



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

DON G. DONALDSON, P.E. County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE 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.

August 23, 2023

Michael Houston
HJA Design Studio, LLC
50 SE Ocean Blvd., Ste. 101
Stuart, FL 34994
via Electronic Mail

Project No.: G076-007
Record No.: DEV2023020009
Project Name: Baron Landings Rezoning
Re: Post-Approval Completion

Dear Mr. Houston:

Congratulations! The Martin County Growth Management Department has found the post-approval submittal for the subject development to be complete. Attached, please find the following items:

- Recorded Termination of Golf World PUD Zoning Agreement
- Recorded Resolution Regarding a Zoning Change
- Receipts of payments made during post-approval

To schedule your pre-construction meeting, you must submit a request form to Martin County Public Works Department, at least five (5) days prior to the date of a meeting. The form can be found at www.martin.fl.us by searching for, “*pre-construction meeting*” and clicking on, “*construction phase of project*.”

It is the Engineer of Record’s responsibility to notify Martin County Public Works Department of any and all changes to information that was provided to, and approved by, Martin County during the post-approval review. To schedule a pre-construction meeting, please have the Engineer of Record, for the subject project, contact Susan Kingsley at (772) 288-5459.

If you should have any questions, please do not hesitate to contact me at (772) 320-3056 or enagal@martin.fl.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'EN', is written over the word 'Sincerely,'.

Elizabeth Nagal, AICP, CNU-A, Principal Planner
Project Coordinator

EN/ld

Enclosures

Copy: Baron Landings, LLC
Erika Beitler
Kristina Harkins

Instrument Prepared By:
Martin County Attorney's Office
2401 SE Monterey Road
Stuart, FL 34996



Inst. # 3031875
Blk: 3392 Pg: 1686 Pages: 1 of 2
Recorded on: 8/21/2023 1:43 PM Doc: TER
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$18.50

[Space Above This Line for Recording Data]

**TERMINATION OF GOLF WORLD
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS Termination Agreement to the Golf World Planned Unit Development ("PUD") Zoning Agreement ("Amendment") is made and entered into this 6th day of June 2023, by and between Baron Landings, LLC, a Florida Limited Liability Company, hereinafter referred to as the "Owner", and Martin County, a Political Subdivision of the State of Florida, hereinafter referred to as "County".

W I T N E S S E T H :

WHEREAS, after appropriate notice, public hearing and approval, the prior Developer and the County on or about the 9th day of August 1988, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida, known as Golf World which Agreement is recorded in Official Records Book 788, Page 2543, public records of Martin County, Florida, and which Agreement as amended from time to time is hereinafter referred to as the "Golf World PUD Agreement"; and

WHEREAS, the Owner has acquired all right and title to all of the real property included in the Golf World PUD ("Property") ; and

WHEREAS, Owner desires to terminate the Golf World PUD Agreement to rezone the property.

NOW, THEREFORE, it is agreed between the Owner and the County as follows:

The Golf World PUD Agreement is hereby terminated; however, Owner acknowledges that there is an existing Preserve Area Management Plan (PAMP) on the Property, but that the exact location and dimensions of the preserve areas cannot be identified, determined or quantified. Accordingly, the Owner agrees to include preserve areas on the first final site plan submitted for the Property that are ecologically equivalent to those intended as part of the Golf World PUD Agreement, with the exact location and size to be determined during the first final site plan approval.

IN WITNESS WHEREOF, the parties hereto have caused this Termination to be made and entered into the day and year first written.

OWNER

Signed, sealed and delivered
in the presence of:

BARON LANDINGS, LLC,
a Florida Limited Liability Company

Print Name:

James M. Clary III

Print Name:

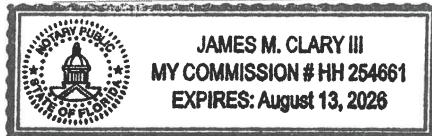
Brendan DeBlois

STATE OF FLORIDA

COUNTY OF Martin

By: _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of July, 2023, by James M. Clary III who is the Manager of Baron Landings, LLC, a Florida Limited Liability Company, who is ☒ personally known to me or ☐ produced _____ as identification.



(Notarial Seal)

NOTARY PUBLIC

My Commission Expires:

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

Prepared By:
Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996



Inst. # 3031876
Bk: 3392 Pg: 1688 Pages: 1 of 3
Recorded on: 8/21/2023 1:43 PM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$27.00

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 23-6.9

**REGARDING A CHANGE IN ZONING CLASSIFICATION FROM PUD
COMMERCIAL, TO GC, GENERAL COMMERCIAL DISTRICT, FOR BARON
LANDINGS, LLC**

WHEREAS, this Board has made the following determinations of fact:

1. Baron Landings, LLC submitted an application for a change in zoning district classification from the current PUD Commercial to GC, General Commercial District, for the property described in attached Exhibit A.
2. The Local Planning Agency considered the application at a public hearing on June 1, 2023. The LPA's recommendations were forwarded to the Board of County Commissioners (Board).
3. This Board has considered such recommendations.
4. Upon proper notice of hearing, this Board held a quasi-judicial public hearing on the application on June 6, 2023.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

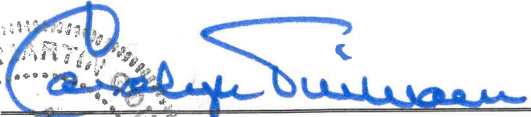
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
MARTIN COUNTY, FLORIDA, THAT:**

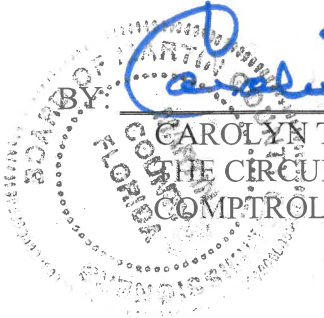
- A. The zoning district classification of the property described in Exhibit A is hereby changed from PUD Commercial to GC, General Commercial District.
- B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.
- C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.
- D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2023.

ATTEST:


BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER



BY: 
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENT:

Exhibit A, Legal Description

EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF TRACTS 3 AND 4 BLOCK 43 AND TRACS 5 and 6 Block 44, ST LUCIE INLET FARMS, A SUBDIVISION IN HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 PAGE 98, PALM BEACH COUNTY PUBLIC RECORDS, DESCRIBED lying EAST OF STATE ROAD 76 AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 6, BLOCK 44, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY); THENCE NORTH 66°08'34" EAST, ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 448.85 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE SOUTH 24°10'02" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 6, 657.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 6 AND THE NORTHEASTERLY CORNER OF SAID TRACT 3, BLOCK 43 AND THE POINT OF BEGINNING: THENCE SOUTH 23°12'43" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 659.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 3; THENCE SOUTH 66°08'36" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 3, A DISTANCE OF 660.47 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3 AND THE SOUTHEASTERLY CORNER OF SAID TRACT 4, BLOCK 43; THENCE SOUTH 66°02'58" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT 4, A DISTANCE OF 643.42 FEET TO A POINT; THENCE NORTH 23°45'07" WEST, A DISTANCE OF 39.49 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 BEING A POINT OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 5783.58 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 696.99 FEET, THRU A CENTRAL ANGLE OF 06°54'17"; THENCE NORTH 70°20'04" EAST, A DISTANCE OF 175.20 FEET; THENCE SOUTH 83°02'23" EAST, A DISTANCE OF 87.58 FEET; THENCE NORTH 07°25'00" EAST, A DISTANCE OF 238.11' FEET; THENCE NORTH 07°21'39" EAST 673.29 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 6, BLOCK 44; THENCE NORTH 66°08'34" EAST, ALONG SAID NORTH LINE OF TRACT 6, A DISTANCE OF 166.97 FEET TO THE POINT OF BEGINNING.

CONTAINING SQUARE FEET 21.40 ACRES ±



Martin County

Receipt No.: **3209608**

Receipt Date: **07/17/2023**

RECEIPT

RECORD & PAYER INFORMATION

Record ID: DEV2023020009
Record Type: Rezoning
Property Address: 6801 S KANNER HWY, STUART, FL 34997
Description of Work: This is a request by Baron Landings, LLC (G076-007) for a proposed amendment to the county zoning atlas for a general commercial district classification. The proposed amendment is to change the existing zoning district for approximately 21.43 acres from PUD to General Commercial (GC). The subject parcel is part of the 26.06-acre former Golf World entertainment facility on the east side of SR76/S Kanner Highway, south of Salerno Road and north of Cove Road, in Stuart
Payer: Baron Landings LLC
Applicant: Jeremiah Baron
Jeremiah Baron Development, LLC
49 SW Flagler Ave.
Stuart, FL 34994

PAYMENT DETAIL

Date	Payment Method	Reference	Check #	Cashier	Comments	Amount
07/17/2023	Check		1110	LDEJESUS		\$283.21

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
ADVERTISING FEE	2228627	1.00	\$25.00	\$25.00
Newspaper Publication Fee	2228627	258.21	\$258.21	\$258.21
			<hr/> \$283.21	<hr/> \$283.21



Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County
100 SE Ocean Blvd., Stuart, FL 34994
(772) 288-5551

Transaction #: 1284969	Agent #:	Source: Inter-Office
Receipt #: 989387	Attention: LUIS DEJESUS-GMD	Returned: Inter-Office
Cashier Date: 08/21/2023	Name: BARON LANDINGS LLC	Will Call #:
Cashier By: lponders	Address: 49 SW FLAGLER AVE SUITE 301 STUART, FL 34994	

TERMINATION **CFN:** 3031875 **Book:** 3392 **Page:** 1686

From: BARON LANDINGS LLC	To: MARTIN COUNTY
RECORDING FEE	\$18.50

GOVERNMENT-RELATED **CFN:** 3031876 **Book:** 3392 **Page:** 1688

From: MARTIN COUNTY	To: 23 6 9 RESOLUTION NUMBER
RECORDING FEE	\$27.00

MISCELLANEOUS **CFN:** **Book:** **Page:**

From:	To:
--------------	------------

PAYMENT: CHECK		1121	AMOUNT:		\$37.00
PAYMENT: CASH			AMOUNT TENDERED:		\$8.50
Total Payments		Total Fees	Total Refund	Shortage	Check Overage
<u>\$45.50</u>		<u>\$45.50</u>			