



**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)

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)

## **Zoning Change Checklist**

**Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.**

1. APPLICATION: Please use the new application form. [Application](#)
2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
3. When submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or flash drive. bookmarked as indicated in the Application Instructions. One paper packet must also be submitted.
4. When submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc flash drive with #3 above. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)
7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11).
11. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
12. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.

13. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
14. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
15. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings as required by Section 10.6.E., LDR.
- N/A 16. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential zoning district.  
[School Impact Worksheet](#)
17. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

**RESOURCES:** [Martin County Development Review Webpage](#)



**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.*

*[Signature]*  
Applicant Signature

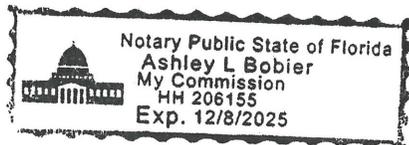
11-20-2022  
Date

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 20<sup>th</sup> day of October, 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)

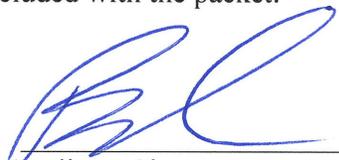


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**Digital Submittal Affidavit**

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.

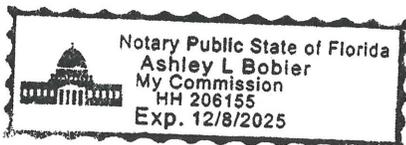
  
Applicant Signature

10-20-2022  
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 20<sup>th</sup> day of October, 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)

## 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)

STEPHEN BABIC  
(printed name, title)

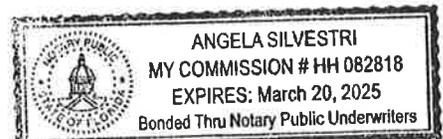
State of Florida

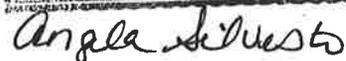
County of Palm Beach

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

(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

heretofore 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.  
heretofore 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. 19 87

*[Signature]*  
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

FOR BOOK 725 PAGE 1687

Notarize to →  
97  
COUNTY

kw

11  
51

187.00

RANCO FORM 01

# Warranty Feed

To

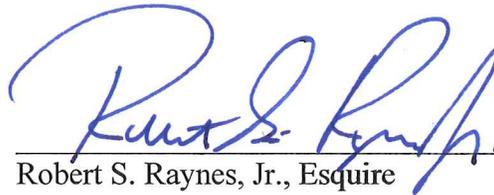
ICA

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  
REC'D 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 grantor Boca Raton, Florida 33427

**Witnesseth:** That the grantor has and in consideration of the sum of \$10,000 and other  
valuable consideration except whereof 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 etc

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 →

3/17/87

MARTIN COUNTY

1100

kw

15 11

100.00

100		To	Warranty Fund	RANCO FORM 01
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FORM 725 REV 1668

LEGAL DESCRIPTION

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.



## 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.

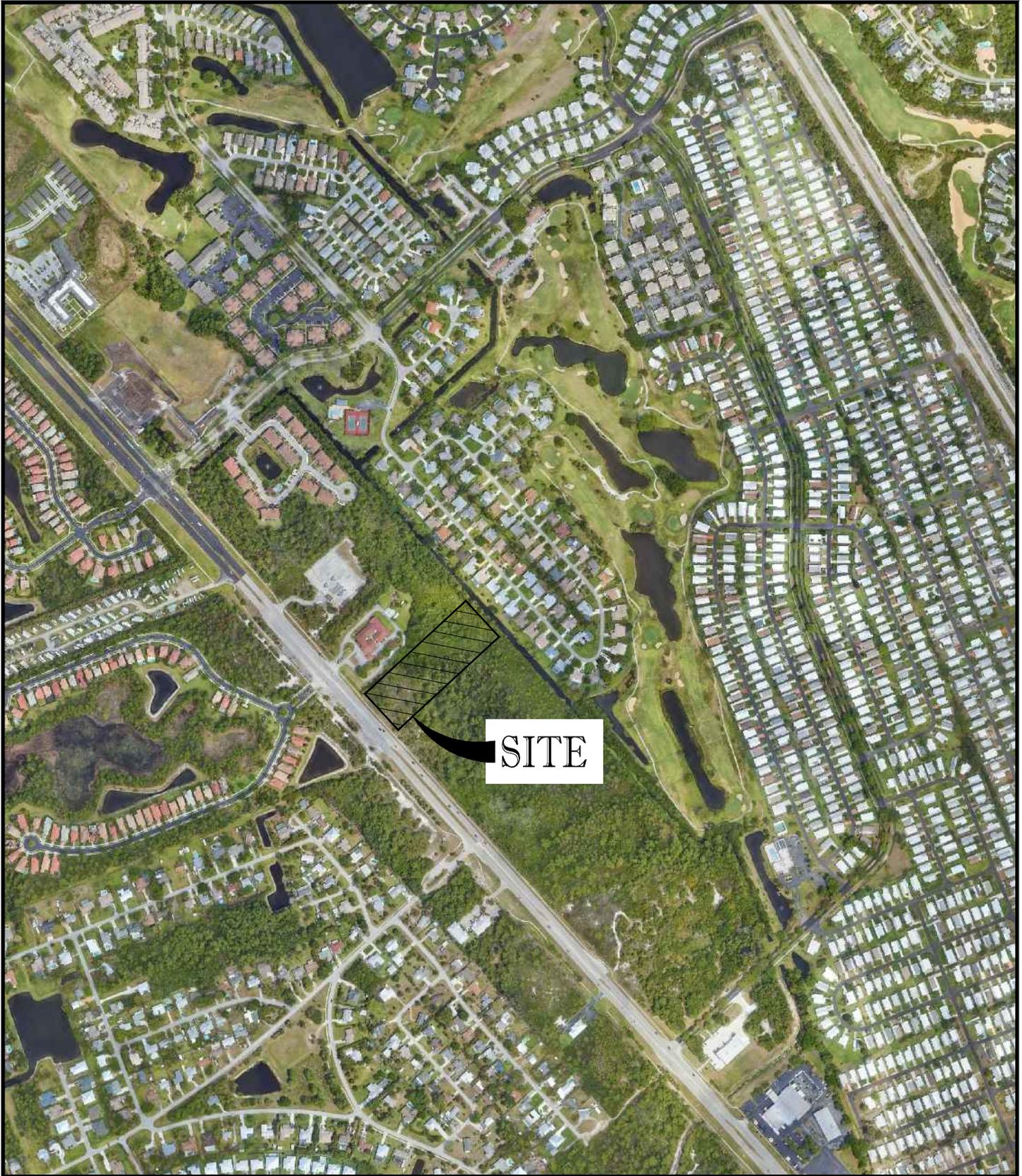


**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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





## AERIAL MAP

PROJECT: HOBE SOUND STORAGE	
LOCATION: MARTIN COUNTY, FLORIDA	
PROJECT NO: FJ220006	PAGE NO: 1 OF 1
PREPARED BY: NJL	DATE: 09/9/2022
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



# Martin County, FL



## Legend

### Roads

-  EXP
-  MAA; MAC; MIA; PKY
-  MIC
-  RES; RMP

 RailRoads

Blocks

 Parcel Polygons

 Subdivision

 Red: Red

 Green: Green

 Blue: Blue

Date: 3/4/2022

This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
Copyright: Copyright 2015



# Basic Info

<b>PIN</b> 34-38-42-000-140-00140-6	<b>AIN</b> 48565	<b>Situs Address</b> UNASSIGNED	<b>Website Updated</b> 3/4/22
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## General Information

### Property Owners

EMPLOYEES MONEY PURCHASE PENSION PLAN & TRUST OF BOCA CARDIOLOGY ASSOCIATES BABIC & VINCI PA FBO STEPHEN BABIC

### Mailing Address

STEPHEN BABIC MD TTEE  
7155 QUEENFERRY CIR  
BOCA RATON FL 33496

### Tax District

DISTRICT THREE MSTU

### Parcel ID

34-38-42-000-140-00140-6

### Account Number

48565

### Property Address

UNASSIGNED

### Legal Description

GOMEZ GRANT W OF RIVER BEG E  
R/W US 1 & ...

### Use Code/Property Class

9900 - 9900 Vacant  
Acreage

### Neighborhood

70000 Market Area 7  
Acreage

### Legal Acres

4.0100

### Ag Use Acres

N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 632,780	\$ 0	\$ 632,780	\$ 370,058	\$ 262,722	\$ 0	\$ 262,722

*Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.*

## Current Sale

**Sale Date**

6/30/87

**Sale Price**

\$ 200,000

**Grantor (Seller)**

SELLER - see file for name

**Deed Type**

Special Warranty Deed

**Doc Num**

N/A

**Book & Page**

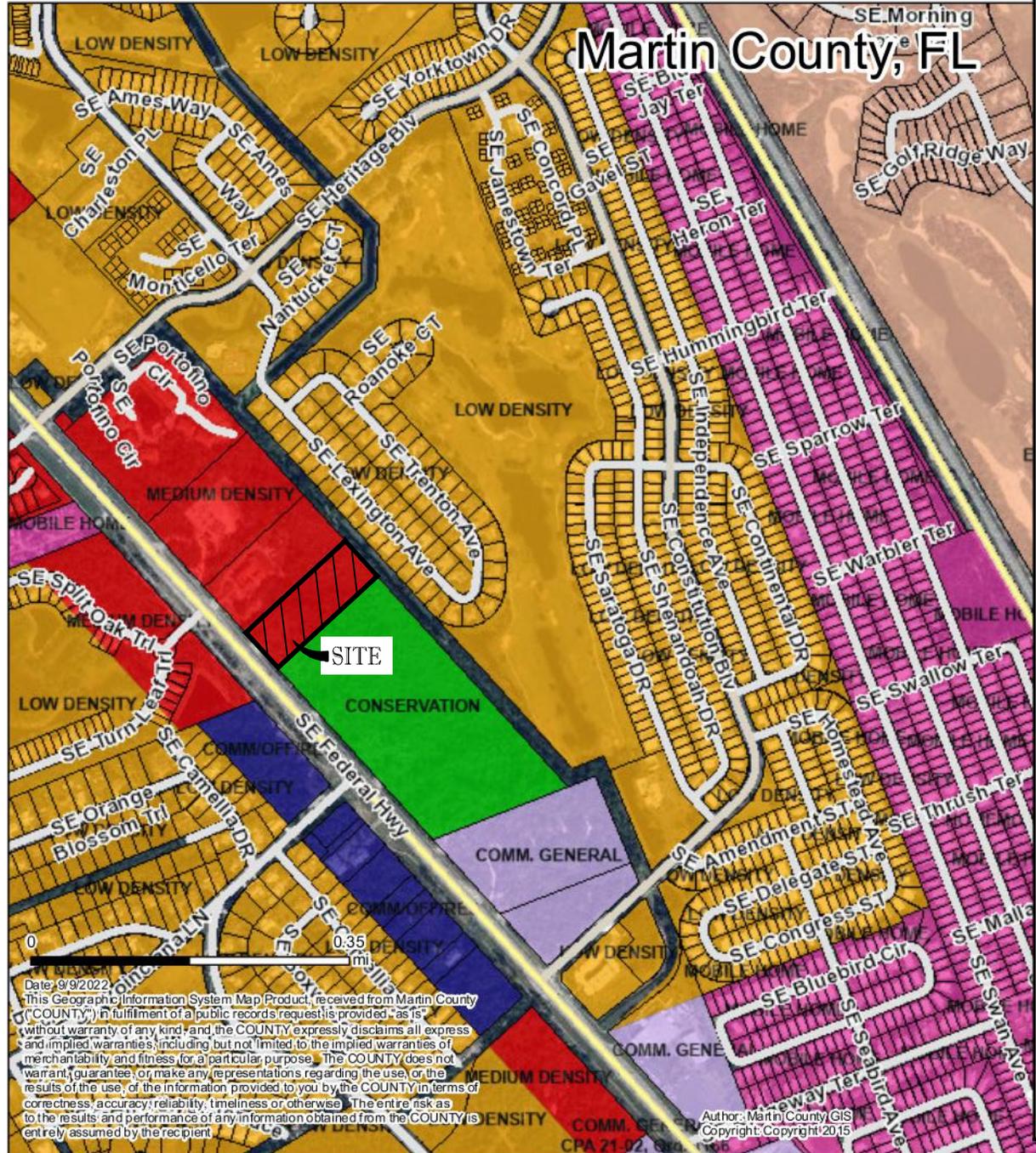
0725 1687

## Legal Description

GOMEZ GRANT W OF RIVER BEG E R/W US 1 & N/LN RIDGEWAY S/D NWLY ALG R/W 3102.67' FOR POB CONT NWLY 249' NELY 700' SELY 249' SWLY 700' TO POB

*The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.*

# Martin County, FL



## Future Landuse

- Agricultural Ranchette
- Agricultural
- AgTEC
- Commercial General
- Commercial Limited
- Commercial Waterfront
- Commercial / Office / Residential
- Public Conservation Area
- CRA Center
- CRA Neighborhood
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- General Institutional
- High Density -up to 10 UPA
- Industrial
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- Mixed-Use Village
- Mobile Home Density -up to 8 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Recreational
- Rural Density -up to 0.5 UPA
- Rural Heritage -up to 0.5 UPA
- Red: Red
- Green: Green
- Blue: Blue

Date: 9/9/2022  
 This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
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736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net  
September 6, 2022

Ownership Search

Prepared For: THOMAS ENGINEERING GROUP, LLC

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto  
OWNER: & made a part hereof.  
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

*icrews*



736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

## OWNERSHIP REPORT

SEARCH NO. P22-11795IC

THE ATTACHED REPORT IS ISSUED TO THOMAS ENGINEERING GROUP, LLC. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500-foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:  
See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.  
736 Colorado Ave. Ste. A  
Stuart FL 34994

By: *icrews*

Iris M. Crews

87-5-74gb  
WARRANTY DEED  
INDIVID TO INDIVID

663704

RAMCO FORM 01

This Warranty Deed Made the 17th 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  
whose postoffice address is 7321 Estrella Ct.

hereinafter called the grantee: Boca Raton, Florida 33427

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-mises, releases, 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 first above written.

Signed, sealed and delivered in our presence:

*Ray M. Thomas*  
*Notary Public*

X *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 last aforesaid this 17 day of

June A. D. 19 87

*Thomas Bell*  
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 RECORDERS USE

O R  
BOOK 725 PAGE 1687

Exhibit 'A'

Copy Copy Copy

27 JUN 2008 11:51  
BY *Ka*  
J.C.

1 9 9 6 6	STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUN 30 '07 100.00	FLORIDA TAMP TAX 900.00
-----------	---	-------------------------------

(CA)

|||

To

|||

Warranty Deed

RAMCO FORM 01

BOOK 725 PAGE 1688

Exhibit 'A'

# Basic Info

<b>PIN</b> 34-38-42-000-140-00140-6	<b>AIN</b> 48565	<b>Situs Address</b> UNASSIGNED	<b>Website Updated</b> 9/1/22
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## General Information

<b>Property Owners</b> EMPLOYEES MONEY PURCHASE PENSION PLAN & TRUST OF BOCA CARDIOLOGY ASSOCIATES BABIC & VINCI PA FBO STEPHEN BABIC	<b>Parcel ID</b> 34-38-42-000-140-00140-6	<b>Use Code/Property Class</b> 9900 - 9900 Vacant Acreage
<b>Mailing Address</b> STEPHEN BABIC MD TTEE 7155 QUEENFERRY CIR BOCA RATON FL 33496	<b>Account Number</b> 48565	<b>Neighborhood</b> 70000 Market Area 7 Acreage
<b>Tax District</b> DISTRICT THREE MSTU	<b>Property Address</b> UNASSIGNED	<b>Legal Acres</b> 4.01
	<b>Legal Description</b> GOMEZ GRANT W OF RIVER BEG E R/W US 1 & ...	<b>Ag Use Acres</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 754,680	\$ 0	\$ 754,680	\$ 465,686	\$ 288,994	\$ 0	\$ 288,994

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

## Current Sale

<b>Sale Date</b> 6/30/87	<b>Grantor (Seller)</b> SELLER - see file for name	<b>Doc Num</b> N/A
<b>Sale Price</b> \$ 200,000	<b>Deed Type</b> Special Warranty Deed	<b>Book &amp; Page</b> <u>0725 1687</u>

Exhibit "B"  
page 1 of 2

## Legal Description

GOMEZ GRANT W OF RIVER BEG E R/W US 1 & N/LN RIDGEWAY S/D NWLY ALG R/W 3102.67' FOR POB CONT NWLY 249' NELY 700' SELY 249' SWLY 700' TO POB

*The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.*

Exhibit 'B'  
page 2 of 2