

NPH-1  
Ex-2

### 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 14<sup>th</sup> day of January, 2025, the public notices for Case Number H164-002 were mailed to all property owners within 5 hundred (500) feet of the land contained in the application.

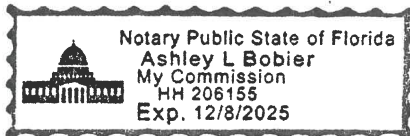
  
\_\_\_\_\_  
**Signature**

SWORN TO AND SUBSCRIBED before me this 14<sup>th</sup> day of January 2025, 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**



January 13<sup>th</sup>, 2025

[Addressee]  
[Address of Recipient]

Subject and Location: **Hobe Sound Storage Major Final Site Plan (H164-002).**  
This is a request by Thomas Engineering Group, LLC on behalf of Live Oak Capital Partners for approval of a Major Final Site Plan to construct a 3-story, approximately 94,132 square foot residential storage facility and associated infrastructure on an approximate 4-acre undeveloped property. The property is located east of SE Federal Highway approximately 0.28 miles south of SE Heritage Boulevard, south of the Bethel Lutheran Church in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Reservation.

Dear Property Owner:

As a landowner within 500 feet of the property identified in the above description and shown on the attached map, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time, and place of the scheduled hearings are as follows:

Governing Body: **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, February 6, 2025

Governing Body: **BOARD OF COUNTY COMMISSIONERS**  
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

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. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff and applicant and may 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

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 Brian Elam, PMP, Principal Planner, at [belam@martin.fl.us](mailto:belam@martin.fl.us) or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

Live Oak Capital Partners

Attachment: Location Map (legal description if no address is available)

**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





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

December 30, 2024

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. P24-11974IC

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 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 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.  
850 NW Federal Hwy. Ste. 222, Stuart FL 34994

By: *icrews*

Iris M. Crews

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

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

**Witnesseth:** That the grantor and in consideration of the sum of \$ 10.00 and other  
valuable consideration accept whereof is hereby acknowledged hereby grants, bargains, sells, alien, re-  
leases, releases, conveys and conveys unto the grantees 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 grantees 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  
a knowledge of, personally appeared  
Irwin S. Gars, as Trustee, and individually

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

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

June

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

This instrument prepared by:

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

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

SPACE BELOW FOR R.O. ORDERS USE

O R  
BOOK 725 PAGE 1687

Notarized to  
ALING

kw

411 51

2  
199.00

ICA

|||

To

|||

Warranty Bond

RAMCO FORM 01

POP 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> 12/30/24
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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

**Parcel ID**

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

**Use Code/Property**

**Class**  
9900 - 9900 Vacant  
Acreage

**Mailing Address**

STEPHEN BABIC MD TTEE  
7155 QUEENFERRY CIR  
BOCA RATON FL 33496

**Account Number**

48565

**Neighborhood**

M5 M5-  
HOBESOUND

**Tax District**

DISTRICT THREE MSTU

**Property Address**

UNASSIGNED

**Legal Description**

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

**Legal Acres**

4.01

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

N/A

## 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

**Sale Date**

6/30/87

**Grantor (Seller)**

SELLER - see file for name

**Doc Num**

N/A

**Sale Price**

\$ 200,000

**Deed Type**

Special Warranty Deed

**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.*

**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.

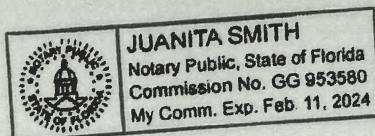
Sign 1 Zoning Change  
Sign 2 Major Final Site Plan

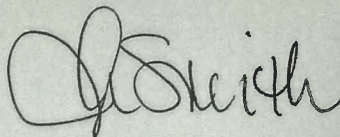
  
Kurt C. Larsen

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.





LAND USE  
APPLICATION  
3-02  
RE ZONING  
FOR THE 2000 LAND USE ORDINANCE  
TO: GENERAL COMMERCIAL  
AND RESIDENTIAL  
FROM: CC  
MANAGEMENT DEPARTMENT  
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**