

CPA 23-02 Hobe Sound Storage  
FLUM Amendment  
Public Notice

**Public Notice Mailer Affidavit**  
(Do NOT Sign and Notarize Until Mailers Have Been Sent)

State of Florida )


) SS:

County of Martin )

Before me personally appeared Brandon Ulmer, who, being duly sworn,  
**Print Name**

deposes and states the following:

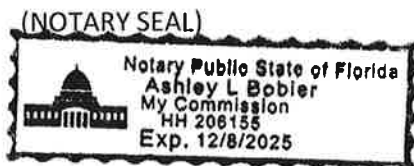
1. That on the 11<sup>th</sup> day of May, 2023, the public notices for Case Number CPA 23-02 were mailed to all property owners within 1 thousand ( 1,000 ) feet of the land contained in the application.

  
\_\_\_\_\_  
**Signature**

SWORN TO AND SUBSCRIBED before me this 12<sup>th</sup> day of May 2023, by  
Brandon Ulmer, who personally appeared before me and who did not take  
**Print Name**  
an oath.

Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



  
\_\_\_\_\_  
**Notary Signature**

Ashley Bobler  
\_\_\_\_\_  
**Name of Notary Typed, Printed, or Stamped**

## **NOTICE OF PUBLIC HEARINGS**

May 11<sup>th</sup>, 2023

Subject and Location: **Hobe Sound Storage (CPA 23-02) – – f/k/a Vineyard II (V026-002) – Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic & Vinci PA FBO Stephen Babic** - This is a request for a proposed Future Land Use amendment on a 4.01-acre parcel to change from Medium Density Residential (8 units per acre) to General Commercial. The request is made concurrent with a proposed rezoning of the parcel from RS-6 (Medium Density Residential District) to GC (General Commercial) which is being considered separately. The 4.01-acre parcel of land is located on the east side of S.E. Federal Highway between S.E. Heritage Boulevard and S.E. Constitution Boulevard in Hobe Sound.

Dear Property Owner:

As a landowner within 1000 feet of the property identified in the above description and shown on the enclosed map, please be advised that described property is the subject of applications to make the following changes:

- 1) Change the Future Land Use designation from Medium Density Residential (allowing 8 units per acre) to General Commercial; and
- 2) Change the Zoning District from RS-6, (Medium Density Residential) to GC (General Commercial).

Two public hearings are scheduled on this application. The date, time, and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 1, 2023

Time and Date: **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 20, 2023

Place: Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the date of the meeting. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing.

If any person who decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made. This record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Daphne Schaub, Senior Planner, at [dschaub@martin.fl.us](mailto:dschaub@martin.fl.us) or to 2401 SE Monterey Road, Stuart, FL 34996

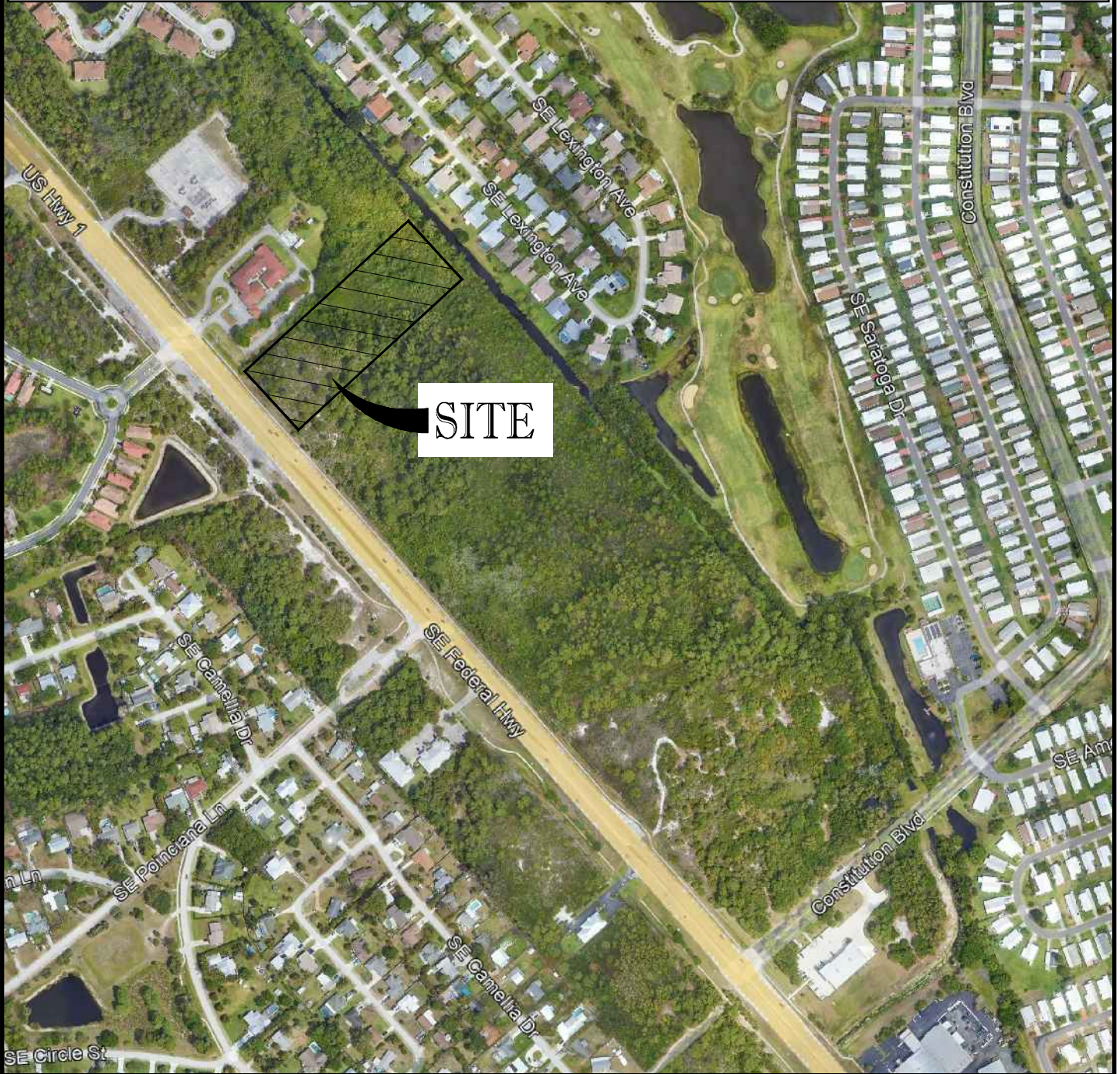
Sincerely,

Brandon Ulmer

Attachment: Location Map and legal descripton

**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" WEST 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



D-Signs, LLC  
911 S.E. Hillcrest Ave.  
Stuart, FL 34994

May 12, 2023

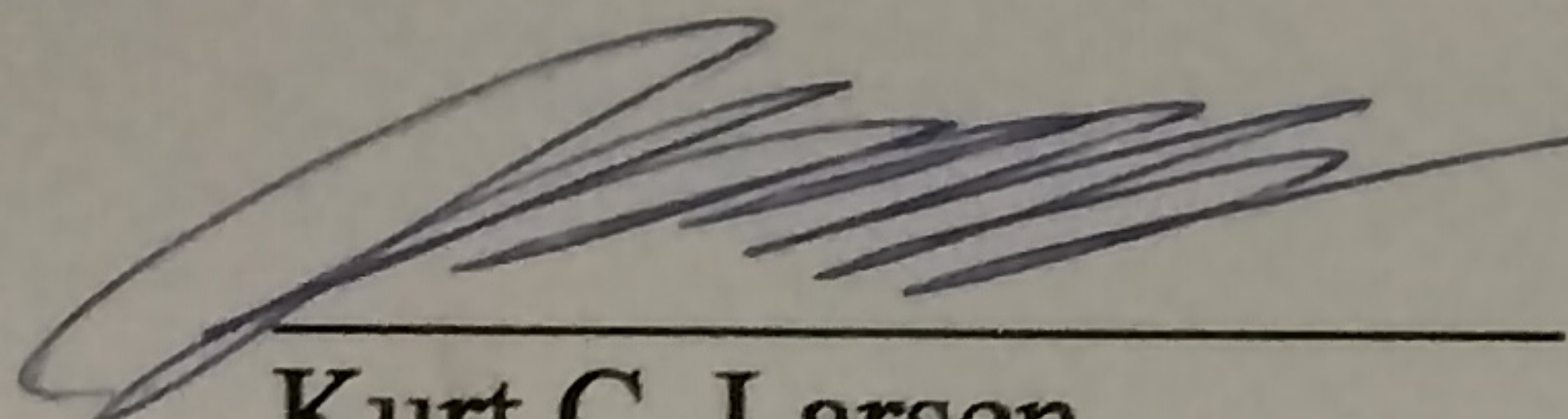
Thomas Engineering Group, LLC  
840 SE Osceola St.  
Stuart FL 34994

REF: Hobe Sound Storage  
CPA #23-02  
& Project # H164-002

Attn::

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. On 5/12/23 This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

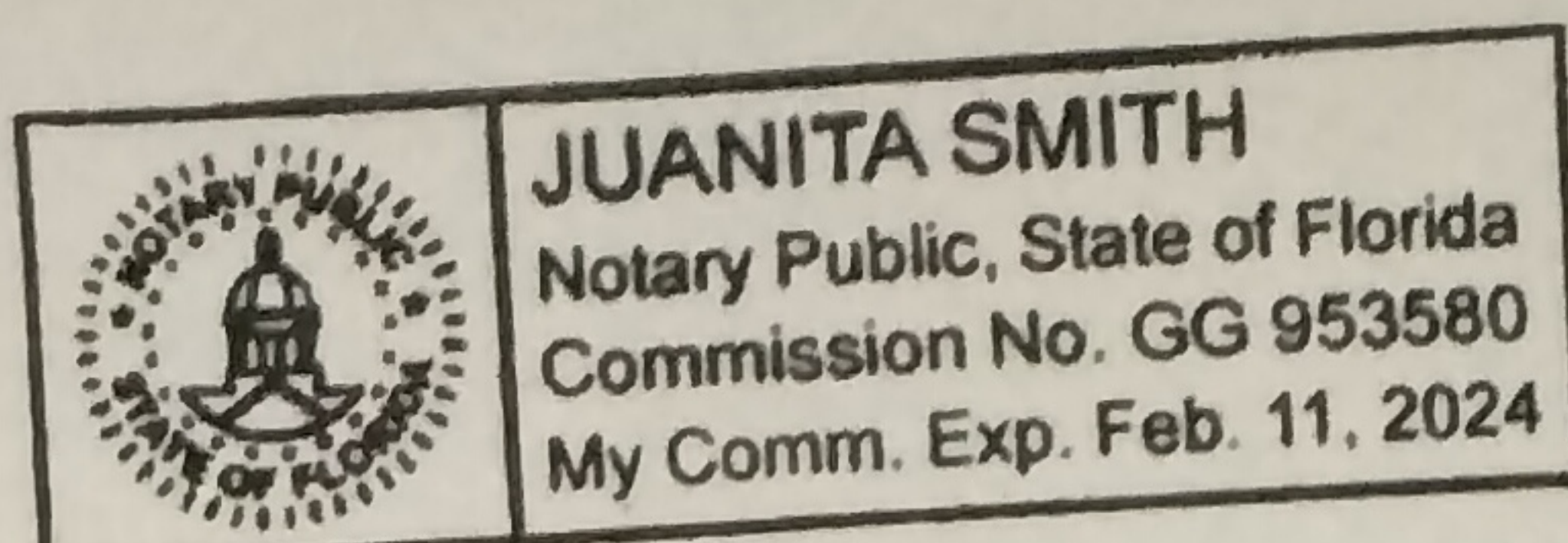
Sign 1 Zoning Change  
Sign 2 Major Final Site Plan

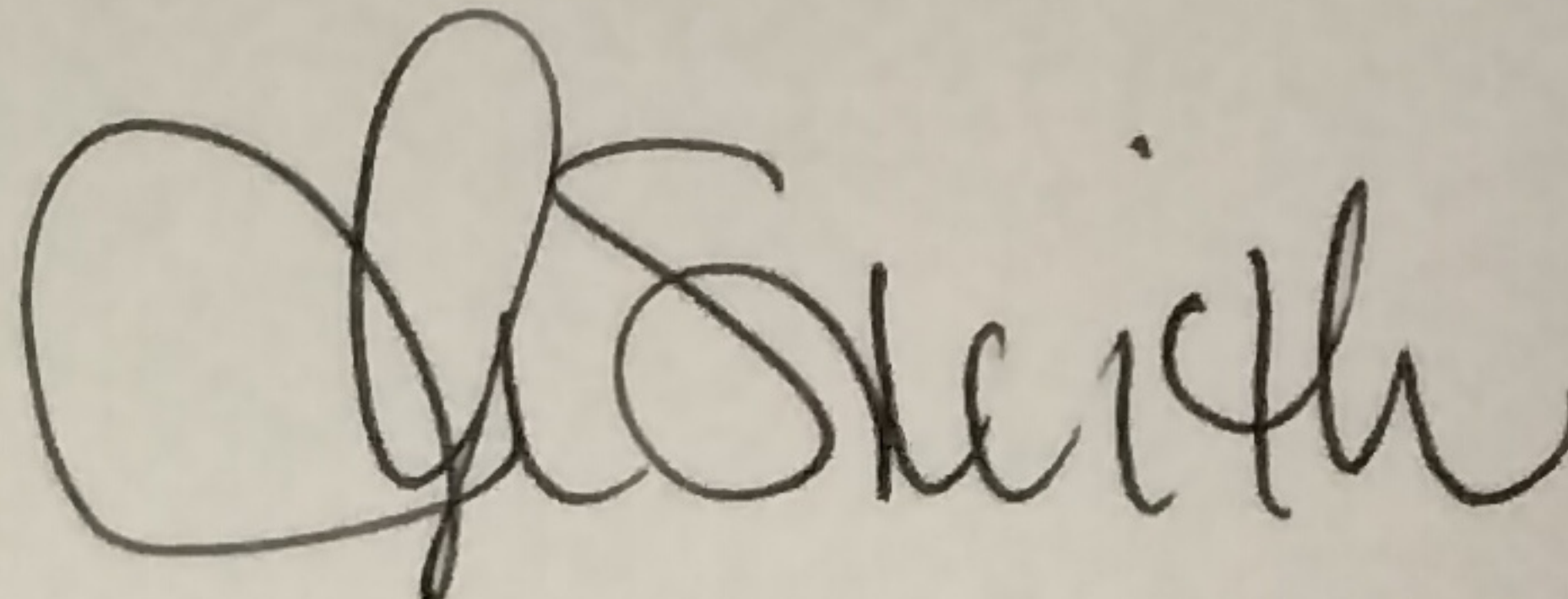
  
Kurt C. Larsen

5/12/23  
Date

State of Florida  
County of Martin

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on May 12, 2023.





**PRE LAND USE  
APPLICATION  
23-02  
ORAGE REZONING  
TO CHANGE TO: FUTURE LAND USE DESIGNATION  
INITIAL TO: GENERAL COMMERCIAL  
ZONING DESIGNATION  
-S TO: GC  
WITH MANAGEMENT DEPARTMENT  
8-5495**

# **NOTICE**

**DEVELOPMENT APPLICATION**

**HOBE SOUND STORAGE**

**MAJOR FINAL SITE PLAN**

ADDITIONAL INFORMATION CAN BE OBTAINED FROM  
MARTIN COUNTY GROWTH MANAGEMENT @772-288-5495

**PROJECT # H164-002**

# **NOTICE**

**DEVELOPMENT APPLICATION**

**HOBE SOUND STORAGE**

**MAJOR FINAL SITE PLAN**

**ADDITIONAL INFORMATION CAN BE OBTAINED FROM  
MARTIN COUNTY GROWTH MANAGEMENT @772-288-5495**

**PROJECT # H164-002**



**NOTICE OF FUTURE LAND USE  
AND ZONING CHANGE APPLICATION**

**#CPA 23-02**

**HOBE SOUND STORAGE REZONING**

**THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO CHANGE THE FUTURE LAND USE DESIGNATION  
FROM: MEDIUM DENSITY RESIDENTIAL TO: GENERAL COMMERCIAL  
AND TO CHANGE THE ZONING DESIGNATION  
FROM: RS-6 TO: GC**

**CONTACT MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT  
772-288-5495**

**NOTICE OF FUTURE LAND USE  
AND ZONING CHANGE APPLICATION**

**#CPA 23-02**

**HOBE SOUND STORAGE REZONING**

**THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO CHANGE THE FUTURE LAND USE DESIGNATION  
FROM: MEDIUM DENSITY RESIDENTIAL TO: GENERAL COMMERCIAL  
AND TO CHANGE THE ZONING DESIGNATION**

**FROM: RS-6 TO: GC**

**CONTACT MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT  
772-288-5495**



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

November 4, 2024

Ownership Search

Prepared For: MARTIN COUNTY

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 1,000-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. P24-11969/IC

THE ATTACHED REPORT IS ISSUED TO THOMAS ENGINEERING GROUP. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART 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 1,000-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

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

**Witnesseth:** That the grantor for 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 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

*Stewart Title of Martin County*  
Notary Public -- My Commission Expires

This instrument prepared by

Address STEWART TITLE OF MARTIN COUNTY  
409 E. ORCEOLA AVE.  
Stuart, FL 33494

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

Return to →

3000000000

MARTIN COUNTY

SPACE BELOW FOR #1 ORDERS USE

FOR COPY 725 PAGE 1687

kw

411 51

197.00

RANCO FORM 01

Warranty Deed

To

CA

725 1688



## 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> 11/4/24
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**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**

M5 M5-HOBESOUND

**Legal Acres**

4.01

**Ag Use Size (Acre\Sq Ft)**

N/A

EXHIBIT "B"

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 762,920	\$ 0	\$ 762,920	\$ 413,238	\$ 349,682	\$ 0	\$ 349,682

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>

## 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"



December 18<sup>th</sup>, 2024

**RE Notice of Public Hearings on Comprehensive Plan Amendment (CPA) 23-02, Hobe Sound Storage:** An application was submitted by Thomas Engineering Group LLC, on behalf of Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic and Vinci PA FBO Stephen Babic, to change the Future Land Use Designation and the Zoning District Classification for a ±4.01-acre undeveloped property located east of SE Federal Highway approximately 0.28 miles south of SE Heritage Boulevard and south of the Bethel Lutheran Church in Hobe Sound (“Property”). Included in this application is a request for a Certificate of Public Facilities Reservation.

Dear Property Owner:

As a landowner within 1,000 feet of the Property identified above and shown on the attached map, please be advised that consideration of proposed amendments to (1) the Future Land Use Map and (2) the County Zoning Atlas will occur at two public hearings.

1. Legislative public hearing to change the Future Land Use Designation:

FROM: Medium Density Residential

TO: General Commercial

2. Quasi-judicial public hearing to change the Zoning District Classification:

FROM: RS-6 (Medium Density Residential)

TO: GC (General Commercial)

The date, time, and location of both public hearings listed above are as follows:

Governing Body: **BOARD OF COUNTY COMMISSIONERS**  
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, February 11, 2025

Place: Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

**Accessibility arrangements:** Persons with disabilities who need an accommodation to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the date of the meeting. Persons using a TTY device, please call 711 Florida Relay Services.

**Public Involvement opportunities.** All interested persons are invited to attend the above-described hearings and will have an opportunity to speak during the public comment portion of the public hearing. Written comments will be included as part of the public record of the application.

**Record for appeals:** If any person who decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made. This record should include the testimony and evidence upon which the appeal is to be based.

**Comprehensive Future Land Use Designation Facts:** The Future Land Use Map is an exhibit of the Martin County Comprehensive Growth Management Plan which is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires the following legislative public hearings:

1. Local Planning Agency, which makes recommendations to the Board of County Commissioners (done on June 1, 2023).
2. Board of County Commissioners, to determine whether the proposed amendment should be adopted.

**Ability to intervene in the quasi-judicial public hearing to change the zoning district classification:** A person may participate as an Intervenor in the quasi-judicial hearing on the rezoning. An Intervenor can ask questions of the staff and applicant and can provide testimony. To be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Article 10, Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least seven (7) business days prior to the Local Planning Agency (LPA) or Board of County Commissioners (BOCC) meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead, signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website [www.martin.fl.us](http://www.martin.fl.us). Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BCC meetings.

<b>Submit Written Comments to:</b>	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996
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For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Amy Offenbach, Planner, at [aoffenbach@martin.fl.us](mailto:aoffenbach@martin.fl.us) or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

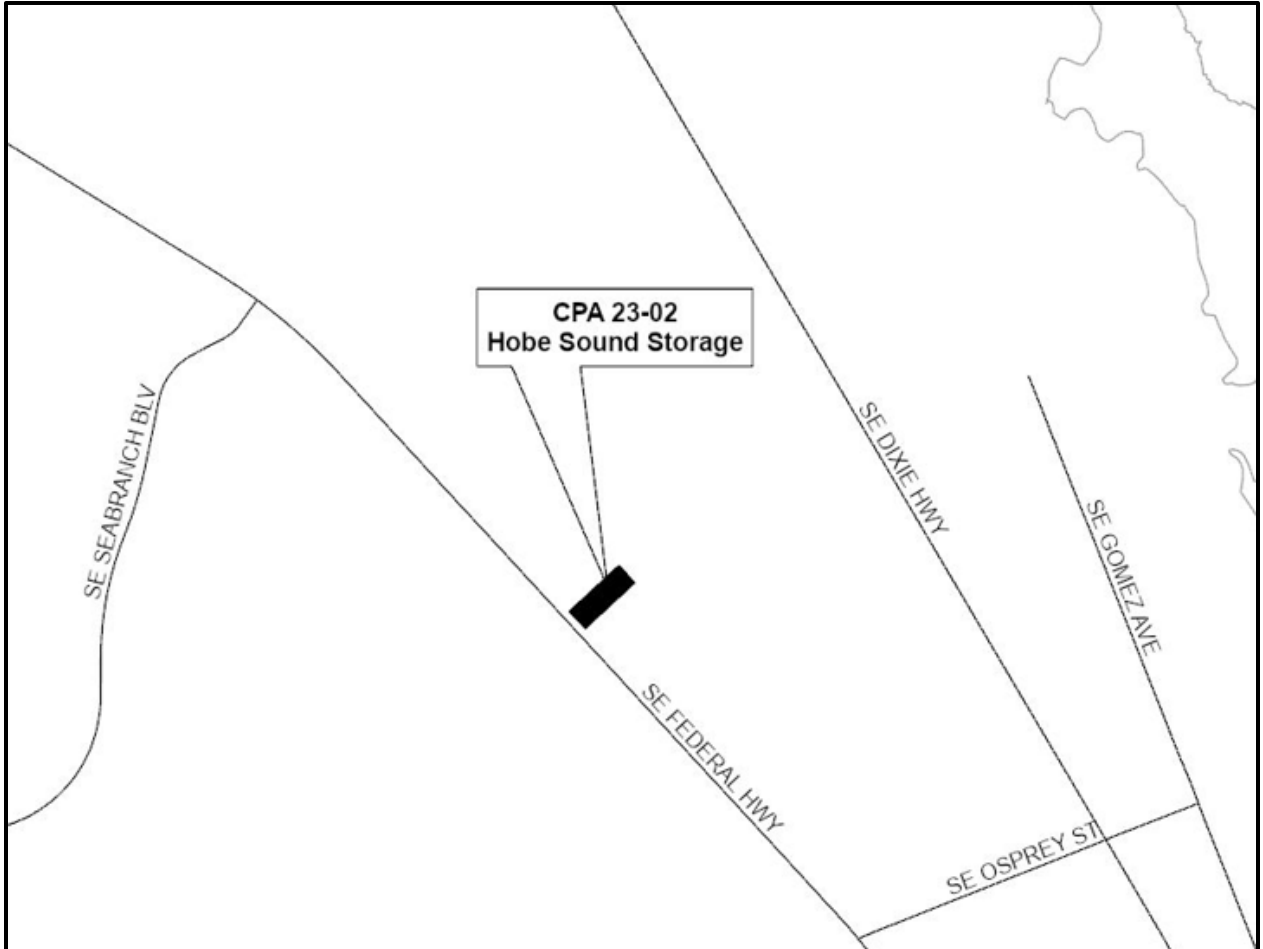
Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic and Vinci PA FBO Stephen Babic

Attachment: Location Map

### Location Map

**Parcel ID:** 34-38-42-000-140-00140-6

**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





840 SE Osceola Street  
Stuart, FL 34994



ORR BRADFORD S ORR LISA W  
43 HAWKS RIDGE DR  
SHELTON CT 06484

**Public Notice Mailer Affidavit**  
(Do NOT Sign and Notarize Until Mailers Have Been Sent)

State of Florida )

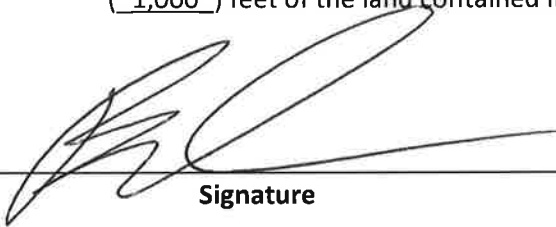
) SS:

County of Martin )

Before me personally appeared Brandon Ulmer, who, being duly sworn,  
**Print Name**

deposes and states the following:

1. That on the 19<sup>th</sup> day of December, 2024, the public notices for Case Number CPA-23-02 were mailed to all property owners within 1 thousand (1,000) feet of the land contained in the application.

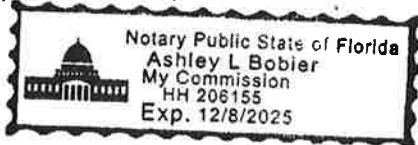
  
\_\_\_\_\_  
**Signature**

SWORN TO AND SUBSCRIBED before me this 30<sup>th</sup> day of December 2024, by  
Brandon Ulmer, who personally appeared before me and who did not take  
**Print Name**  
an oath.

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

(NOTARY SEAL)



  
\_\_\_\_\_  
**Notary Signature**

Ashley L. Bobier  
\_\_\_\_\_  
**Name of Notary Typed, Printed, or Stamped**