



Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 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

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](#)



Martin County, Florida
Growth Management Department
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DEVELOPMENT REVIEW APPLICATION

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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

11-20-2022
Date

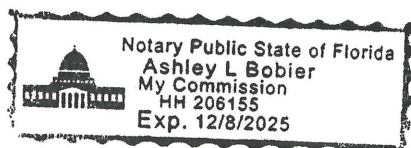
Printed Name

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 20th 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)

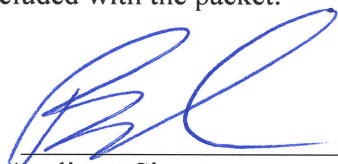


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Digital Submittal Affidavit

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

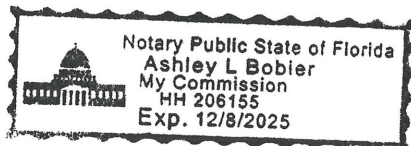
10-20-2022
Date

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 20th 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)

(printed name, title)

State of Florida

County of Palm Beach

This foregoing instrument was acknowledged before me this 11 day of October, 2022,

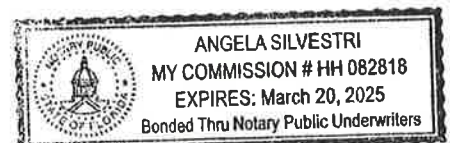
by Stephen Babic

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)

206

(Name – Must be typed, printed or stamped)

My Commission Expires: 3/20/25

Brandon Ulmer, Thomas Engineering Group, LLC

Ryan Thomas, Thomas Engineering Group, LLC

125 West Indiantown road Suite

Jupiter, FL 33458



WWW.THOMASENGINEERINGGROUP.COM

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 grantee Boca Raton, Florida 33427

Witnesseth: That the grantor for and in consideration of the sum of \$10.00 and other
valuable considerations except whereof is hereby acknowledged hereby grants bargains sells alien re
leases releases conveys and contains 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, 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 -- 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

ku

11
51

1970
1970
1970

RANCO FORM 01

Warranty Period

To

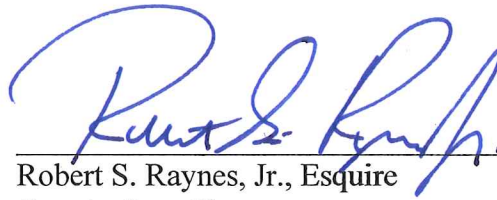
ICA

725 1688

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

87-5-74ph
WARRANTY DEED
INCORPORATED TO 1987

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

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
7321 Estrella Ct.
Boca Raton, Florida 33427

Witnesseth: That the grantor for and in consideration of the sum of \$10.00 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 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, 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

A.D. 1987

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

TO R 725 PAGE 1687

ku

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Warrantly Feed	To		
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7:25 PM 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

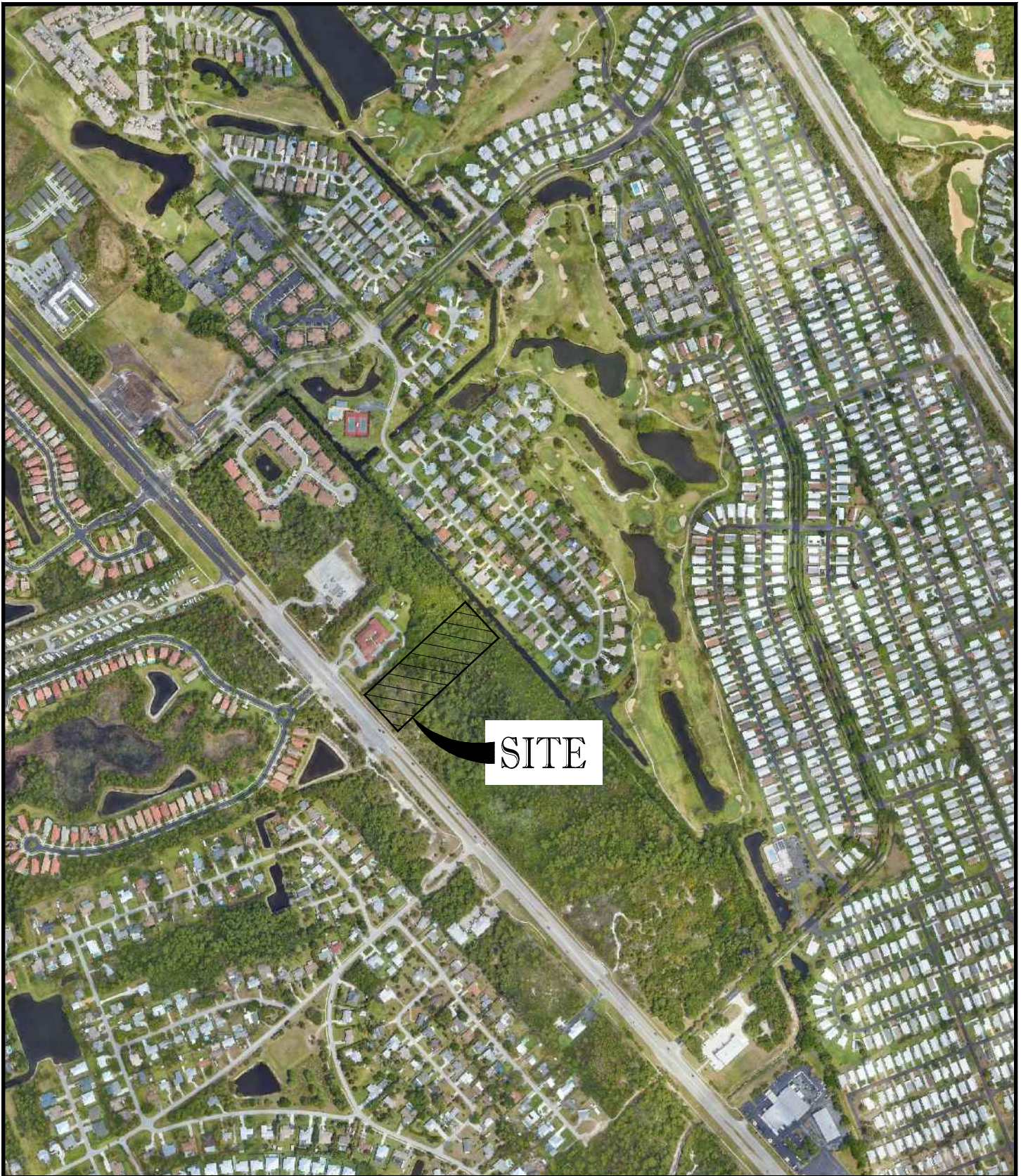
CHECKED BY: BMU SCALE: N.T.S.



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

Color Legend

- Red: Red
- Green: Green
- Blue: Blue

0.25 mi

SE Charleston PL, SE Monticello Ter, SE Nantucket Ct, SE Concord Pl, SE Jameson Ter, SE Independence Ave, SE Eagle Ave, SE Swann Ave, SE Hummingbird Ter, SE Roanoke Ct, SE Trenton Ave, SE Lexington Ave, SE Fauna Ter, SE Hermitage Blvd, SE Potomac Cir, SE Crooked Oak Ave, SE Split Oak Trl, SE Turn Leaf Trl, SE Orange Blossom Trl, SE Camellia Dr, SE Federal Hwy, SE Poinciana Ln, SE Hazard St, SE Boxwood Ln, SE Camellia Dr, SE Audubon Ln, SE Sweet Bay Dr, SE Madison Ave, SE Circle St, SE Amethyst Terrace

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

Martin County, FL

Date: 3/4/2022

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Author: Martin County GIS
Copyright: Copyright 2015

Basic Info

PIN	AIN	Situs Address	Website Updated
34-38-42-000-140-00140-6	48565	UNASSIGNED	3/4/22

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

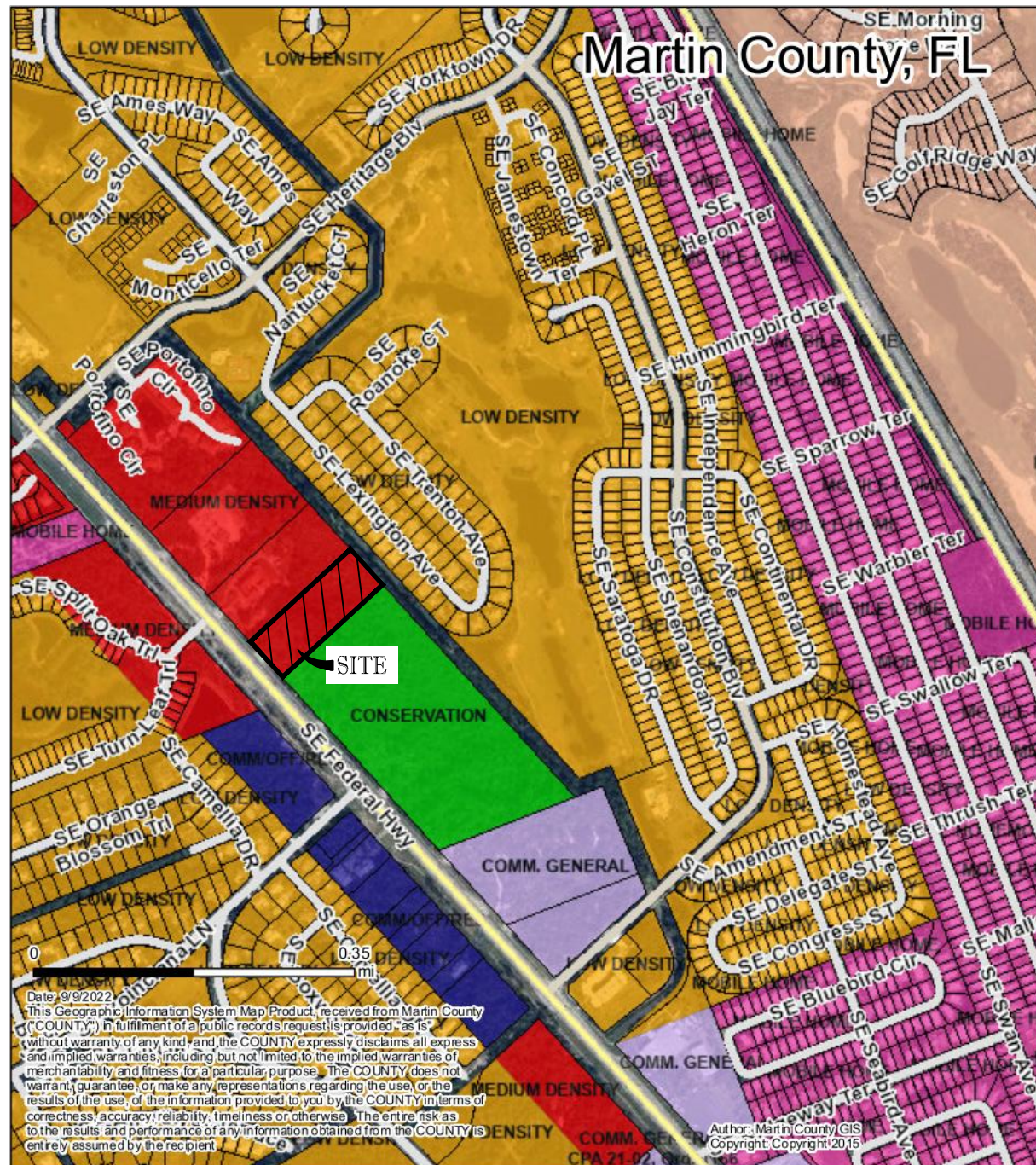
GOMEZ GRANT W OF RIVER BEG E R/W US 1 & N/LN RIDGEWAY S/D NWLY ALG R/W 3102.67' FOR POB CONT NWLY 249' NELY 700' SELY 249' SWLY 700' TO POB

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





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
the 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, aliens, 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 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

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 14 day of

June A. D. 19 87

Thomas B. Gars
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 725 PAGE 1687
BOOK

Exhibit "A"

Copy Copy Copy

27 JUN 20 11:51
JUN 20 2021
J.C.

1 1 3 6 6 1 COUNTY	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE	FLORIDA STAMP TAX	FLORIDA SALES TAX
	PAID JUN 30 '21 100.00	100.00	800.00

CAI

To

Warrantly Deed

RAMCO FORM 01

BOOK 725 PAGE 1688

Exhibit 'A'

Basic Info

PIN 34-38-42-000-140-00140-6	AIN 48565	Situs Address UNASSIGNED	Website Updated 9/1/22
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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

4.01

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
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

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 <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

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
STEPHEN BARNER	2158 QUEEN PERRY CIRCLE BOON RAPID 83496

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A" **(Disclosure of Interest and Affidavit) (Legal** **Description)**



DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

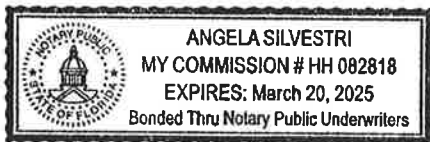

Signature

STEPHEN BABIC
Print name

STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 11 day of October 2022, by Stephen Babic, who is personally known to me or have produced _____ as identification.



(Notary Seal)


Signature

Notary Public, State of Florida

Print Name: Angela Silvestri

My Commission Expires: 3/20/2025