



**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	October 4, 2018		
To:	Catherine Riiska Martin County Growth Management Dept.		
From:	Doug Fitzwater		
Subject:	BH Storage Stuart (MC Project #S181-006)	Project No.	17-426

In response to your email of yesterday, attached please find the following documents:

1. The recorded Special Warranty Deed reflecting BH Storage Stuart, LLC as the current owner;
2. The executed power of attorney;
3. The executed Disclosure of Interest Affidavit;
4. The executed no property transfer statement;
5. The executed application form;
6. The draft Unity of Title reflecting the current owner; and
7. CD with PDF copies of the enclosures.

If you have any questions or need additional information, please feel free to contact me.



Recorded in Martin County, FL 6/18/2018 4:14 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$10,500.00
 CFN#2700716 BK 2999 PG 827 PAGE 1 of 3

THIS INSTRUMENT PREPARED BY:
 Robert G. Greene, Esquire
 Greene Hamrick Quinlan
 & Schermer, P.A.
 601 - 12th Street West,
 Bradenton, FL 34205
 (941) 747-1871

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of June, 2018, by 5051, LLC, a Florida limited liability company, whose post office address is 4461 SE Federal Highway, Stuart, Florida 34997, Grantor, in favor of BH STORAGE STUART, LLC, a Florida limited liability company, whose post office address is 2 North Tamiami Trail, Suite 104, Sarasota, Florida 34236, Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in Martin County, Florida (the "Real Property"):

See attached Exhibit "A"

Together with all easements, tenements, hereditaments, and other interests and rights of Grantor which are appurtenant to the Real Property.

(For Information Only: Property Appraiser's Parcel Identification Nos. are 55-38-41-000-075-00042-00000 and 55-38-41-000-075-00041-10000)

Subject to easements, restrictions and reservations of record, and taxes and assessments for the year 2018 and subsequent years.

Grantor does hereby warrant the title to the land described above, and will defend the title to the land described above against the lawful claims of all persons claiming directly through or under Grantor, but against none other.

Whenever used herein the terms "Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, Grantor signed and sealed this deed effective the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature

Printed Name

Signature

Printed Name

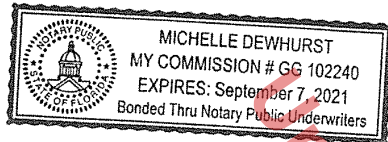
5051, LLC
 a Florida limited liability company

By: Robert V. Maione
 Robert V. Maione, Managing Member

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 13th day of June, 2018, by Robert V. Maione, as Managing Member of 5051, LLC, a Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☒ has produced FL drivers license as identification.



[Signature]
Printed Name:

Notary Public

My commission expires:

My commission number is:

[Signature]
Signature

Lawrence W. Smith
Printed Name

[Signature]
Signature

Jennifer Huie
Printed Name

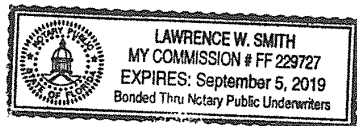
5051, LLC
a Florida limited liability company

By: [Signature]
John Staluppi, Managing Member

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 13th day of June, 2018, by John Staluppi, as Managing Member of 5051, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.



[Signature]
Printed Name:

Notary Public

My commission expires:

My commission number is:

EXHIBIT "A"**Parcel 1:**

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 as recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof, recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida, from said Easterly right of way line of U.S. Highway No. 1 (State Road No. 5).

Parcel 2:

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the Plat thereof filed January 4, 1911 as recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, LESS AND EXCEPT THAT PORTION described as follows: That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, aforesaid, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof, recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, from said Easterly right of way line of U.S. Highway No. 1 (State Road No. 5).

BH Storage Stuart, LLC
2 North Tamiami Trail, Suite 104
Sarasota, Florida 34236

October 3, 2018

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Parcel I.D. #355-38-41-000-075-00041-1 and 55-38-41--000-075-00042-0

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent BH Storage Stuart, LLC during the governmental review process of the application.

Sincerely,

BH STORAGE STUART, LLC.
a Florida limited liability company

By: 
Eric D. Howell, Manager

STATE OF Florida
COUNTY OF Sarasota

The foregoing was acknowledged before me this 4th day of October, 2018,
by Eric D. Howell, Manager of BH STORAGE STUART, LLC, a Florida limited liability company, on behalf of the Company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)


NOTARY PUBLIC

My Commission Expires: July 21, 2021



Jo Rine
Commission # **GG111226**
Expires: **July 21, 2021**
Bonded thru **Aaron Notary**

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
BH Storage Stuart, LLC	2 N. Tamiami Trail, Suite 104 Sarasota, FL 34236

(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
Eric D. Howell (see attached Division of Corporation summary)	2 N. Tamiami Trail, Suite 104 Sarasota, FL 34236	50 %
Jon Bradford Baldwin, Trustee of the J.B. Baldwin Family Trust		19.98 %
J.B. Baldwin Jr.		15.01 %
Brian Baldwin		15.01 %

(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
None		

(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*}
S181-006	(same as item #1 and 2 above)	12-14-17	Revised Major FSP	Pending

(If more space is needed attach separate sheet)

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

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]
Signature

Eric D. Howell

Print name

STATE OF: Florida

COUNTY OF: Sarasota

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 4th day of October 2018, by

Eric D. Howell, who is personally known to me or have produced
_____ as identification.



Jo Rine
Commission # GG111226
Expires: July 21, 2021
Bonded thru Aaron Notary

(Notary Seal)

[Signature]
Signature

Notary Public, State of Florida

Print Name: Jo Rine

My Commission Expires: July 21, 2021



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
BH STORAGE STUART, LLC

Filing Information

Document Number L18000011709
FEI/EIN Number NONE
Date Filed 01/16/2018
State FL
Status ACTIVE

Principal Address

2 N. TAMiami TRAIL, SUITE 104
SARASOTA, FL 34236

Mailing Address

2 N. TAMiami TRAIL, SUITE 104
SARASOTA, FL 34236

Registered Agent Name & Address

GREENE, ROBERT F, ESQ.
601 12TH STREET WEST
BRADENTON, FL 34205

Authorized Person(s) Detail

Name & Address

Title MGR

HOWELL, ERIC D
2 N. TAMiami TRAIL, SUITE 104
SARASOTA, FL 34236

Annual Reports

No Annual Reports Filed

Document Images

01/16/2018 -- Florida Limited Liability [View image in PDF format](#)

DISCLOSURE OF INTEREST AFFIDAVIT

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

Parcel Control Numbers:
55-38-41-000-075-00041-1
55-38-41-000-075-00042-0

Parcel A

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

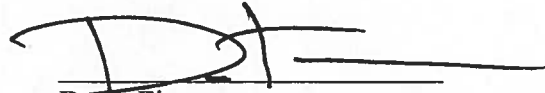
Parcel B

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, less that portion lying immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

ALL CONTAINING 3.36 ACRES MORE OR LESS.

To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deed into BH Storage Stuart, LLC were recorded in O.R. Book 2999, Page 827 of the Martin County Public Records.

DATED THIS 3RD DAY OF October, 2018.

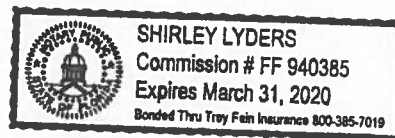

Doug Fitzwater

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2018 BY DOUG FITZWATER, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:





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

A. General Information:

1. **Type of Application:** Revised Major Final Site Plan
2. **Proposed Development's Name:**
BH STORAGE STUART
3. **Former Development's Name:**
5051 RESIDENTIAL STORAGE
4. **Previous Project Number:** S181-005
5. **Pre-Application Meeting Date:** JUNE 22, 2017
6. **Property Owner:**
Name or Company Name BH Storage Stuart, LLC
Company Representative JB Baldwin
Address 2 North Tamiami Trail, Suite 104
City Sarasota State FL Zip 34236
Phone 941 - 954 - 8008 Fax _____
Email jonbbaldwin@gmail.com
7. **Agent:** Select from the List
Name or Company Name LUCIDO & ASSOCIATES
Company Representative DOUG FITZWATER
Address 701 SE OCEAN BOULEVARD
City STUART State FL Zip 34994
Phone 772 - 220 - 2100 Fax 772 - 223 - 0220
Email DFITZWATER@LUCIDODESIGN.COM
8. **Contract Purchaser:** Select from the List
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____
9. **Land Planner:** Same as the Agent
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

10. **Landscape Architect:** Same as Agent
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

11. **Surveyor:** Select from the list
Name or Company Name TEPHILLIPS, LLC
Company Representative TED PHILLIPS
Address 102 SW PARISH TERRACE
City PORT ST. LUCIE State FL Zip 34984
Phone 772 - 359 - 7023 Fax _____ - _____ - _____
Email TED_PHILLIPS@COMCAST.NET

12. **Civil Engineer:** Select from the list
Name or Company Name LACONTE ENGINEERING
Company Representative PATRICK LACONTE
Address 3933 SE FAIRWAY EAST
City STUART State FL Zip 34997
Phone 772 - 215 - 0354 Fax _____ - _____ - _____
Email PLACONTE@LACONTEENGINEERING.COM

13. **Traffic Engineer:** Same as Civil Engineer
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

14. **Architect:** Select from the list
Name or Company Name INNOVATIVE DESIGN STUDIOS
Company Representative RONALD ZAWISTOWSKI
Address P.O. BOX 48452
City ST. PETERSBURG State FL Zip 33743
Phone 727 - 432 - 1455 Fax _____ - _____ - _____
Email RON@IDSFL.COM

15. **Attorney:** Select from the list
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

16. Environmental Planner: Select from the list
Name or Company Name SASKOWSKY & ASSOCIATES
Company Representative DAN SASKOWSKY
Address 4639 SE GLENRIDGE TRAIL
City STUART State FL Zip 34997
Phone 772 - 283 - 3490 Fax - -
Email DSASKOWSKY@BELLSOUTH.NET

17. Other Professional:
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

18. Parcel Control Number(s):
55-38-41-000-075-00041-1
55-38-41-000-075-00042-0

19. Certifications by Professionals:


Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.

☒ This box must be checked if the applicant waives the limitations.

B. 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's signature
DOUG FITZWATER
Printed name

10-3-18
Date

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 3rd day of October, 2018, by DOUG FITZWATER.

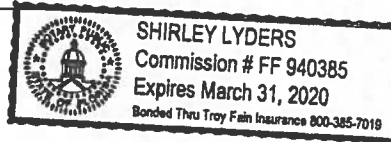
He or she

☒ is personally known to me or ☐ has produced _____ as identification.

Shirley Lyders
Notary public signature

Printed name

State of FLORIDA at-large



UNITY OF TITLE

In consideration of the issuance of a Permit to **BH Storage Stuart, LLC, a Florida limited liability company**, as "Owner", for the construction of a residential storage facility known as BH Storage Stuart in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.
4. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

Signed, acknowledged and notarized on this ____ day of _____, 2018.

OWNER

BH Storage Stuart, LLC, a Florida
limited liability company

WITNESSES:

Sign: _____
Print: _____

By: _____
Eric D. Howell, Manager

Sign: _____
Print: _____

Address: 2 North Tamiami Trail, Suite 104
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that the foregoing instrument was acknowledged
before me this _____ day of _____, 2018, by Eric D.
Howell, Manager of BH Storage Stuart, LLC, a Florida limited liability
company, who [] is personally known to me or [] has produced _____ as
identification.

(Notarial Seal)

NOTARY PUBLIC
My Commission Expires:

This Instrument prepared by:
Lucido & Associates
701 S.E. Ocean Boulevard
Stuart, FL 34994

Exhibit A

BH Storage Stuart

Legal Description

Parcel Control Numbers:

55-38-41-000-075-00041-1

55-38-41-000-075-00042-0

Parcel A

That part of the South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS, according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, lying

immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

Parcel B

The South 235 feet of the North 265 feet of Tract 4, Block 75, ST. LUCIE INLET FARMS,

according to the plat thereof filed January 4, 1911 as recorded in Plat Book 1, page 98, of the Public Records of Palm Beach (now Martin) County, Florida, less that portion lying

immediately Easterly of, adjacent to and parallel with the Easterly right of way line of U.S. Highway No.1 (State Road No.5), and extending Easterly to a depth of 200 feet, measured on a line parallel to the North line of Tract 4, Block 75, St. Lucie Inlet Farms, according to the plat thereof filed in Plat Book 1, page 98, Palm Beach (now Martin) County, Florida Public Records, from said Easterly right of way line of U.S. Highway No.1 (State Road No.5).

ALL CONTAINING 3.36 ACRES MORE OR LESS.