX0996PG0008

3045 012 MARSHA STILLER

DOC-RTG: MARTIN COUNTY

DOC-ARM: CLERK OF CIRCUIT COURT

13 JAN 29 AM 11:49

MARSHA STILLER

CLERK OF CIRCUIT COURT

BY

FILED FOR RECORD  
MARTIN CO. FLA.



## TRUSTEE'S DEED

RECORD VERIFIED

FIRST UNION NATIONAL BANK OF FLORIDA, as Trustee, the Grantor, of 40 Coconut Row, Palm Beach, Florida 33480, in consideration of the sum of \$10.00 and other good and valuable considerations received from BOYS & GIRLS CLUB OF MARTIN COUNTY, INC., a Florida not-for-profit corporation, the Grantee, of  
PO Box 910 Hobe Sound FLA 33475, hereby, on  
 this 28<sup>th</sup> day of January, 1993, conveys to the grantee the real property in Martin County, Florida, described as:

Lots 7 and 8 and the East 40 feet of Lot 9, Block 1, WELWYN PARK, according to the Plat thereof recorded in Plat Book 3, Page 77, public records of Martin County, Florida, less the southerly 10 feet thereof conveyed to Martin County in O. R. Book 805, Page 757.

Subject to reservations, restrictions, and easements of record, and taxes accruing subsequent to December 31, 1992.

The property appraiser's parcel identification number is \_\_\_\_\_.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple forever. AND the grantor hereby covenants with the said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

Witnesses:

Printed Name: Josephine Santos

Printed Name: Ramona L. Becker

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 1993 by J. H. Eagleman, as Vice President of FIRST UNION NATIONAL BANK OF FLORIDA, as Trustee, who:  
 (X) is/are personally known to me.  
 ( ) has produced the below described information as identification.

Type of ID \_\_\_\_\_  
 ID Number \_\_\_\_\_

Notary Public  
 My Commission Expires: \_\_\_\_\_

Printed Name of Notary \_\_\_\_\_

NOTARY PUBLIC STATE OF FLORIDA  
 MY COMMISSION EXP. MAR. 22, 1995  
 BONDED THRU GENERAL INS. CO.

DO NOT  
 AS  
 MARSHA STILLER  
 CLERK OF CIRCUIT COURT

13 JAN 29 AM 11:50

RECORDED  
 MARTIN COUNTY, FLA.  
 OUGHTERSON, OUGHTERSON, PREWITT & SUNDHEIM - 310 W. FIRST ST., STUART, FLORIDA 34994

DOC-DEED: 686 MARSHA STILLER

DOC-MTG: \_\_\_\_\_ MARTIN COUNTY

DOC-ASM: \_\_\_\_\_ CLERK OF CIRCUIT COURT

INT TAX: \_\_\_\_\_

FREDERICK G. SUNDHEIM, JR.  
 Oughterson, Oughterson, Prewitt & Sundheim, P.A.  
 310 West First Street  
 Stuart, FL 34994



## CERTIFICATE OF NON-TRANSFER

February 27, 2025

Based on my review of the Official Records of Martin County, Florida, on July 9, 1999, the property located at 11500 SE Lares Avenue, Hobe Sound FL, with Martin County Parcel ID # 34-38-42-064-001-00010-0 (the "Property"), was transferred to the Boys and Girls Club of Martin County, Inc. from Mr. Donald T. Randall. The resulting deed created at the time of transfer is attached hereto and enclosed herein.

Based on my review of the Official Records of Martin County, Florida, the Property has not been transferred since the Property was deeded to the current property owner, the Boys and Girls Club of Martin County, Inc., in 1999.

Thank You,

Audra R. Creech, Esq.,

*Attorney on Behalf of the Boys & Girls*

*Club of Martin County, Inc.*

Principal of Creech Land Use & Zoning, P.A.

**FL Bar # 122373**

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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 27 day of February, 2025, by Andra B Creech, who is [☒] personally known to me, or [ ☐ ] produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



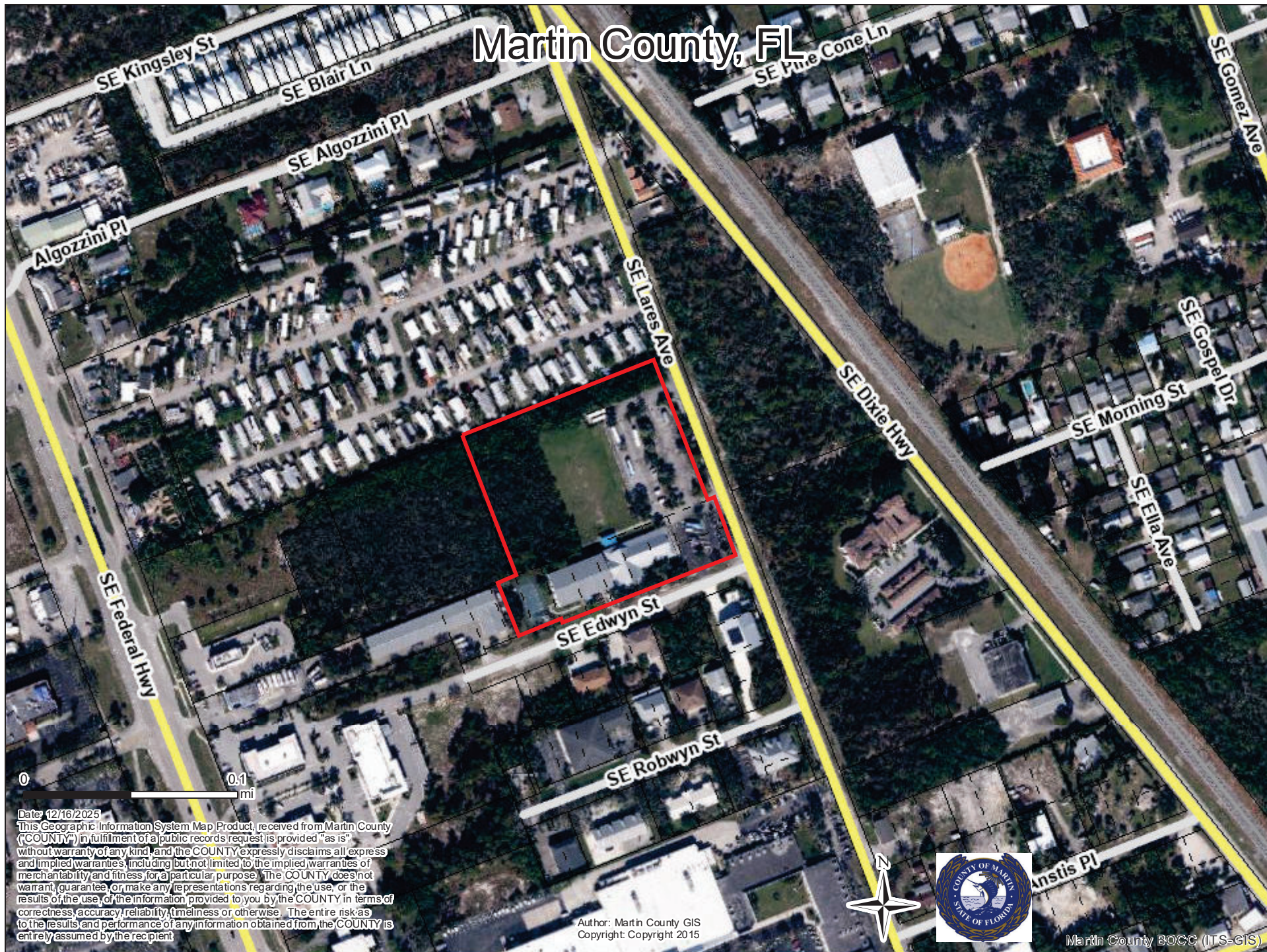
Notary Public, State of Florida

A handwritten signature in cursive script, appearing to read 'Angela S Compton', written over a horizontal line.

(Printed, Typed or Stamped Name of Notary Public)



# Martin County, FL



Date: 12/16/2025

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Author: Martin County GIS  
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