



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: Major Final Site Plan

Name or Title of Proposed Project: Bridge Road Car Club

Brief Project Description:

This is a request for a major final site plan for a 32-acre parcel of land, 5.8 of which is being developed, located east of SE Powerline Avenue and on the south side of Bridge Road in Hobe Sound. The proposed preliminary site plan includes 36 light industrial units of 8 different models intended for use as car condominiums.

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** 08/31/2023

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: T130-003

Previous Project Name if applicable: Hobe Sound Car Club (MCFL Industrial Site)

Parcel Control Number(s)

34-38-42-000-185- 00010-8

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): MCFL Properties LLC

Company Representative: Matt Basaraba

Address: 9508 Windy Ridge Rd.

City: Windermere, State: FL Zip: 34786

Phone: 772-546-4197 Email: matt@gelcorp.net

C. PROJECT PROFESSIONALS

Applicant (Name or Company): MCFL Properties LLC
Company Representative: Dylan Chopra
Address: 9508 Windy Ridge Rd.
City: Windermere, State: FL Zip: 34786
Phone: 689-224-0922 Email: dylan@gelcorp.net

Agent (Name or Company): HJA Design Studio, LLC
Company Representative: Erika Beitler
Address: 50 SE Ocean Blvd., Suite 101
City: Stuart, State: FL Zip: 34994
Phone: 772-678-7200 Email: erika@hjastudio.com

Contract Purchaser (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as Agent
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Surveyor (Name or Company): Karner Surveying Inc.
Company Representative: Regina Karner
Address: 2740 SW Martin Downs Blvd. #333
City: Palm City, State: FL Zip: 34990
Phone: 772-288-7206 Email: Karner@KarnerSurveyingInc.com

Civil Engineer (Name or Company): Captec Engineering, Inc.
Company Representative: TJ Shaw
Address: 301 NW Flagler Avenue #201
City: Stuart, State: FL Zip: 34993
Phone: 772-692-4344 Email: tjshaw@gocaptec.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): Stergas & Associates

Company Representative: Jim Stergas

Address: 19540 N Riverside Dr

City: Tequesta, State: FL Zip: 33469

Phone: 561-575-3360 Email: stergas@stergas.com

Attorney (Name or Company): South Milhausen, P.A.

Company Representative: Todd South

Address: 100 Legion Pl Ste 1200

City: Orlando, State: FL Zip: 32801

Phone: 407-539-1638 Email: tsouth@southmilhausen.com

Environmental Planner (Name or Company): Advanced Restoration Ecology

Company Representative: Drew Gatewood

Address: 2593 NE Roberta Street

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

5/15/24

Date

Jeffrey Gelman, Manager obo/ MCFL Properties LLC

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 15 day of May, 2024, by Jeffrey Gelman, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL




Notary Public, State of Florida

Dylan Chopra
(Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Erika Beitler, attest that the electronic version included for the project Bridge Road Car Club 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

06/24/24

Date

**STATE OF FLORIDA
COUNTY OF MARTIN**

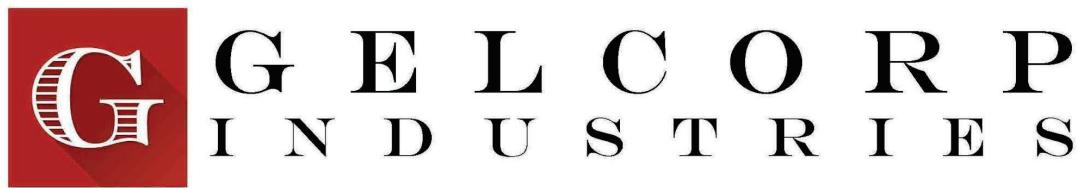
The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 24 day of June, 2024, by Erika Beitler, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)



Bridge Road Car Club - Narrative

The proposed development is on a \pm 32-acre property located at 7550 SE Bridge Rd in Hobe Sound. The property contains approximately \pm 5.82 acres of developable upland area, with the remaining \pm 26 acres consisting of wetlands, wetland buffers, and an existing lake shared with the neighboring industrial property to the east. The property's Future Land Use Map designation is Industrial, and its Zoning designation is General Industrial (GI).

The proposed garages will house a high-end car storage facility for sports and car enthusiasts. These clients will include members of The Grove XXIII, Apogee Golf Club, and Atlantic Fields Golf Club. The site plan proposes 36 units ranging in size, totaling approximately 55,823 sf. They will have simple water closets with a toilet and sink and include mezzanine levels. No business or overnight stays will be permitted. This will be a low-traffic facility where owners do not frequently access their units. This project will request a reservation for public facilities.



October 6, 2023

Paul Schilling
Martin County Growth Management Director
2401 Southeast Monterey Road SE
Stuart, Florida 34996

Jeffery Gelman
MCFL Properties, LLC
9508 Windy Ridge Way
Windermere, Florida 34786

RE: Bridge Road Car Club

Please be advised that Jeff Gelman of **MCFL Properties, LLC** hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

Signature
Manager
Title

Jeffrey Gelman
Print Name
10-06-23
Date

To be filled out by Notary:

The foregoing instrument was acknowledged before me this 6 day of October

2023 by Jeffrey Gelman, as Manager of
(Name) (Title)
MCFL Properties, a Florida Limited Liability Company, on
(Company Name) (State)

behalf of the company who is personally known to me or has produced proper identification.

(Notary Seal or Stamp)

Signature Lori Anne Demarco

Notary Public-State of Florida

Print Name Lori Anne Demarco

My Commission Expires 8-28-27

INSTR # 2036442
OR BK 02275 PG 2320
Pgs 2320 - 2322 (3pgs)
RECORDED 09/04/2007 01:50:39 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY D Honchel

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Michael E. Marder, Esq.
Greenspoon Marder, P.A.
201 East Pine Street, Suite 500
Orlando, FL 32801
Telephone: 407-425-6559

Parcel ID No.: 34-38-42-000-185-00010-8

QUITCLAIM DEED

THIS QUITCLAIM DEED made as of the 20th day of AUGUST, 2007, by Jeffrey B. Gelman, a married man ("Grantor"), to MCFL Properties, LLC, a Florida limited liability company ("Grantee"), whose address is 105 Harbor Way, Hobe Sound, Florida 33455.

WITNESSETH: That Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby remises, releases and quitclaims unto Grantee, their heirs, successors and assigns, all of the estate, right, title, lien, equity, interest, claim and demand which Grantor may have, if any, in and to that certain land situated in Martin County, Florida, more particularly described as follows:

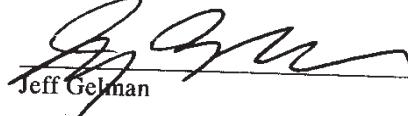
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREIN

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; and taxes for the year 2007 and subsequent years.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

Witnesses:

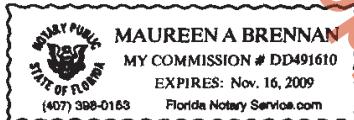
Name: Jeffrey B. Gelman


Jeff Gelman

Name: Marsha Ewing

STATE OF FLORIDA)
COUNTY OF MARTIN) ss.

The foregoing instrument was acknowledged before me this 20th day of AUGUST, 2007, by Jeffrey B. Gelman, who is personally known to me or has produced _____ as identification.



✓ Marieen A. Bremer
NOTARY PUBLIC
Name: Marieen A. Bremer
Serial Number: _____
My Commission Expires: 1/16/2009

K:\HNB\Gelman\Martin County\34-38-42-000-185-00010-80000.doc

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Exhibit A

Starting at a triangular concrete marker, said marker being the southwesterly corner of the GOMEZ GRANT, according to the Plat thereof recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running N 66°39'33" E along the southerly line of said Grant for a distance of 1,477.86 feet to the point or place of beginning for the following described property: (1) thence continue N 66°39'33" E along said Grant line a distance of 858.84 feet to a 6" x 6" concrete marker; (2) thence run N 66°25'47" E continuing along said Grant line for a distance of 619.11 feet to a point; (3) thence run N 21°26'07" W parallel to the westerly line of said Grant for a distance of 1,194.76 feet to a point on the southerly right-of-way of State Road No. 708; (4) thence run S 59°11'53" W along said right-of-way for a distance of 1,497.00 feet to a point; (5) thence run S 21°26'07" E on line parallel to the westerly line of said Grant for a distance of 1,002.74 feet more or less to the point or place of beginning. The above described parcel being located in the Gomez Grant south of State Road 708, said land being situate in Martin County, Florida.

LESS: Commencing at a triangular concrete marker, said marker being the Southwesterly corner of the GOMEZ GRANT, according to the Plat thereof, as recorded in Plat Book 1, page 80, Palm Beach (now Martin) County, Florida public records, and running North 66°39'33" East, along the Southerly line of said Grant for a distance of 1,477.86 feet to a concrete monument being the Place of Beginning for the following described property: (1) Thence continue N 66°39'33" East along said Grant line a distance of 214.31 feet to an iron road; (2) Thence running N 21°26'07" West parallel to the Westerly line of said Grant a distance of 1030.95 feet to an iron rod on the Southerly right-of-way of State Road No. 708; (3) Thence running S 59°11'53" W along said right-of-way for a distance of 217.08 feet to a concrete marker; (4) Thence running S 21°26'07" E on a line parallel to the Westerly line of said Grant for a distance of 1002.75 feet, more or less to the Point or Place of Beginning.

CERTIFICATION OF NON-TRANSFER OF PROPERTY

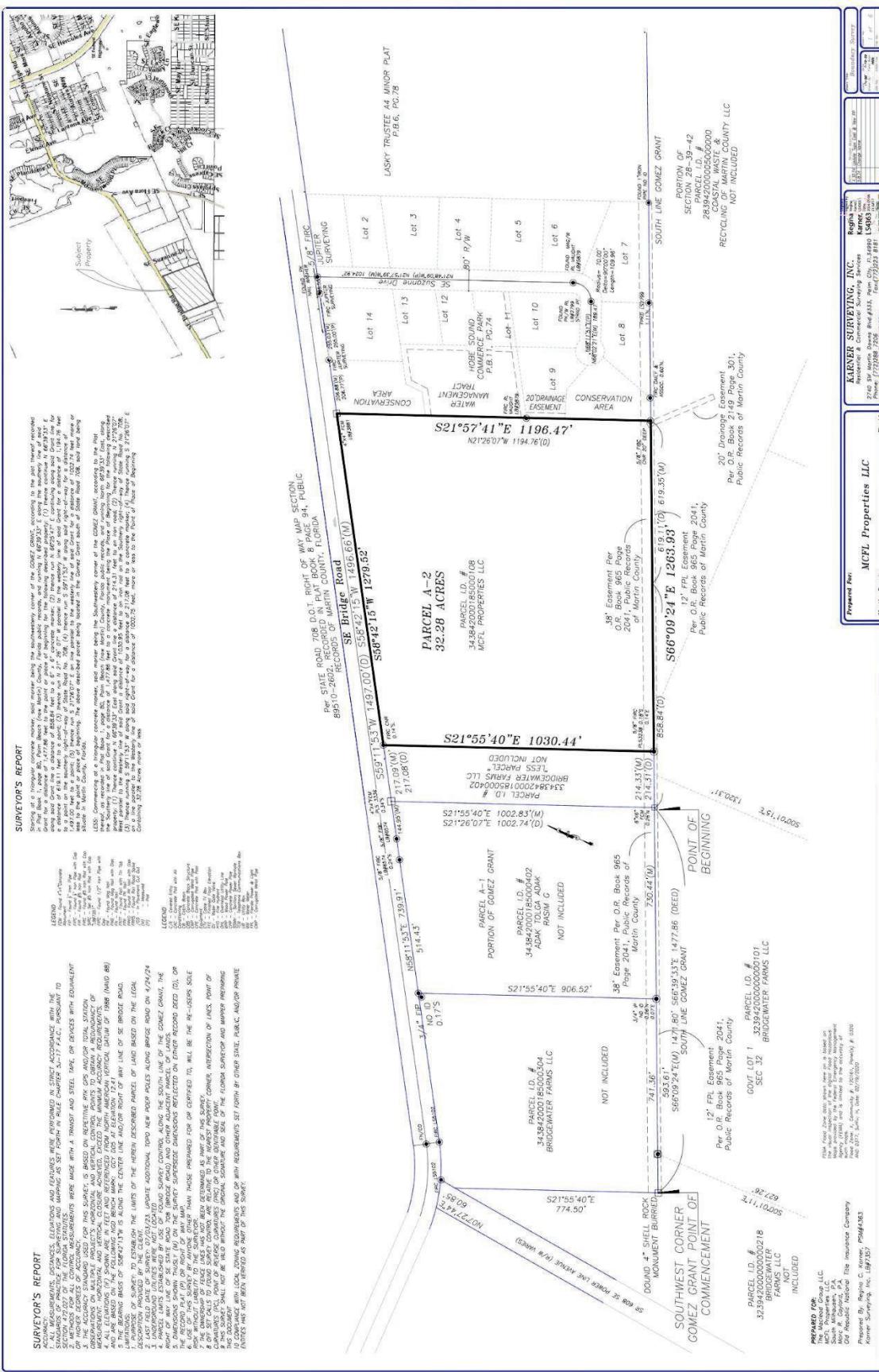
The undersigned, Todd J. South, the Attorney for **MCFL Properties, LLC**, a Florida limited liability company, hereby certifies that as of the date set forth below that MCFL Properties, LLC is the owner of the property described on Exhibit "A", attached hereto (the "Property") and has not transferred the Property.

This certificate is dated effective as of the 15th day of May 2024.



J. Todd South
SOUTH MILHAUSEN, P.A
Gateway Center
1000 Legion Place, Ste. 1200
Orlando, Florida 32801
Phone: (407) 539-1638
Mobile Phone: (407) 468-8126
Fax: (407) 539-2679

Exhibit A



Hobe Sound Car Club

Location Map

Martin County, FL



Prepared by:

HJD DESIGN
STUDIO
LANDSCAPE ARCHITECTURE



North

Date: 5/28/24

Project #: 2022-32

Martin County, FL

