

# Baldwin Estates REZONING

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](http://www.martin.fl.us/accessibility-feedback)

## **A. Application Information**

Report Issuance Date: June 24, 2021

Applicant: Carl and Crystal Baldwin

Represented by: M. Troy Holloway  
2GHO, Inc.

Planner:  
Growth Management Director: Clyde Dulin, AICP, Comprehensive Planning Administrator  
Paul Schilling

Request Number: CPA 21-10

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	July 1, 2021	
Board of County Commission Adoption:	TBD	

## **B. Project description and analysis**

This application is a request for a zoning district change from A-2, Agricultural District to AR-5A, Agricultural Ranchette District, on a 5.41-acre parcel at the intersection of SE Mack Dairy Road and SE Ranch Road, specifically 2400 SE Ranch Road. This request is made concurrent with a proposed Future Land Use Map amendment CPA 21-10 Baldwin Estates. That application proposes to change the future land use designation from Agricultural to Agricultural Ranchette.

### **Staff recommendation:**

Staff recommends approval of the proposed zoning district change from A-2 to AR-5A. The decision on the appropriate zoning depends on the final decision for the future land use designation on the property. The proposed zoning district, AR-5A, implements the Agricultural Ranchette future land use designation. The following is an excerpt from Section 3.10.B., Land Development Regulations (LDR), Martin County, Fla.:

Cat.	Zoning District	District Purpose
A	<b>AR-5A</b> (Agricultural Ranchette District)	The AR-5A district is intended to implement the policies of the CGMP for lands designated Agricultural Ranchette on the Future Land Use Map of the CGMP.

**Permitted Uses:**

The existing zoning district, A-2, is a Category C zoning district and it is inconsistent with the proposed future land use designation, Agricultural Ranchette. Unlike the permitted uses in the A-2 zoning district, the permitted uses in the AR-5A zoning district are specifically chosen to be consistent with the future land use designation.

Below is an excerpt from Article 3 of the LDR, showing the permitted use schedule for the proposed zoning district, AR-5A. The "P" indicates that the uses permitted are within that zoning district, provided the uses can be developed in accordance with the requirements set forth in Divisions 3 and 4 and all other applicable requirements of Article 3 and the Land Development Regulations.

**TABLE 3.11.1  
PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS**

USE CATEGORY	A G 2 0 A	A R 5 A	A R 1 0 A	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 1 0	R M 3	R M 4	R M 5	R M 6	R M 8	R M 1 0	M H P	M H S	
<i>Residential Uses</i>																						
Accessory dwelling units																						
Apartment hotels																						
Mobile homes	P																				P	P
Modular homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multifamily dwellings														P	P	P	P	P	P			
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
Single-family detached dwellings, if established prior to the effective date of this ordinance																					P	P
Townhouse dwellings														P	P	P	P	P	P			
Duplex dwellings														P	P	P	P	P	P			
Zero lot line single-family dwellings													P	P	P	P	P	P	P			
<i>Agricultural Uses</i>																						
Agricultural processing, indoor	P																					
Agricultural processing, outdoor	P																					
Agricultural veterinary medical services	P	P	P	P																		
Aquaculture	P	P	P																			
Crop farms	P	P	P	P																		
Dairies	P																					

USE CATEGORY	A G 2 0 A	A R 5 A	A R 1 0 A	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 1 0	R M 3	R M 4	R M 5	R M 6	R M 8	R M 1 0	M H P	M H S
Exotic wildlife sanctuaries	P	P	P	P																	
Farmer's markets	P	P	P																		
Feed lots	P																				
Fishing and hunting camps	P	P																			
Orchards and groves	P	P	P	P																	
Plant nurseries and landscape services	P	P	P	P																	
Ranches	P	P	P																		
Silviculture	P	P	P	P																	
Stables, commercial	P	P	P	P																	
Storage of agricultural equipment, supplies and produce	P																				
Wildlife rehabilitation facilities	P	P	P																		
<i>Public and Institutional Uses</i>																					
Administrative services, not-for- profit	P	P	P																		
Cemeteries, crematory operations and columbaria	P	P	P																		
Community centers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional facilities																					
Cultural or civic uses																					
Dredge spoil facilities																					
Educational institutions					P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Electrical generating plants																					
Fairgrounds																					
Halfway houses																					
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance	P																				
Hospitals																					
Neighborhood assisted residences with six or fewer residents	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Neighborhood boat launches					P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P

USE CATEGORY	A G 2 0 A	A R 5 A	A R 1 0 A	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 1 0	R M 3	R M 4	R M 5	R M 6	R M 8	R M 1 0	M H P	M H S
Nonsecure residential drug and alcohol rehabilitation and treatment facilities																					
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance	P	P	P																		
Places of worship	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Post offices																					
Protective and emergency services	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public libraries						P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance																					
Recycling drop-off centers	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Residential care facilities														P	P	P	P	P	P		
Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance	P	P	P																		
Solar energy facilities (solar farms)	P																				
Solid waste disposal areas																					
Utilities	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Commercial and Business Uses</i>																					
Adult business																					
Bed and breakfast inns	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		
Business and professional offices																					
Campgrounds																					
Commercial amusements, indoor																					
Commercial amusements, outdoor																					
Commercial day care	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P

USE CATEGORY	A G 2 0 A	A R 5 A	A R 1 0 A	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 1 0	R M 3	R M 4	R M 5	R M 6	R M 8	R M 1 0	M H P	M H S
Construction industry trades																					
Construction sales and services																					
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Financial institutions																					
Flea markets																					
Funeral homes																					
General retail sales and services																					
Golf courses	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Golf driving ranges																					
Hotels and motels																					
Kennels, commercial	P	P	P																		
Limited retail sales and services																					
Marinas, commercial																					
Marine education and research																					
Medical services																					
Parking lots and garages																					
Recreational vehicle parks																					
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance																					P P
Residential storage facilities																					
Restaurants, convenience, with drive through facilities																					
Restaurants, convenience without drive through facilities																					
Restaurants, general																					
Shooting ranges, indoor																					
Shooting ranges, outdoor	P																				
Sporting clay course	P																				
Trades and skilled services																					
Vehicular sales and service																					

USE CATEGORY	A G 2 0 A	A R 5 A	A R 1 0 A	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 1 0	R M 3	R M 4	R M 5	R M 6	R M 8	R M 1 0	M H P	M H S
Vehicular service and maintenance																					
Veterinary medical services																					
Wholesale trades and services																					
<i>Transportation, Communication and Utilities Uses</i>																					
Airstrips	P	P	P	P																	
Airports, general aviation																					
<i>Industrial Uses</i>																					
Composting, where such use was approved or lawfully established prior to March 1, 2003																					
Extensive impact industries																					
Limited impact industries																					
Mining	P	P	P																		
Salvage yards																					
Yard trash processing	P																				
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002																					

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1045, pt. 1, 1-9-2018; Ord. No. 1067, pt. 2, 5-22-2018; Ord. No. 1074, pt. 3, 7-24-2018)

**Development standards**

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division. The development standards in the following table are consistent with the minimum lot size and minimum open space requirements of the Agricultural Ranchette future land use designation. Please see excerpts below:

**TABLE 3.12.1  
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	AG-20A	20 ac.	300	0.05	—	—	30	50	—
A	AR-5A	5 ac.	300	0.20	—	—	30	50	—
A	AR-10A	10 ac.	300	0.10	—	—	30	50	—
A	RE-2A	2 ac.	175	0.50	—	—	30	50	—

**NOTES:**

- (a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.
- (b) In the RT district:
  - (1) Mobile home subdivisions shall be surrounded by a landscaped buffer strip at least 25 feet in depth on all sides. Buffers shall be unoccupied, except for underground utilities, canals, ditches, landscaping and entrance ornamentation.
  - (2) A minimum of five percent of the gross land area shall be required for recreation area.
  - (3) Fences and walls located on or within five feet of lot lines shall not exceed a height of six feet, except such fences or walls shall not exceed three feet six inches when located in a required front yard.
- (c) In the TP district:
  - (1) A minimum of five percent of the gross land area shall be required for recreation area.
  - (2) Fences and walls located on or within five feet of lot lines shall not exceed a height of six feet, except such fences or walls shall not exceed three feet six inches when located in a required front yard.
- (d) In the R-1A district, waterfront lots shall have a minimum of width of 60 feet along the street frontage and 100 feet in width along the waterway.
- (e) In the MH-P district, each mobile home shall have a site area of at least 5,500 square feet.
- (f) Each mobile home subdivision shall have a site area of at least ten acres.
- (g) The maximum density for the RM-10 district is 15 units per acre for sites meeting the affordable housing criteria set forth in Section 4.4.M.1.e.(5) of the Comprehensive Growth Management Plan.
- (h) The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.
- (i) In the RT and MH-S districts, single-family detached dwellings (site-built dwellings) shall also comply with the provisions of Section 3.98.
- (j) In the TP zoning district, mobile homes, modular homes and single-family detached dwellings (site-built dwellings) shall be limited to a foot print approved by the owner of the property (e.g., president of a condominium association or cooperative). Verification of the location and foot print by the property owner shall be provided with the building permit application. Primary structures and attached accessory structures, regardless of construction type, shall maintain a ten foot separation from other primary structures and attached accessory structures. Also, single-family detached dwellings (site-built dwellings) shall comply with the provisions of Section 3.98.

- (k) In the TP zoning district the maximum residential density shall not exceed that density established on the parcel on April 1, 1982. New mobile home park development, requiring final site plan approval, in the TP zoning district shall not exceed eight units per acre.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013)

**TABLE 3.12.2.  
STRUCTURE SETBACKS**

C A T	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	AG-20A	50	50	50	50	50	50	50	50	50	50	50	50
A	AR-5A	40	40	40	40	40	40	40	40	40	40	40	40
A	AR-10A	40	40	40	40	40	40	40	40	40	40	40	40
B	RT	20	—	—	—	6	—	—	—	6	—	—	—
B	TP	15(i)	—	—	—	5(i)	—	—	—	5(i)	—	—	—
B	E	35	35	35	35	6	8	8	8	6	8	8	8
B	E-1	40	40	40	—	20	25	30	—	20	25	30	—
B	WE-1	50(g)	50(g)	—	—	25(g)	25(g)	—	—	15	15	—	—

**Standards for Amendments to the Zoning Atlas**

1. The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

“The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is

consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.”

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

*a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,*

As described earlier in this report, the AR-5A zoning district implements the Agricultural Ranchette future land use.

*b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,*

The 5.41-acre lot size exceeds the minimum lot size for the AR-5A zoning district. The applicant has already obtained a Preserve Area Management Plan in compliance with the applicable Wetland and Upland preservation land development regulations. Any proposed building permits on the site must comply with all applicable land development regulations.

*c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,*

The AR-5A zoning district has a comparable size to the parcels on the east side of SE Ranch Rd. AR-5A allows permitted uses such as single-family detached dwellings and agricultural uses like those permitted in the surrounding ranchettes.

*d. Whether and to what extent there are documented changed conditions in the area; and,*

The growth in the area has remained rural/agricultural and so the proposed request is reasonable and consistent with area land use characteristics. The documented changes in the area have been the development of single-family residences on the five and 20 acre lots shown on Figure 1.

Though the A-2 zoning district is applied to all of the lands surrounding the Baldwin site, the lots to the east of Mack Dairy Rd. do not have a zoning consistent with the Agricultural Ranchette future land use designation. Sites with an A-2 zoning district must also develop consistent with the Agricultural Ranchette future land use proposed for the Baldwin site. If the parcels directly east of SE Mack Dairy Road were rezoned consistent with the Agricultural Ranchette future land use, those parcels would also have the same color shown proposed for the Baldwin property. Please see Figures 1 and 2 below. Please also see the Future Land Use Maps in the staff report for CPA 21-10.

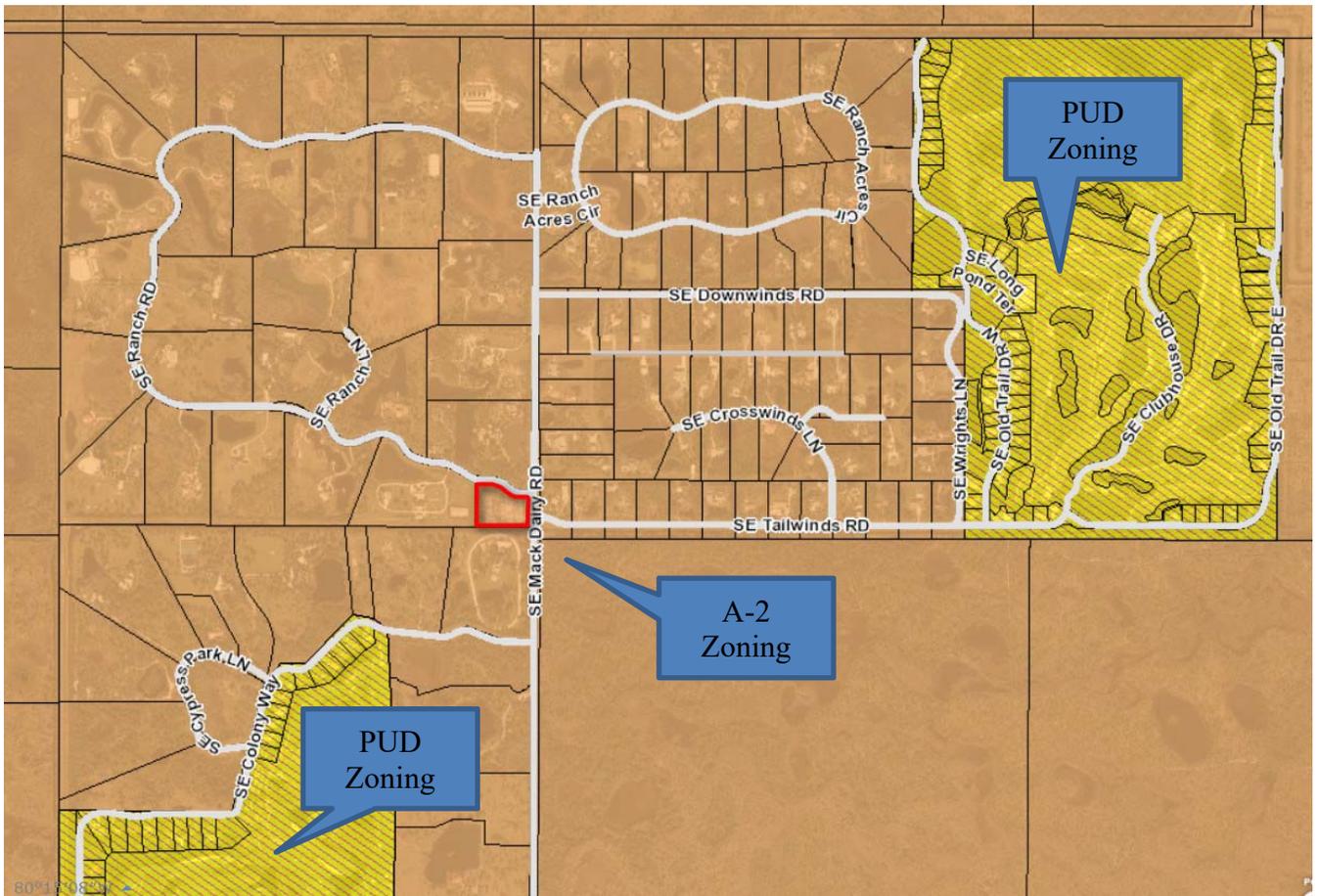


Figure 1. Existing zoning, A-2, with the subject site outlined in red.

- e. Whether and to what extent the proposed amendment would result in demands on public facilities; and,*

The subject property is located outside the urban service districts, and so it does not have access to centralized water and sewer service. The addition of one residential unit, among the existing ranchettes, will not substantially change the demands on public facilities and services.

- f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,*

The development pattern shown on Figure 1 was created in the early 1980s and the addition of one residential unit on an existing 5.41-acre parcel is a logical infill of that pattern. The proposed request will conserve the rural and agricultural nature of the area.

Though the color representing the proposed zoning district is different from the surrounding A-2 zoning, the proposed AR-5A zoning district will not permit the subdivision of the subject site. It will permit only one residential unit and accessory uses and structures consistent with the surrounding lands. The lots to the east of Mack Dairy Rd. have an A-2 zoning district but, development on those lots must also be consistent with the Agricultural Ranchette future land use proposed for the Baldwin site. If the parcels directly east of SE Mack Dairy Road were rezoned consistent with the Agricultural Ranchette future land use, those parcels would also have the same

color shown proposed for the Baldwin property.

Please refer to Figure 2 below, which shows the proposed zoning atlas.

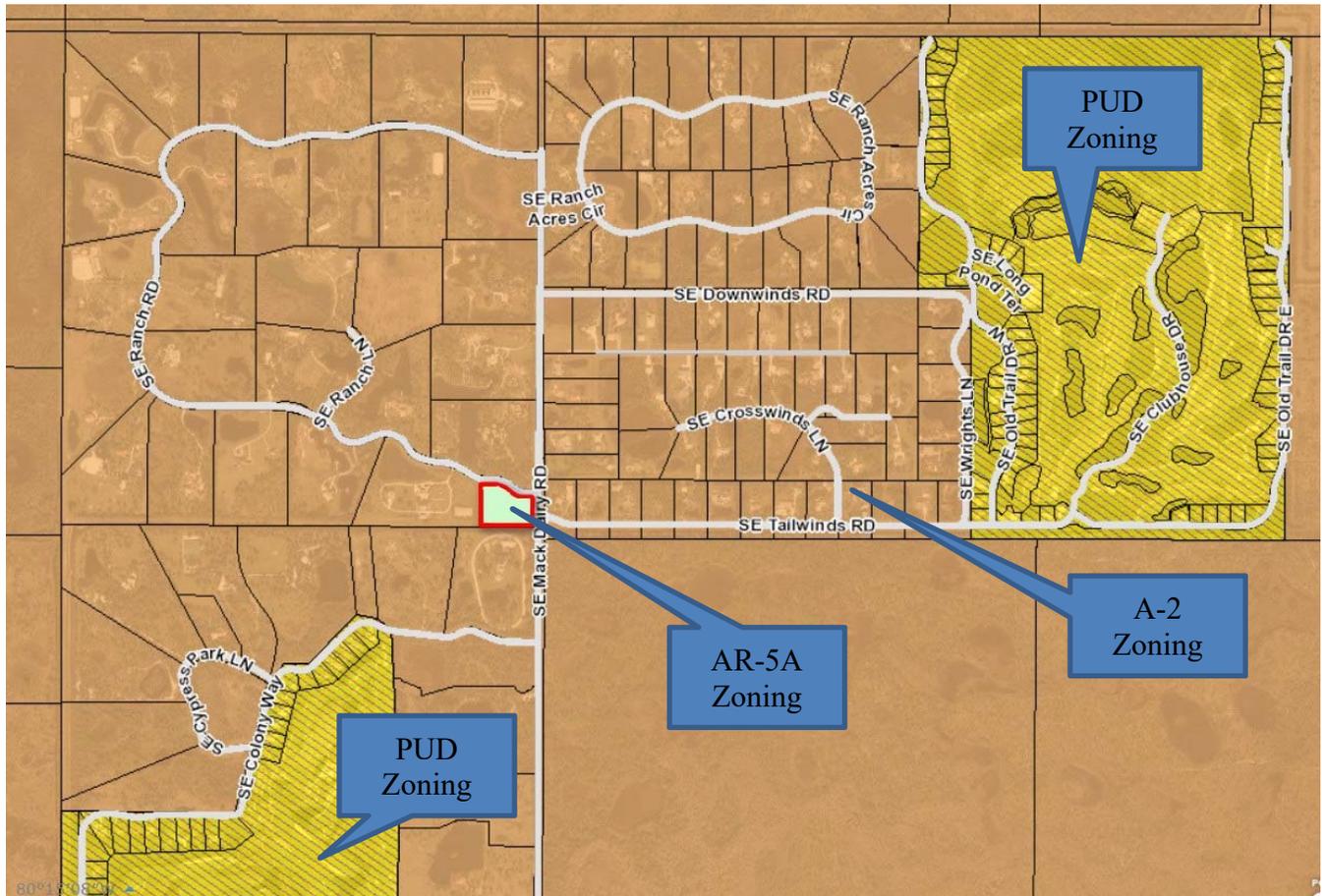


Figure 2, Proposed Zoning District, AR-5A, with the subject site outlined in red.

**g. Consideration of the facts presented at the public hearings.**

CPA 21-10 and this concurrent rezoning have not been presented at a public hearing yet.

**C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The rezoning process does not include a site plan review; therefore departments related to site plan review were not included in this rezoning staff report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Clyde Dulin	288-5930	Pending
G	Development Review	Clyde Dulin	288-5930	Pending
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Clyde Dulin	288-5930	Exempt

The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on

the “standards for amendments to the zoning atlas” provided in Section 3.2.E.1., Land Development Regulations (LDR), Martin County Code (MCC).

***D. Review Board action***

A review and recommendation is required on this application from the Local Planning Agency (LPA). Final action on this application is required by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be advertised public hearings.

***E. Location and site information***

Location: 5.41 acres, located at intersection of SE Mack Dairy Road and SE Ranch Road, specifically 2400 SE Ranch Road.

Existing zoning:	A-2
Future land use:	Agricultural
Commission district:	District 3
Community redevelopment area:	N/A
Municipal service taxing unit:	District 3 Municipal Service Taxing Unit
Planning area:	Mid County

***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

**Unresolved issues:**

**Item #1:**

Compatibility with the Future Land Use Map. The Growth Management Department staff has reviewed the Future Land Use Map Amendment in a separate report. Should the proposed change to the Future Land Use Map be adopted, the proposed AR-5A zoning district would correctly implement the respective Agricultural Ranchette Future Land Use designation.

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Unresolved issues:**

No site plan has been proposed. See Section F. above.

**Additional Information:**

Changes to the zoning atlas do not authorize any development activity. Criteria associated with this area of review are applied in conjunction with site plan review processes. Any specific department issues will be addressed at such time as development of the subject site is proposed.

***H. Determination of compliance with the urban design and community redevelopment requirements - Community Development Department***

See section G. above.

***I. Determination of compliance with the property management requirements - Engineering Department***

See section G. above.

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

See section G. above.

***K. Determination of compliance with transportation requirements - Engineering Department***

See section G. above.

***L. Determination of compliance with county surveyor - Engineering Department***

See section G. above.

***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department***

See section G. above.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

See section G. above.

***O. Determination of compliance with utilities requirements - Utilities Department***

See section G. above.

***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

See section G. above.

***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

See section G. above.

***R. Determination of compliance with Martin County Health Department and Martin County School Board***

See section G. above.

***S. Determination of compliance with legal requirements - County Attorney's Office***

Review is ongoing.

***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;

- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

**U. Post-approval requirements**

Not applicable.

**V. Local, State, and Federal Permits**

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

**W. Fees**

Not applicable.

**X. General application information**

Applicant: Carl and Crystal Baldwin

**Y. Acronyms**

- ADA..... Americans with Disability Act
- AHJ..... Authority Having Jurisdiction
- ARDP..... Active Residential Development Preference
- BCC..... Board of County Commissioners
- CGMP..... Comprehensive Growth Management Plan
- CIE..... Capital Improvements Element
- CIP..... Capital Improvements Plan
- FACBC..... Florida Accessibility Code for Building Construction
- FDEP..... Florida Department of Environmental Protection
- FDOT..... Florida Department of Transportation
- LDR..... Land Development Regulations
- LPA..... Local Planning Agency
- MCC..... Martin County Code
- MCHD..... Martin County Health Department
- NFPA..... National Fire Protection Association
- SFWMD..... South Florida Water Management District
- W/WWSA.... Water/Waste Water Service Agreement

**Z. Figures/Attachments**

- Figures within the report:
- Figure 1, Existing Zoning District, A-2.
- Figure 2, Proposed Zoning District, AR-5A.



**Martin County, Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://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](http://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.
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  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

**DEVELOPMENT REVIEW APPLICATION**

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](http://www.martin.fl.us/accessibility-feedback)

**A. GENERAL INFORMATION**

**Type of Application:** Zoning Change

**Name or Title of Proposed Project:** Baldwin Estates

**Brief Project Description:**

The Applicant is requesting a concurrent Rezoning Request from A-2 to AR-5A. The Applicant is also requesting a Small Scale Comprehensive Plan Amendment to change the Land Use Designation from Agricultural to Agricultural Rancette.

**Was a Pre-Application Held?**  YES/NO  **Pre-Application Meeting Date:** \_\_\_\_\_

**Is there Previous Project Information?**  YES/NO

**Previous Project Number if applicable:** CPA - 2003-4

**Previous Project Name if applicable:** Papa Holdings

**Parcel Control Number(s)**

22-40-41-0000000000004  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**B. PROPERTY OWNER INFORMATION**

**Owner (Name or Company):** Carl Baldwin and Crystal Baldwin

**Company Representative:** \_\_\_\_\_

**Address:** 11086 88th Road N

**City:** Palm Beach Gardens, **State:** FL **Zip:** 33412

**Phone:** 561-805-7528 **Email:** \_\_\_\_\_

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as Owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** 2GHO, Inc.

Company Representative: M. Troy Holloway

Address: 1907 Commerce Lane Suite 101

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-9557 Email: troy@2gho.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Same as Agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** Same as Agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** Magellan Surveying & Mapping, Inc.

Company Representative: Ronald Stotler

Address: 450 S. Old Dixie Highway Suite 10

City: Jupiter, State: FL Zip: 33458

Phone: 561-746-8745 Email: \_\_\_\_\_

**Civil Engineer (Name or Company):** MacKenzie Engineering, Inc.

Company Representative: Shaun MacKenzie

Address: 1172 SW 30th Street Suite 500

City: Palm City, State: FL Zip: 34990

Phone: 772-286-8030 Email: shaun@mackenzieengineeringinc.com

**PROJECT PROFESSIONALS CONTINUED**

**Traffic Engineer (Name or Company):** Same as Engineer

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** N/A

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** N/A

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. Certification 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. **(125.022(1), Fla. Stat.)**

This box must be check if the applicant waives the limitations.

**E. 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.

[Signature]  
Applicant Signature

May 3 2021  
Date

Carl Baldwin  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2021, by Carl Baldwin.

He or She  is personally known to me or \_\_\_ has produced \_\_\_ as identification.

Grace E Maglin  
Notary Public Signature



Printed name

STATE OF: FLORIDA at-large



Martin County Florida Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996  
 772-288-5495 [www.martin.fl.us](http://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](http://www.martin.fl.us/accessibility-feedback)

### Digital Submittal Affidavit

I, M. Troy Holloway, attest that the electronic version included for the project Ranch Acre Estates 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

May 7, 2021  
 Date

### NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 7 day of May, 2021, by M. Troy Holloway.

He or She  is personally known to me or \_\_\_ has produced \_\_\_ as identification.

  
 Notary Public Signature

Kelli Jo Thomasson  
 Printed name

STATE OF: Florida at-large





**Baldwin Estates**  
Zoning Change  
Justification Statement  
Martin County, Florida  
May 18, 2021

**Request:**

On behalf of the Property Owners, Carl and Crystal Baldwin, 2GHO, Inc. respectfully requests review and approval of the submitted Zoning Change application. The Owners propose a Rezoning from A-2 to AR-5A for the property. The subject property is 5.41 acres, and is located at 2400 SE Ranch Road.

*Note: There is a concurrent review request for the Small Scale Comprehensive Plan Amendment from Agricultural to Agricultural Ranchette.*

**Property History:**

As evidenced from current aerials, the site is vacant, and has no approvals on file.

**Compatibility with Surrounding Properties:**

The proposed Future Land Use Amendment and Rezoning will be compatible with the surrounding properties as evidenced in the chart below.

	EXISTING FLU	PROPOSED FLU	EXISTING ZONING	PROPOSED ZONING
Subject Site	Agricultural	Agricultural Ranchette	A-2	AR-5A
North	Agricultural	SAME	A-2	SAME
South	Agricultural	SAME	A-2	SAME
East	Agricultural Ranchette	SAME	A-2	SAME
West	Agricultural	SAME	A-2	SAME

**Project Overview:**

The end goal of the Owner is to ultimately build a single family home on the property. Based on the current land use designation of Agricultural, in order to build a single family home, the subject property would need to be a minimum of 20 acres (Based on the Residential Capacity Determination; Chapter 4-2(8) of Martin County CGMP). As such, the Owner proposes the previously mentioned future land use amendment and companion rezoning to designations that will allow a structure to be placed on the lot.

**Rezoning from A-2 to AR-5A**

Concurrent with this request, the Owner proposes a rezoning for the subject parcel from A-2 to AR-5A in order to yield the development of a single family dwelling unit.

AR-5A is considered a Category A zoning district, as shown in Section 3.10.B of the Martin County Land Development regulations. Consistent with the Zoning code, Category A zoning districts, by nature are meant to fully implement the Martin County Comprehensive Growth Management Plan. As a result, the rezoning is necessary to ensure consistency with the previously discussed Future Land Use Amendment application.

*Standards for amendments to the Zoning Atlas.*

This justification statement has previously addressed the Comprehensive Plan Policies, associated with rezoning requests, however, the Owner will address the standards set forth in Section 3.2E of the County's Land Development Regulations.

**1. The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.**

*The request for rezoning is intended to yield the development of 1 single family residence on a 5.41 acre lot. The Owner currently has a property with a land use of Agricultural, and requires a maximum of 20 acres for a residential structure to be utilized. As the property does not meet the size requirement set forth in the CGMP, the Owner has proposed a Land Use Amendment to Agricultural Ranchette which allows for a residential structure to be developed on at least 5 acres. The rezoning to AR-5 is needed to be consistent with the previously mentioned land use amendment, and the change is consistent with particular elements of the plan as previously discussed in this justification statement. This modest development of 1 unit will not cause any detriment to the surrounding areas.*

**2. In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:**

**a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and**

*As previously mentioned, and discussed, the proposed amendment is consistent with the applicable elements of the Martin County Comprehensive Growth Management Plan.*

**b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and**

*When the proposed Land Use Amendment and Rezoning is approved, the Owner will submit a site plan meeting all requirements of the AR-5A zoning district.*

**c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and**

*The existing character of the area primarily consists of large (20+ acre) lots that are able to develop a residential unit on the lot consistent with the A-2 zoning district, and Agricultural land use requirements. This proposed rezoning seeks to give the existing 5.41 acre parcel a economic viability by allowing the development of 1 residential structure.*

**d. Whether and to what extent there are documented changed conditions in the area; and**

*While there are not changed conditions in the area, it should be noted that this is one of few lots (less than 20 acres) that still has an agricultural land use designation. The Agricultural designation is typically reserved for larger lot areas, and therefore are usually able to develop a residential structure on the lot. Rural Residential development is becoming more enticing as people seek to leave the urban context of eastern portions of the County, as such, the Applicant proposes the subject land use amendment and rezoning.*

**e. Whether and to what extent the proposed amendment would result in demands on public facilities; and**

*As shown on the submitted LOS Analysis, the proposed amendment, and subsequent development of one residential lot will have no impact on public facilities.*

**f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the County's resources; and**

*The Owner's proposal is logical as it is for a lot that is well below 20 acres, and seeks to rezone to a district that will allow for development based on the property size. Please note, that the zoning district to the immediate east is AR-5A*

**g. Consideration of the facts presented at the public hearings.**

*The Owner acknowledges that this Rezoning will be subject to the public hearing process, where the Board of County Commissioners will render a decision based on the presentation of the above discussed information.*

### **Environmental Considerations**

The proposed land use amendment, and subsequent development will not negatively impact the environmental resources.

There is a small wetland depression (0.28 acres in size) present on the site. Please note, the property has an approved Preserve Area Management Plan recorded in the Martin County Official Records. It is the intent of the Owner to follow the provisions set forth in the PAMP.

The Soils map from the Martin County Soil and Water Conservation District shows the presence of the following soil types:

- 21-Pineda Sand,
- 49-Riviera fine sand, depressional.

Pineda Sand is a nearly level, poorly drained soil type found in low grassy flats of South Florida. The water table is within a depth of ten (10) inches of the surface for approximately two (2) to six (6) months during the wet season, and a depth of from ten (10) to forty (40) inches below the surface the remaining portion of the year.

Native vegetation associated with this soil type includes slash pine, cabbage palm, wax myrtle, gallberry, fetterbush, and various grasses. Pineda sand has limitations for cultivated crops and citrus. If a water control system is established to remove excess water and provide a means of applying subsurface irrigation, this soil is well suited to vegetable crops. This soil type is generally well suited for improved pasture.

Riviera fine sand, depressional, is nearly level, poorly drained soil found in depressional areas. It is classified as a hydric or wetland soil (Source: Florida Association of Environmental Soil Scientists: Hydric Soils of Florida Handbook: Martin County Wetlands Ordinance #548). This soil is ponded for six (6) to nine (9) months in most years. During the dry season, the water level recedes to a depth of ten (10) to forty (40) inches. Native vegetation usually associated with this soil type includes maidencane, sandweed, corkwood, and a variety of water tolerant grasses and sedges. Some areas contain cypress trees. Under natural conditions, this soil type is not suited for citrus, cultivated crops, or improved pasture.

### **Concurrency**

As previously mentioned, the proposed project will not present any impact on the adopted level of service, and therefore is consistent with all relevant policies related to the same. For more detailed information, please refer to the Levels of Service Analysis provided by MacKenzie Engineering.

### **Conclusion**

The Owner is proposing a Rezoning application to allow development of a residential structure on the subject 5.41 acre lot. Currently, the 5.41 acre lot has a land use and zoning assigned to it (Agricultural and A-2) that requires the lot to be 20 acres in order to develop with a

Baldwin Estates  
May 18, 2021  
Page 5 of 5

residential structure. The Owner requests a zoning designation of AR-5A which not only ensures compatibility with the surrounding areas, but is the most logical approach as it relates to growth management principles.

May 2021

Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, Florida 34996

Re: Ranch Acre Estate

This letter is to serve as permission for M. Troy Holloway and 2GHO, Inc., to act as the agents to prepare and submit all documentation and attend all meetings pertaining to the property as above described, as it relates to the zoning process, site plan review and approval process.

Sincerely,  
Baldwin Innovative Builders

  
\_\_\_\_\_  
Carl Baldwin

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of May, 2021, by Carl Baldwin, who is personally known to me or has produced \_\_\_\_\_ as identification.

[SEAL]



  
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print, Type or stamp commissioned  
Name of Notary Public  
My Commission expires:



Recorded in Martin County, FL 6/8/2020 9:31 AM  
Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
Rec Fees: \$44.00 Deed Tax: \$4,025.00  
CFN#2818255 BK 3133 PG 2289 PAGE 1 of 5

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen  
712 US Highway One  
North Palm Beach, FL 33408

Property Appraisers Parcel Identification (Folio) Numbers: **22-40-41-000-000-00000-4**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$575,000.00**. Florida Documentary Stamps in the amount of **\$4,025.00** have been paid hereon

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 4th day of June, 2020 by Papa Holdings, a Nevada limited partnership, herein called the grantor, to Carl Baldwin and Crystal Baldwin, husband and wife, whose post office address is 11086 88th Rd N, Palm Beach Gardens, FL 33412, hereinafter called the Grantees:

*(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)*

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Martin County, State of Florida, viz.:

5.41 ACRE PARCEL IN S.E. CORNER SECTION 22: A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE BEAR N. 00° 33' 21" E., ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING; THENCE BEAR N. 89° 30' 18" W., ALONG A LINE BEING 120.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 564.10 FEET; THENCE BEAR N. 00° 29' 42" E., A DISTANCE OF 474.12 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF S.E. RANCH ROAD, BEING A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 225.00 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 06' 25", A DISTANCE OF 39.69 FEET; THENCE BEAR S. 89° 30' 18" E., A DISTANCE OF 144.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 195.43 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 153.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 245.43 FEET; THENCE BEAR EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 192.76 FEET; THENCE BEAR S. 89° 30' 18" E., A DISTANCE OF 43.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.0 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 03' 39", A DISTANCE OF 39.30 FEET TO SAID EAST LINE OF SECTION 22; THENCE BEAR S. 00° 33' 21" W. ALONG SAID EAST LINE A DISTANCE OF 316.47 FEET TO THE POINT OF BEGINNING. SUBJECT TO A DRAINAGE EASEMENT OVER THE SOUTH 80.0 FEET AND EAST 50.0 FEET THEREOF. SUBJECT TO A UTILITY AND DRAINAGE EASEMENT OVER THE NORTHERLY 25.0 FEET THEREOF. TOGETHER WITH ROAD RIGHTS-OF-WAYS.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, and hereby 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, 2019.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]  
Witness #1 Signature

Karla Ortiz  
Witness #1 Printed Name

[Handwritten Signature]  
Witness #2 Signature

[Handwritten Name]  
Witness #2 Printed Name

Papa Holdings, a Nevada limited partnership

By: Papa Management Inc.,  
General Partner

By: [Handwritten Signature]  
Michael A. Papa, President

Copy Copy Copy

STATE OF FLORIDA  
COUNTY OF PALM BEACH

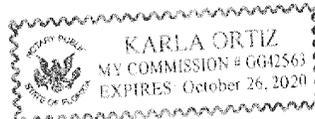
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4th day of June, 2020 by Michael A. Papa, as President of Papa Management, Inc., General Partner of Papa Holdings, a Nevada Limited partnership, on behalf of the Partnership, who is personally known to me or has produced [Handwritten ID] as identification.

SEAL

[Handwritten Signature]  
Notary Signature

Karla Ortiz  
Printed Notary Signature

My Commission Expires:



Signed, sealed and delivered in the presence of:

Papa Holdings, a Nevada Limited partnership

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

By:

Michael A. Papa, as General and Limited partner

STATE OF FLORIDA  
COUNTY OF PALM BEACH

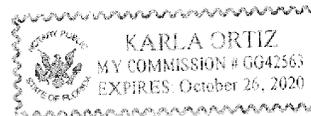
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4th day of June, 2020 by Michael A. Papa General and Limited Partner of Papa Holdings, a Nevada Limited partnership, on behalf of the partnership who is personally known to me or has produced FL DL as identification.

SEAL

Notary Signature

Printed Notary Signature

My Commission Expires:



Signed, sealed and delivered in the presence of:

Papa Holdings, a Nevada Limited partnership

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

By: Elizabeth Papa  
Elizabeth Papa, as General and Limited partner

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4th day of June, 2020 by Elizabeth Papa, as General and Limited Partner of Papa Holdings, a Nevada Limited partnership, on behalf of the partnership, who is personally known to me or has produced FL DL as identification.

SEAL

Notary Signature

Printed Notary Signature

My Commission Expires:



Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Papa Holdings, a Nevada Limited partnership

By:

Alexander Papa, as General and Limited partner

STATE OF FLORIDA  
COUNTY OF PALM BEACH

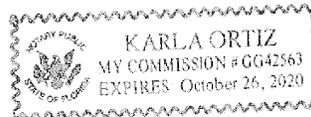
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4<sup>th</sup> day of June, 2020 by Alexander Papa General and Limited Partner of Papa Holdings, a Nevada Limited partnership who is personally known to me or has produced FL DL as identification.

SEAL

My Commission Expires:

Notary Signature

Printed Notary Signature



CERTIFICATE OF OWNERSHIP

Based upon a search of the public records available on the Martin County Clerk of Court's website as of the date provided below, the undersigned certifies that the property legally described on Exhibit "A" attached hereto and made a part hereof is owned by Carl and Crystal Baldwin and there have been no transfers of the subject property since that certain deed from Papa Holdings, dated June 4, 2020 and recorded on June 8, 2020 in Official Records Book 3133 Page 2289 of the Public Records of Martin County, Florida.

Dated this 3<sup>rd</sup> day of May, 2021

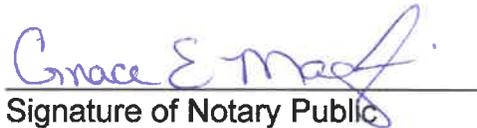


Carl Baldwin, property owner

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 3<sup>rd</sup> day of May, 2021, by Carl Baldwin, who is personally known to me or has produced \_\_\_\_\_ as identification.

[SEAL]



Signature of Notary Public

\_\_\_\_\_  
Print, Type or stamp commissioned  
Name of Notary Public  
My Commission expires:

EXHIBIT "A"

LEGAL DESCRIPTION 2400 SE RANCH ROAD

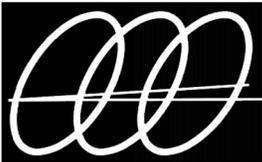
A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE BEAR N00°33'21"E, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING; THENCE BEAR N89°30'18"W, ALONG A LINE BEING 120.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 564.10 FEET; THENCE BEAR N00°29'42"E, A DISTANCE OF 474.12 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF S.E. RANCH ROAD, BEING A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 225.00 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'25", A DISTANCE OF 39.69 FEET; THENCE BEAR S89°30'18"E, A DISTANCE OF 144.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 195.43 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 153.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 245.43 FEET; THENCE BEAR EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 192.75 FEET; THENCE BEAR S89°30'18"E, A DISTANCE OF 3.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'39", A DISTANCE OF 39.30 FEET LINE A DISTANCE OF 316.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.410 ACRES MORE OR LESS

SUBJECT TO A DRAINAGE EASEMENT OVER THE SOUTH 80 FEET AND EAST 50 FEET THEREOF. SUBJECT TO A UTILITY AND DRAINAGE EASEMENT OVER THE NORTHERLY 25.0 FEET THEREOF. TOGETHER WITH ROAD RIGHTS-OF-WAY AS DESCRIBED.

# Ranch Acres Estates

Martin County, Florida



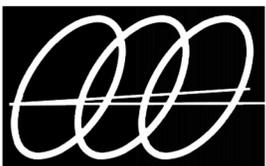
Aerial location Map



5.4.21

# Ranch Acres Estates

Martin County, Florida



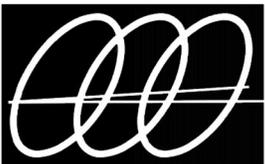
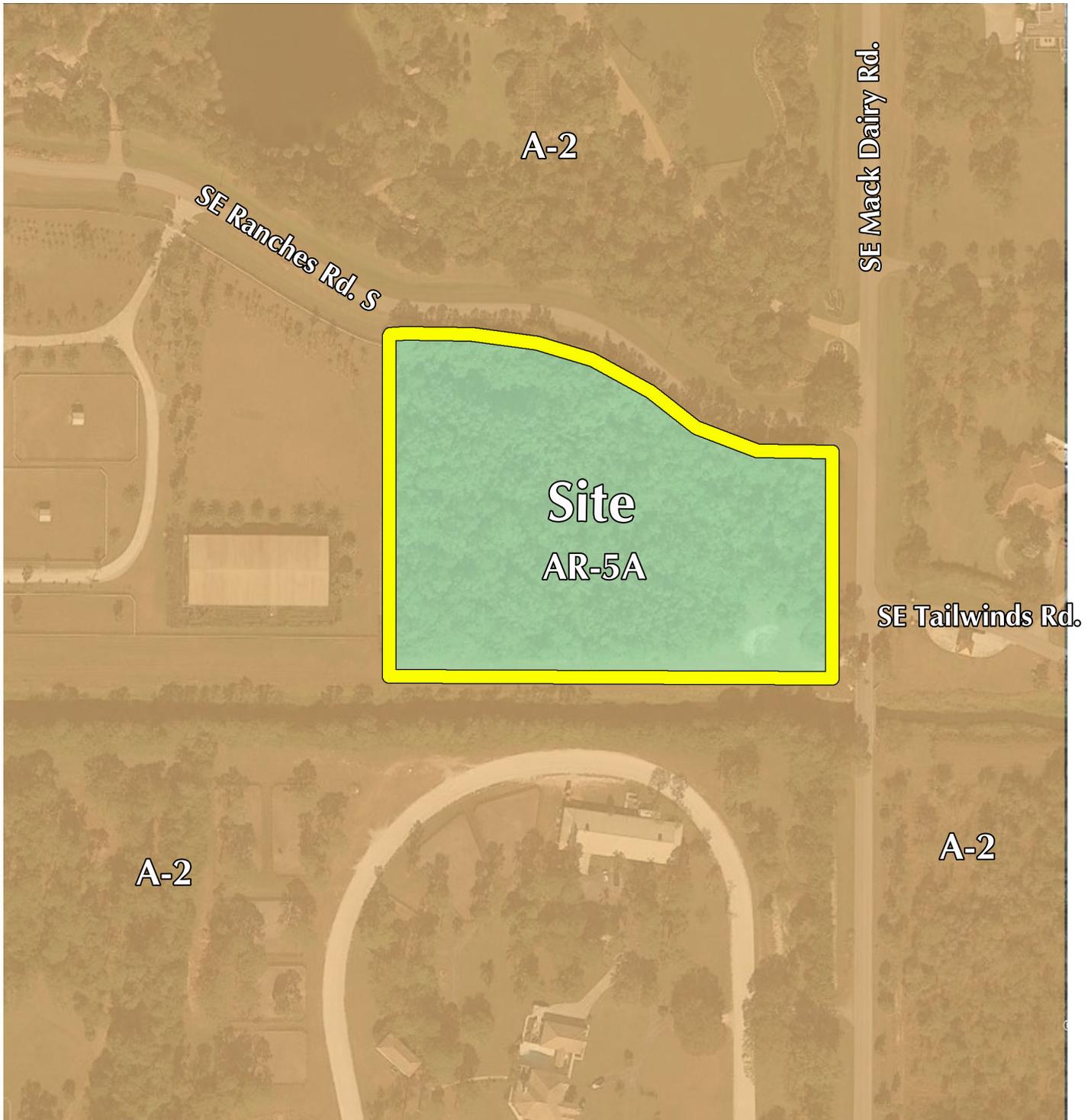
Existing Zoning Map



5.4.21

# Ranch Acres Estates

Martin County, Florida



Proposed Zoning Map



5.4.21



Martin County School Board  
 500 East Ocean Boulevard  
 Stuart, FL 34994

## School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

**Date:** 5/6/2021

**Parcel ID#:** 22-40-41-000-000-00000-4

**Project Name:** Carl Baldwin

**Former Project Name:** \_\_\_\_\_ **Owner/Developer:** \_\_\_\_\_

**Contact Name/Number:** Carl Baldwin / 561-805-7528

**Total Project Acreage:** 5.41 **Year 1 of the Build-Out:** 2021

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Single-family detached	1	1	-	-	-	-	-	-	-	-	-
Multi-family	0										
Apartment	0										
Townhouse	0										
Other	0										

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	1	Unknown	Unknown	0
Multi-family				
Apartment				
Townhouse				
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.

Elementary - Crystal Lake Elementary  
 Middle School - Anderson Middle School  
 High School - South Fork High School

## 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
Carl Baldwin and Crystal Baldwin	11086 88th Road N. Palm Beach Gardens, FL 33412

(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:

<b>Name</b>	<b>Address</b>	<b>Interest</b>

(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.

<b>Application Name and/or Project Number</b>	<b>Names &amp; Addresses of Parties involved</b>	<b>Date</b>	<b>Type of Application</b>	<b>Status of Application<sup>1*</sup></b>

(If more space is needed attach separate sheet)

---

<sup>1</sup> 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  
Carl Baldwin  
Print name

STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 3<sup>rd</sup> day of May 2021, by Carl Baldwin, who is personally known to me or have produced \_\_\_\_\_ as identification.



(Notary Seal)

  
Signature

Notary Public, State of Florida

Print Name: Grace E. Maglin

My Commission Expires: 2/23/23

# DISCLOSURE OF INTEREST AFFIDAVIT

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

### LEGAL DESCRIPTION 2400 SE RANCH ROAD

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE BEAR N00°33'21"E, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING; THENCE BEAR N89°30'18"W, ALONG A LINE BEING 120.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 564.10 FEET; THENCE BEAR N00°29'42"E, A DISTANCE OF 474.12 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF S.E. RANCH ROAD, BEING A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 225.00 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'25", A DISTANCE OF 39.69 FEET; THENCE BEAR S89°30'18"E, A DISTANCE OF 144.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 195.43 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 153.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 245.43 FEET; THENCE BEAR EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 192.75 FEET; THENCE BEAR S89°30'18"E, A DISTANCE OF 3.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE BEAR SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'39", A DISTANCE OF 39.30 FEET LINE A DISTANCE OF 316.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.410 ACRES MORE OR LESS

SUBJECT TO A DRAINAGE EASEMENT OVER THE SOUTH 80 FEET AND EAST 50 FEET THEREOF. SUBJECT TO A UTILITY AND DRAINAGE EASEMENT OVER THE NORTHERLY 25.0 FEET THEREOF. TOGETHER WITH ROAD RIGHTS-OF-WAY AS DESCRIBED.

# DISCLOSURE OF INTEREST AFFIDAVIT

## Appendix

### Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
  - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
  - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
  - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
  - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
  - e. In addition, the disclosure must include those having 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.
  - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
  - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.