



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

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

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

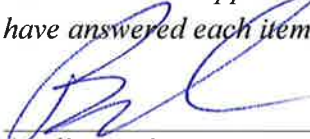
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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 23rd 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

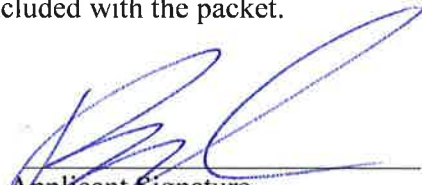


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Digital Submittal Affidavit

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.

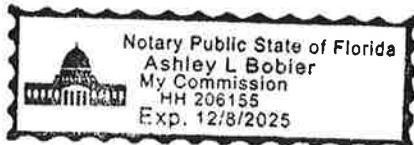

 Applicant Signature

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 23rd 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: [Handwritten Signature]
(signature)

STEPHEN BABIC
(printed name, title)

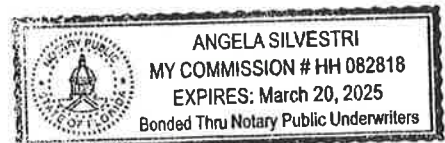
State of Florida

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)

Brandon Ulmer, Thomas Engineering Group, LLC

Ryan Thomas, Thomas Engineering Group, LLC

125 West Indiantown road Suite

Jupiter, FL 33458

206

(Name – Must be typed, printed or stamped)

My Commission Expires: 3/20/25



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

herewith 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 has and in consideration of the sum of \$ 10.00 and other
valuable considerations except whereof is hereby acknowledged hereby grants bargains sells alienes re-
leases releases conveys and conveys 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
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
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 REORDER USE
O R 725 PARF1687

Notation to →
97
COUNTY

kw

11
51

187.00

RANCO FORM 01

Warranty Feed

To

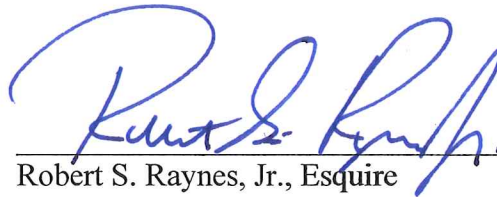
ICA

725 1668

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

87-5-74gh
WARRANTY DEED
INCORP TO 10-2-87

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

Instrument called the grantor by
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
a bona possessor of the
7321 Estrella Ct.
Instrument called the grantee
Boca Raton, Florida 33427

Witnesseth: That the grantor has and in consideration of the sum of \$10,000 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 or claims 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
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 11th day of

June A D. 19 87

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

BOOK 725 PAGE 1687

Return to →
MARTIN COUNTY

1100

kw

15 11

100.00

100

To

Warranty Fund

PARCO FORM 01

FORM 725 REV 1668



LOCATION MAP

PROJECT: HOBE SOUND STORAGE	
LOCATION: MARTIN COUNTY, FLORIDA	
PROJECT NO: FJ220006	PAGE NO: 1 OF 1
PREPARED BY: NJL	DATE: 09/21/2022
CHECKED BY: BMU	SCALE: N.T.S.



THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503

