

BOYS & GIRLS CLUB OF MARTIN COUNTY

REVISED FINAL SITE PLAN (B078-004)

Board of County Commissioners

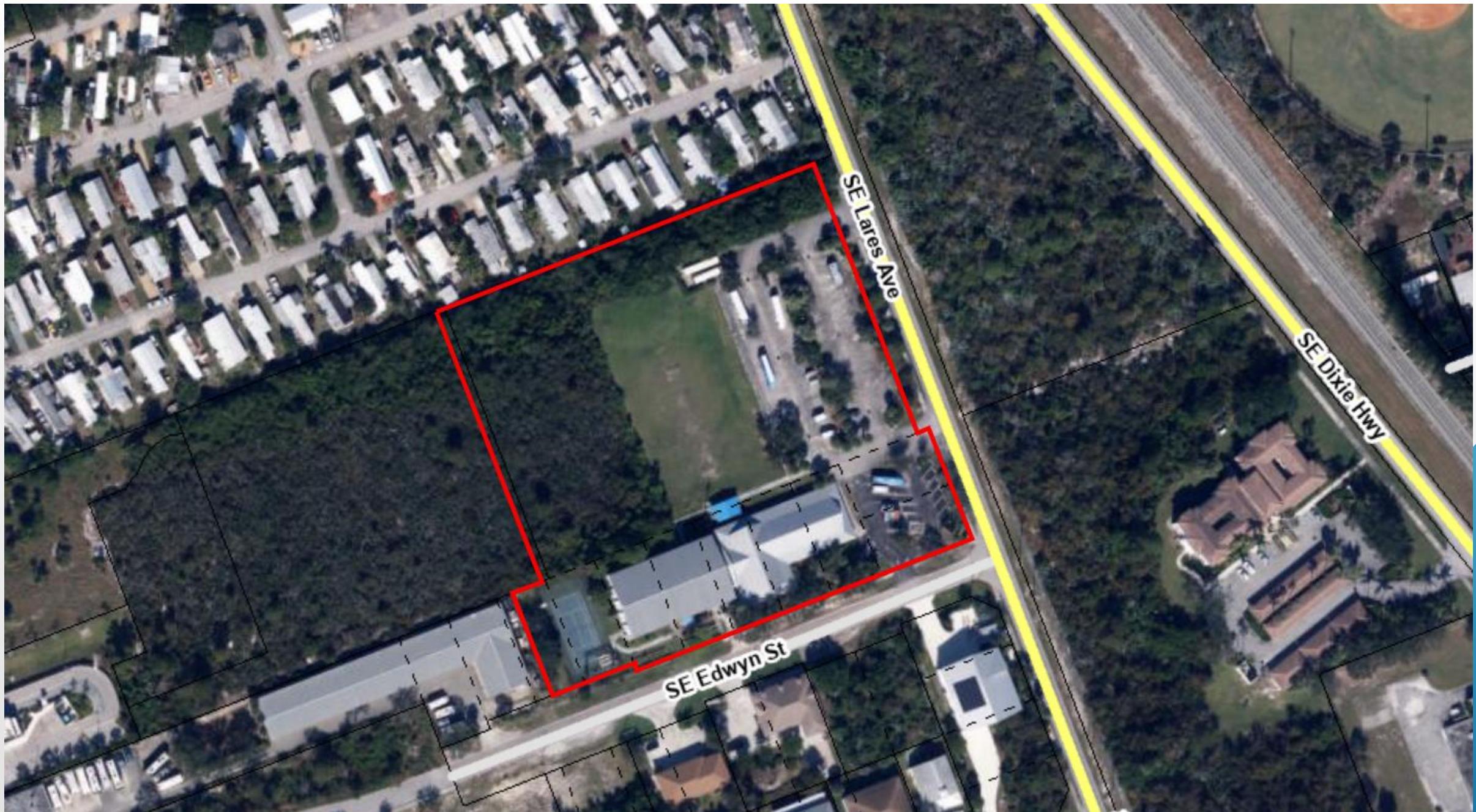
January 6, 2026

Owner/Applicant: Boys and Girls Club of Martin County, Inc.

Requested by: Architects Design Collaborative, LLC, Raul Ocampo, Jr.

Project Coordinator: John Sinnott, Principal Planner





CRA REGULATING PLAN



FUTURE LAND USE



BOYS & GIRLS CLUB OF MARTIN COUNTY

- Existing clubhouse and gymnasium to be demolished
- Reconfigure parking areas and soccer field
- Construct 28,142 square-foot facility consisting of gymnasium, programming space, and teen center
- Construct outdoor classroom, garden area, 800 square-foot field house



BOYS & GIRLS CLUB OF MARTIN COUNTY

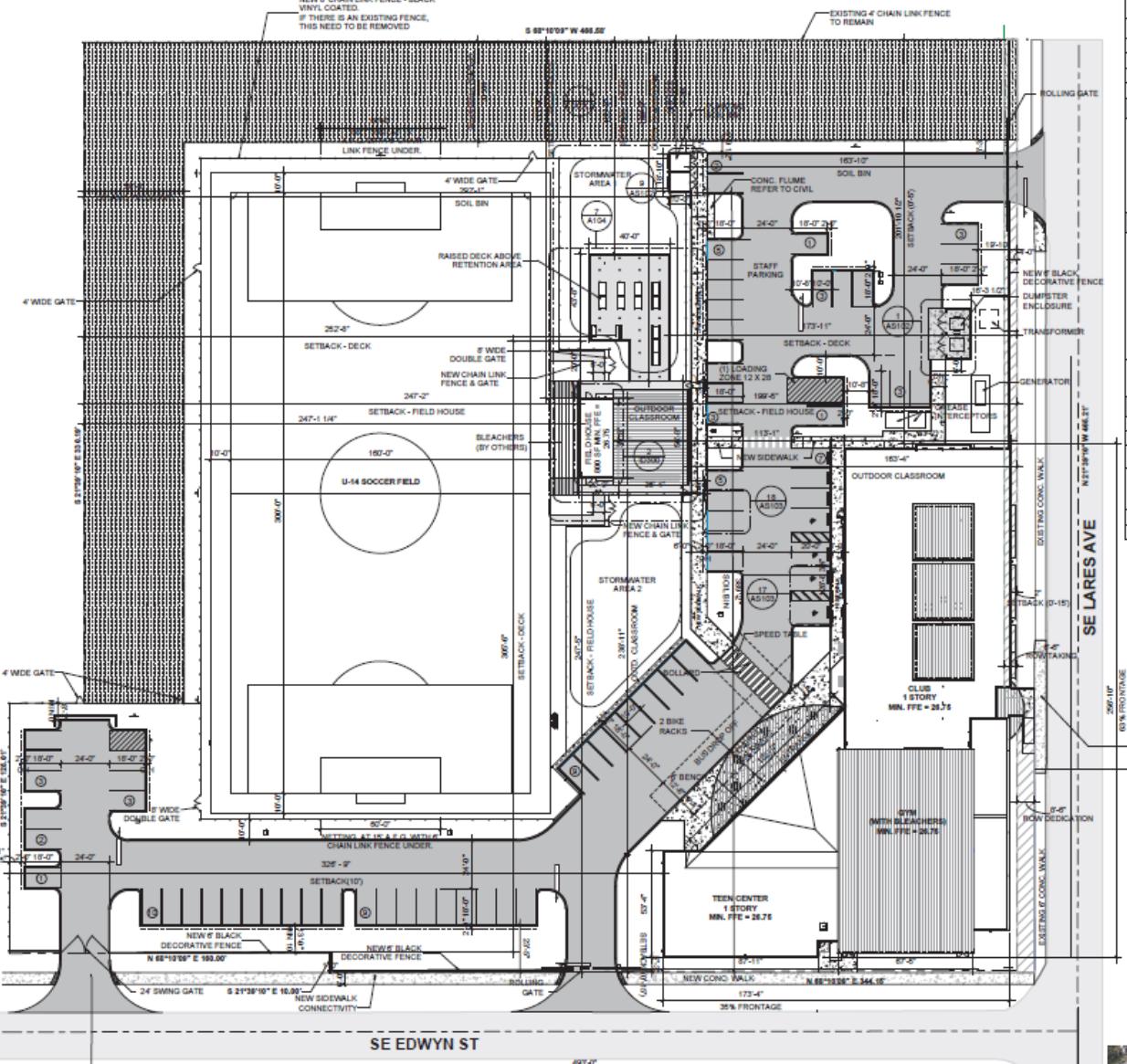
- Included with this application is a request to release two existing unities of title encumbering the site.
- The unities of title were recorded in 1998 and 1999.
- As the subject revised final site plan application requires a right-of-way dedication, the applicant requests to release these two unities of title to allow a new unity of title to be recorded which would permit this conveyance.



BOYS & GIRLS CLUB OF MARTIN COUNTY

- Required right-of-way dedication is 8.5 feet in width along the southern portion of the SE Lares Avenue frontage.
- Right-of-way abandonment is 6.5 feet in width along the northern portion of the SE Lares Avenue frontage.
- The right-of-way abandonment was considered as a separate item in today's agenda.





 REVISED FINAL SITE PLAN
SCALE: 1" = 30'-0"

NOTE:
ARCHITECTURAL SITE PLAN, CIVIL ENGINEERING & LANDSCAPE DRAWINGS SHALL BE WORKED TOGETHER.
G.C. TO COORDINATE ALL SITE ELEMENTS WITH ALL DISCIPLINES.
CIVIL & LANDSCAPE DRAWINGS TO TAKE PRECEDENCE IN CASE OF CONFLICT.
ANY DISCREPANCY/CONFLICT SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR FURTHER

REFER TO CML PLANS FOR TRAFFIC SIGNAGE AND PAVEMENT MARKING

PARKING PROVIDED		
TYPE	DESCRIPTION	PARKING PROVIDED
10' X 20' PARKING SPACE	10' X 20' 90 DEG PARKING SPACE	66
ADA PARKING SPACE	ADA PARKING SPACE 12' X 20'	4

AREA SCHEDULE (GROSS BLDG)	
Name	Area
OUTDOOR CLASSROOM	1000 SF
	1000 SF
BOYS & GIRLS CLUB	12672 SF
GYM AND BLEACHERS	10004 SF
EEEN CENTER	5268 SF
	1000 SF

SITE PLAN DATA			
PROPERTY ADDRESS	11500 SE LARES AVE, HOBE SOUND FL 33465		
PROPERTY ID#	34-3640-064-001-00010-04		
CRA DISTRICT	HOBE SOUND CRA - DIVISION 5		
SUBDISTRICT	GENERAL		
FUTURE LAND USE	CRA CENTER		
PROPOSED USE/S	INSTITUTIONAL		
EXISTING SITE DATA			
PERVIOUS AREA:			
SOCCER FIELD:	1.96 AC	73,000 SF	33%
1.70 AC	31,840 SF	15%	
IMPERVIOUS AREA:	1.70 AC	77,742 SF	35%
UPLAND PRESERVE BUFFER:	0.85 AC	37,141 SF	17%
TOTAL	5.04 AC	219,850 SF	100%
0.85 AC IS LESS THAN 15% RIGHT-OF-WAY DEDICATION PER OR 1731			
PC 5 DATED FEBRUARY 13, 2003, ORIGINAL PAMP STATES 0.87			
AC, WHICH INCLUDED THE 15% RIGHT-OF-WAY DEDICATION			
PROPOSED SITE DATA			
TOTAL PERVIOUS AREA	3.19 AC	131,100 SF	63%
GREEN SPACE	2.12 AC	92,640 SF	42%
STORM WATER AREA 1	0.11 AC	4,003 SF	2%
STORM WATER AREA 2	0.10 AC	4,243 SF	2%
UPLAND PRESERVE BUFFER:	0.86 AC	37,356 SF	17%
TOTAL IMPERVIOUS AREA	1.87 AC	81,420 SF	37%
BUILDINGS	0.89 AC	36,940 SF	13%
PAVEMENT/CONCRETE	1.18 AC	51,479 SF	24%
TOTAL	6.06 AC	220,829 SF	100%
RIGHT-OF-WAY DEDICATION	0.03 AC	1,140 SF	
RIGHT-OF-WAY TAXING	0.05 AC	2,140 SF	
IMPLEMENTATION STANDARDS			
REQUIRED		PROPOSED	
LOT AREA	5,000 SF MIN	220,829 SF	
LOT WIDTH	50' MIN		
BUILDING HEIGHT IN STOREYS (FEET)	2	30'	
BUILDING COVERAGE	80% MAX	13.3%	
OPEN SPACE	20% MIN	65%	
*3' BLDG. HEIGHT APPROVED AS PART OF ORDINANCE 1236			
**10' MINIMUM LOT WIDTH FOR INSTITUTIONAL USE			
*** MAY BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 35'			



LOCAL PLANNING AGENCY

- Pursuant to Article 10, Table 10.5.F.9, Martin County Land Development Regulations, review of this application is not required by the Local Planning Agency (LPA).



REVIEW OF APPLICATION

- Development review staff have found the Boys and Girls Club of Martin County, Inc., application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the Resolution approving the Revised Final Site Plan for Boys & Girls Club of Martin County.
- Move that the Board adopt a Resolution releasing the existing Unities of Title.
- Move that the Board adopt a Resolution accepting and approving the Warranty Deed for dedicated right-of-way along SE Lares Avenue from Boys and Girls Club of Martin County, Inc., and authorize the Chair to sign all documents necessary to complete the transaction.

