



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:

Name or Title of Proposed Project: \_\_\_\_\_

#### Brief Project Description:

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information? YES/NO

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

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

#### Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**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):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Civil Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**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**

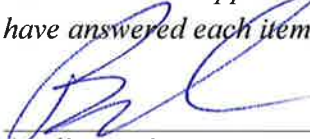
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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

11-23-2022  
Date

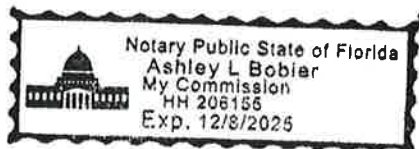
Brandon Ulmer  
Printed Name

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 23<sup>rd</sup> day of November, 2022, by Brandon Ulmer, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Ashley L. Bobier  
(Printed, Typed or Stamped Name of Notary Public)  
Ashley L. Bobier

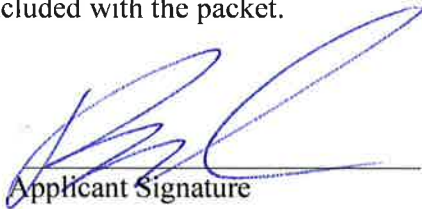


**Martin County Florida Growth Management Department  
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772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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**Digital Submittal Affidavit**

I, Brandon Ulmer, attest that the electronic version included for the project Hobe Sound Storage 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.

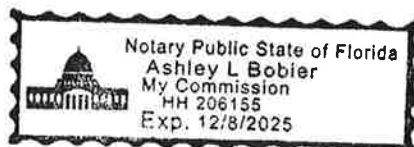
  
Applicant Signature

11.23.2022  
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 23<sup>rd</sup> day of November, 2022, by Brandon Ulmer, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Ashley L. Bobier

(Printed, Typed or Stamped Name of Notary Public)

Ashley L. Bobier

## **Narrative**

### **Proposed Storage Facility (Three Story) Hobe Sound, FL (Martin County)**

The subject property has a PCN # of [343842000140001406](#) and totals 4.00 acres.

The site is currently undeveloped. A copy of the Martin County Property Appraiser aerial and information sheet is attached along with the legal description.

The applicant is proposing the development of a self-storage facility. Access for the site will be along US highway 1.

The development will also include corresponding parking spaces, walkways, landscape, signage, utility connections and a stormwater management system.

Additionally, we would like to request the reservation of adequate public facilities for the project.

### **LAND USE SUMMARY**

The Property is designated Medium Density Residential (RS-6) use on Current and Future Land Use Plan for the County. The proposed development requires a change in the Future Land Use Plan to General Commercial and GC zoning.

### **LEGAL DESCRIPTION**

COMMENCING AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 26, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 42DEG14'43" WEST, A DISTANCE OF 3,102.67 FEET, ALONG THE EAST RIGHT OF WAY OF U.S. #1, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42DEG14'43" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 249.00 FEET;

THENCE RUN NORTH 47DEG45'17" EAST, A DISTANCE OF 700.00 FEET:

THENCE RUN SOUTH 42DEG14'43" EAST, A DISTANCE OF 249.00 FEET;

THENCE RUN SOUTH 47DEG45'17" WEST, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.



### Designation of Authorized Agent

Consent for: Hobe Sound Property proposed Storage Facility

Hobe Sound

Parcel ID: 343842000140001406

This form shall serve as consent for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and rezoning as needed; site construction permits; building permits; SMRU, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; FDOT; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development.

I do hereby give consent to for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Trust C/O Stephen Babic

Owner/Mail Address 7155 Queenferry Circle

Boca Raton, FL 33496

By:

(signature)

(printed name, title)

State of Florida

County of Palm Beach

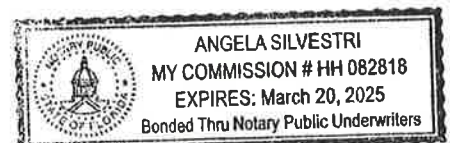
This foregoing instrument was acknowledged before me this 11 day of October, 2022,

by Stephen Babic. He/she is personally known to me or has produced

as identification and did/did not take an oath.

Notary Public Information

Agent Information:



Angela Silvestri

Angela Silvestri

(Signature of Notary)

206

(Name – Must be typed, printed or stamped)

My Commission Expires: 3/20/25

Brandon Ulmer, Thomas Engineering Group, LLC

Ryan Thomas, Thomas Engineering Group, LLC

125 West Indiantown road Suite

Jupiter, FL 33458



WWW.THOMASENGINEERINGGROUP.COM



**This Warranty Deed** Made the 17th day of June 1987 by  
IRWIN S. GARS, as Trustee and individually

hereinafter called the grantor to  
STEPHEN BABIC, M.D., AS TRUSTEE FOR EMPLOYEES' MONEY PURCHASE PENSION  
PLAN AND TRUST AGREEMENT OF BOCA RATON CARDIOLOGY ASSOCIATES, BABIC AND  
VINCI, P.A., FOR THE BENEFIT OF STEPHEN BABIC  
whose postoffice address is 7321 Estrella Ct.  
hereinafter called the grantee Boca Raton, Florida 33427

**Witnesseth:** That the grantor for and in consideration of the sum of \$10.00 and other  
valuable considerations except whereof is hereby acknowledged hereby grants bargains sells alien's re-  
leases releases conveys and contains unto the grantee all that certain land situate in Martin  
County Florida viz

Commencing at the Northwest corner of Ridgeway Mobile Home  
Subdivision as recorded in Plat Book 7, Page 26, Public Records  
of Martin County, Florida, thence run North 42 14'43" West a distance  
of 3102.67 feet along the East right of way of U.S.#1 to the Point  
of Beginning, thence continue North 42 14'43" West along said right  
of way a distance of 249.00 feet, thence run North 47 45'17" East a  
distance of 700.00 feet, thence run South 42 14' 43" East a distance  
of 249.00 feet, thence run South 47 45'17" West a distance of 700.00  
feet to the Point of Beginning.

Subject to taxes--Subsequent to December 31, 1986 and restrictions,  
reservations, easements and covenants of record.

GRANTOR hereby certifies that said property is not his homestead  
and that said property is vacant land.

**Together** with all the tenements hereditaments and appurtenances thereto belonging or in any  
wise 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, 19

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year

Signed, sealed and delivered in our presence:

IRWIN S. GARS, as Trustee, and individually

STATE OF Florida  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly  
authorized in the State aforesaid and in the County aforesaid to take  
acknowledgments, personally appeared

Irwin S. Gars, as Trustee, and individually

to me known to be the person described in and who executed the  
foregoing instrument and has acknowledged before me that he  
executed the same

WITNESS my hand and official seal in the County and  
State first aforesaid this 18 day of

June

A. D. 1987

Notary Public -- My Commission Expires

This Instrument prepared by:

Address: STEWART TITLE OF MARTIN COUNTY  
409 E. Osceola Ave.  
Stuart, FL 33494

Notary Public, State of Florida  
Commission Expires March 18, 1988  
Security Bond Associates, Inc.

SPACE BELOW FOR R.O. ORDERS USE

O.R. BOOK 725 PAGE 1687

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51

1970  
1970

RANCO FORM 01

Warranty Period

To

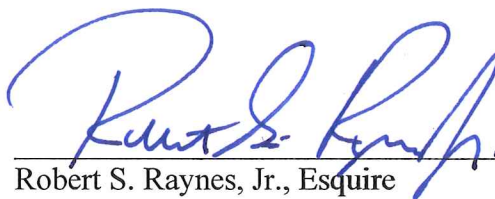
ICA

725 1688

**CERTIFICATION OF NON-TRANSFER OF PROPERTY**

The undersigned, Robert S. Raynes, Jr., the Attorney for **Live Oak Capital Partners, LLC**, hereby certifies that since the date of the Warranty Deed, recorded in ORB 725, Page 1687, a copy of which is attached hereto as Exhibit "A" (the "Deed"), that no transfer of the property described in the Deed has occurred.

This certificate is dated effective as of the 15th day of August 2022.



Robert S. Raynes, Jr., Esquire  
Gunster Law Firm  
800 SE Monterey Commons Blvd., Suite 200  
Stuart, Florida 34996  
772-223-2218

Exhibit A

87-5-74ph  
WARRANTY DEED  
INCORPORATED TO 1987

66370.1

RAMCO FORM 01

**This Warranty Deed** Made the 11th day of June A.D. 1987 by  
IRWIN S. GARS, as Trustee and individually

hereinafter called the grantor to  
STEPHEN BABIC, M.D., AS TRUSTEE FOR EMPLOYEES' MONEY PURCHASE PENSION  
PLAN AND TRUST AGREEMENT OF BOCA RATON CARDIOLOGY ASSOCIATES, BABIC AND  
VINCI, P.A., FOR THE BENEFIT OF STEPHEN BABIC  
7321 Estrella Ct.  
Boca Raton, Florida 33427

**Witnesseth:** That the grantor for and in consideration of the sum of \$10.00 and other  
valuable consideration, except interest is hereby acknowledged hereby grants, bargains, sells, assigns, re-  
leases, conveys and confirms unto the grantee all that certain land situate in Martin  
County Florida, viz:

Commencing at the Northwest corner of Ridgeway Mobile Home  
Subdivision as recorded in Plat Book 7, Page 26, Public Records  
of Martin County, Florida, thence run North 42 14' 43" West a distance  
of 3102.67 feet along the East right of way of U.S.#1 to the Point  
of Beginning, thence continue North 42 14' 43" West along said right  
of way a distance of 249.00 feet, thence run North 47 45' 17" East a  
distance of 700.00 feet, thence run South 42 14' 43" East a distance  
of 249.00 feet, thence run South 47 45' 17" West a distance of 700.00  
feet to the Point of Beginning.

Subject to taxes--Subsequent to December 31, 1986 and restrictions,  
reservations, easements and covenants of record.

GRANTOR hereby certifies that said property is not his homestead  
and that said property is vacant land.

**Together** with all the tenements hereditaments and appurtenances thereto belonging or in any  
wise 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, 19

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year

Signed, sealed and delivered in our presence:

IRWIN S. GARS, as Trustee, and individually

STATE OF Florida  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly  
authorized in the State aforesaid and in the County aforesaid to take  
a knowledge of, personally appeared

Irwin S. Gars, as Trustee, and individually

to me known to be the person described in and who executed the  
foregoing instrument and HAS acknowledged before me that he  
executed the same

WITNESS my hand and official seal in the County and  
State first aforesaid this 18 day of

June

A.D. 1987

Notary Public -- My Commission Expires

This Instrument prepared by:

Address: STEWART TITLE OF MARTIN COUNTY  
409 E. Osceola Ave.  
Stuart, FL 33494

Notary Public, State of Florida  
My Commission Expires March 18, 1988  
Security Bond Associates, Inc.

SPACE BELOW FOR RECORDERS USE

TO R 725 PAGE 1687

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1977.00

Warrantly Feed	To		
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7:25 PM 1668





## LOCATION MAP

CHECKED BY: BMU	SCALE: N.T.S.
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125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503