



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

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A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Baron Landings GC 21 Acre

Brief Project Description:

Request to rezone 21.40-acres of the existing Golf World PUD from PUD-C to GC

Was a Pre-Application Held? ☒ YES/NO ☒ Pre-Application Meeting Date: 10/14/2021

Is there Previous Project Information? ☒ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: Golf World PUD

Parcel Control Number(s)

55-38-41-000-043-00030-2

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Baron Landings, LLC

Company Representative: Jeremiah Baron

Address: 49 SW Flagler Avenue, 3rd Floor

City: Stuart, State: FL Zip: 34994

Phone: 772-286-5744 Email: jbaron@commercialrealestatellc.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): HJA Design Studio, LLC

Company Representative: Michael Houston

Address: 50 SE Ocean Blvd., Suite 101

City: Stuart, State: FL Zip: 34994

Phone: 772-678-7200 Email: mhouston@hjadstudio.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Karner Surveying Inc.

Company Representative: Regina Karner

Address: 2740 SW Martin Downs Blvd., Suite 333

City: Palm City, State: FL Zip: 34990

Phone: 772-288-7206 Email: karner@karnersurveyinginc.com

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering
Company Representative: Susan O'Rourke
Address: 22 SE Seminole Street
City: Stuart, State: FL Zip: 34994
Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): Gunster
Company Representative: Robert Raynes
Address: 800 SE Monterey Commons Blvd, Suite 200
City: Stuart, State: FL Zip: 34996
Phone: 772-288-1980 Email: RRaynesJr@gunster.com

Environmental Planner (Name or Company): Aquatic Research Monitoring, Equipment & Deployment
Company Representative: Jennifer Acevedo
Address: PO Box 1421
City: Stuart, State: FL Zip: 34995
Phone: 772-408-7421 Email: nemo@aquaticresearchfl.com

Other Professional (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



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

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

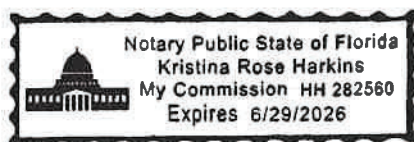
2/22/23
Date

Michael Houston
Printed Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of February, 2023, by Michael Houston, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Michael Houston, attest that the electronic version included for the project Baron Landings 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.

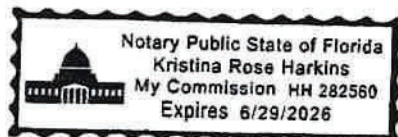

Applicant Signature

2/22/23
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of February, 2023, by Michael Houston, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)

BARON LANDINGS COMMERCIAL
REZONING APPLICATION (21.40 Acres on SR 76)

February 22, 2023

1.0 Project Narrative & Justification Statement

- 1.1 This is an application to rezone 21.40 acres from PUD to General Commercial (GC) and to terminate the current Planned Unit Development (PUD) Commercial Golf World zoning designation which is no longer appropriate given the specificity of the PUD and the business, which is no longer in operation. The subject property is 21.40 acres in size and located at the former Golf World entertainment facility on the east side of SR76/ Kanner Highway (6801 South Kanner Highway), south of Salerno Road, in Stuart. This application follows the rezoning of the front 4.63 acres which was approved in November of 2022. If approved, the entire Golf World PUD will be zoned general commercial.
- 1.2 The property is designated General Commercial on the Future Land Use Map of the Comprehensive Growth Management Plan (CGMP). The site is currently zoned as the Golf World Commercial PUD, compatible with the General Commercial future land use and does not require a mandatory zoning change. In this case, however, a zoning change is requested to address a change in ownership and circumstances regarding the Golf World business which is no longer active on the site.
- 1.3 The General Commercial Future Land Use on the 21.40 property requires the use of the property to be consistent with those commercial uses that are provided for in the CGMP and the implementation of zoning districts contained in the Article 3 zoning regulations. There are two (2) "straight" zoning districts that are available to properly implement the commercial land use category. They are General Commercial (GC) and Community Commercial (CC) zoning districts.
- 1.4 A matrix is attached to the justification statement and includes uses permitted in the referenced applicable GC and CC commercial districts followed by those permitted in the current Golf World PUD zoning district. The uses listed under GC are consistent with those existing, established or recently approved commercial uses to the north and west of the subject property. Landscape buffers and careful site planning design and layout will provide sufficient distance and screening between the established, recently approved or proposed residential developments to the east.
- 1.5 The request to rezone the property to General Commercial is consistent with the requirements of the Comprehensive Growth Management Plan (CGMP) whereby the requirement is to 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).
- 1.6 A zoning change is requested to change the current PUD Golf World designation to GC zoning district, consistent with the General Commercial future land use. The General

Commercial future land use designation affords the property the opportunity to accommodate general retail sales and services, highway-orientated sales and services, commercial amusement, and trade and warehousing facilities. A total of 60% of the property may be developed with a minimum open space of 20% and a maximum height of 40 feet on the property.

- 1.7 The applicant requests a rezoning of the subject property to GC to terminate those provisions specific to the Golf World PUD and its vacated facility to accommodate commercial uses in accordance with the General Commercial future land use designation. The following criteria in Article 3, Division 1, Section 3.2.E.2. includes provisions to adhere to and criteria for the granting of a zoning change:

a. Whether the proposed rezoning is consistent with all applicable Provisions of the CGMP;

The Commercial General land use designation on the Future Land Use Map of the CGMP affords the property the option of rezoning from the Golf World PUD to General Commercial (GC), Community Commercial (CC) or terminating the current PUD and introducing a new PUD zoning agreement. The General Commercial land use designation is applicable to properties principally located in highly accessible parts of the urban service district. The General Commercial land use designation are intended to accommodate general retail sales and services, highway-orientated sales and services, commercial amusement, and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses.

The subject property is consistent with all aspects of the policy language connected with the General Commercial future land use designation. The property is within the primary urban service district. The property is located approximately one mile east of I-95 which is the busiest interchange in Martin County. According to Martin County Roadway Classification Maps, South Kanner Highway is classified as a major arterial roadway with SE Cove Road, a major arterial road south of the subject property. North of the subject property is SE Salerno Road as a minor arterial road. The Palm City interchange of the Florida Turnpike is accessed by the High Meadows Avenue interchange just north of the site.

A request to zone the property to GC is consistent with all applicable provisions of the Comprehensive Plan.

b. Whether the proposed rezoning is consistent with all applicable provisions of the Martin County Land Development Regulations (LDR);

There are two zoning districts, including the General Commercial (GC) District, Community Commercial (CC), or a Planned Unit Development (PUD), that are available in Article 3, Zoning Districts, Land Development Regulations, Martin County Code to implement the General Commercial land use designation of the CGMP. The Article 3 regulations were created to implement the land use policies of the CGMP.

With respect to the other Land Development Regulation requirements related to

roads, drainage, environmental protection, utilities, emergency services, landscaping, etc., full compliance cannot be assessed until a specific plan has been selected for the property and an application is submitted to the County. The granting of a zoning change by the County does not exempt the applicant from any of the County's Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any approval action taken by the County.

c. Whether the proposed zoning district 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;

The subject property is within the primary urban service district and fronts SR 76/ Kanner Highway, as a six-laned state maintained major arterial road and a major entry point into Martin County from Interstate I-95.

The subject property is within proximity to a multitude of commercial, industrial, medical, educational, and general employment hubs, with easy access for commuting to anywhere within Martin County and the wider Treasure Coast area.

The property has a current zoning designation of PUD, connected with the former Golf World business operation and use that no longer is operating. Adjacent land uses include established commercial uses including retail, restaurants, office, clubs to the west and south. Abutting the property to the north of the subject property is a recently approved 7-11 gas station to the east and south east is low density land use.

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

Since the subject property was designated General Commercial and the CGMP was adopted, land use patterns and intensities of development have changed significantly over the last 40 years.

The transition of this area of Martin County from rural to urban development began in 1982 when the County adopted the Comprehensive Growth Management Plan, and this area was included in this area within the Primary Urban Service District.

In the mid 1980's Martin Memorial South Hospital was constructed, and Indian River State College opened the Chastain campus on SE Salerno Road and S Kanner Highway. The introduction of these uses and improvements have created opportunities for urban infill development including numerous residential developments along SE Salerno Road, the Kanner Crossing Publix community shopping center on the west side of S Kanner Highway and SE Salerno Road, David Anderson Middle School on SE Cove Road, and the Council on Aging on the south side of SE Salerno Road. Additionally, the land between I-95 and Florida's Turnpike has developed as a significant industrial and office park.

With the availability of public facilities and services, the County expanded the primary urban service district (PUSD) to include an additional 870 acres of land south of SE Cove Road in 2004.

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

To support the growth that has occurred over the past almost 40 years, the County has undertaken several drainage, roadway, expansion of utilities improvement projects along Kanner Highway. Completion by FDOT, supported by Martin County in its CIE and CIP, the widening of Kanner Highway from four to six lanes, and YR 2022 CIP commitment to widen SE Cove Road from two to four lanes, all represents a comprehensive and direct statement of the physical development priorities in this part of Martin County. All other public facilities and services are available. Development of the site would utilize the existing facilities and services.

Any future proposal triggering a development review process would also include a review and application of adequate public facilities reservation requirements and payment of applicable impact fees.

f. Whether and to what extent the proposed zoning 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;

Proximity to I-95 and Florida Turnpike and interchange within proximity to the site while its entire frontage is along Kanner Highway, a major arterial roadway. Traffic patterns and transportation distribution points within this part of Martin County are becoming a critical point for regional distribution of traffic. The subject property and surrounding areas are part of the major transportation corridors in an area where established employment centers, commercial plazas, medical centers, schools and college facilities are all within proximity to the subject property. The proposed zoning would accommodate a development in scale and keeping with the surrounding area acting as a buffer and transition from the established and proposed commercial development patterns to the north, south and west of the subject property, while offering an opportunity to accommodate additional commercial development to serve the established, approved, and proposed residential properties within this part of Martin County.

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

Review of this application is required by the Local Planning Agency (LPA) and final action on this application is required by the Board of County Commissioners (BCC). Meetings before both the LPA and the BCC must be advertised public hearings. The hearings will provide the public an opportunity to participate in the review and decision-making process and the applicant to be able to demonstrate compliance with applicable CGMP and LDR policy provisions.

- 1.8 Extracts of the LDR pertaining to permitted uses and development standards for the CC and GC zoning district designations applicable to property with a General Commercial future land use are as follows. The request to rezone to GC is consistent with the current zoning district designation to the north and west of the subject property.

TABLE 3.11.2
PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS

USE CATEGORY	C C	G C
<i>Residential Uses</i>		
Accessory dwelling units		
Apartment hotels	P	P
Plant nurseries and landscape services	P	P
<i>Public and Institutional Uses</i>		
Administrative services, not-for-profit	P	P
Cemeteries, crematory operations and columbaria		
Community centers	P	P
Correctional facilities		
Cultural or civic uses	P	P
Dredge spoil facilities		
Educational institutions	P	P
Hospitals		P
Places of worship	P	P
Post offices	P	P
Protective and emergency services	P	P
Public libraries	P	P
Public parks and recreation areas, active	P	P
Public parks and recreation areas, passive	P	P
Public vehicle storage and maintenance		
Recycling drop-off centers	P	P
Residential care facilities	P	
Solid waste disposal areas		
Utilities	P	P
<i>Commercial and Business Uses</i>		
Bed and breakfast inns	P	
Business and professional offices	P	P
Campgrounds		
Commercial amusements, indoor	P	P
Commercial amusements, outdoor		P
Commercial day care	P	P
Construction industry trades	P	P
Construction sales and services	P	P
Family day care		
Financial institutions	P	P
Flea markets		P
Funeral homes	P	P
General retail sales and services	P	P
Golf courses		
Golf driving ranges		P
Hotels, motels, resorts and spas	P	P

Kennels, commercial		P
Limited retail sales and services	P	P
Marinas, commercial	P	P
Marine education and research		
Medical services	P	P
Pain management clinics		P
Parking lots and garages	P	P
Recreational vehicle parks	P	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance		
Residential storage facilities	P	P
Restaurants, convenience, with drive-through facilities		P
Restaurants, convenience, without drive-through facilities	P	P
Restaurants, general	P	P
Shooting ranges		
Shooting ranges, indoor	P	P
Shooting ranges, outdoor		
Trades and skilled services		P
Vehicular sales and service		P
Vehicular service and maintenance		P
Veterinary medical services	P	P
Wholesale trades and services		P
<i>Life Science, Technology and Research (LSTAR) Uses</i>		
Biomedical research	P	P
Bioscience research	P	P
Computer and electronic components research and assembly	P	P
Computer and electronic products research and assembly	P	P
Computer programming/software research	P	P
Computer system design	P	P
Electromedical apparatus research and assembly	P	P
Electronic equipment research and assembly	P	P
Laser research and assembly	P	P
Lens research	P	P
Management, scientific and technical services	P	P
Marine Research	P	P
Medical and dental labs	P	P
Medical equipment assembly	P	P
Optical equipment assembly	P	P
Optical instruments assembly	P	P
Optoelectronics assembly	P	P
Pharmaceutical products research	P	P
Precision instrument assembly	P	P
Professional, scientific and technical services	P	P
Reproducing magnetic and optical media	P	P

Research and development laboratories and facilities, including alternative energy	P	P
Scientific and technical consulting services	P	P
Simulation training	P	P
Technology centers	P	P
Telecommunications research	P	P
Testing laboratories	P	P
<i>Targeted Industries Business (TIB) Uses</i>		
Aviation and aerospace manufacturing		
Business-to-business sales and marketing	P	P
Chemical manufacturing		
Convention centers	P	P
Credit bureaus	P	P
Credit intermediation and related activities	P	P
Customer care centers	P	P
Customer support	P	P
Data processing services	P	P
Film, video, audio and electronic media production and postproduction	P	P
Food and beverage products manufacturing		
Funds, trusts and other financial vehicles	P	P
Furniture and related products manufacturing		
Health and beauty products manufacturing		
Information services and data processing	P	P
Insurance carriers	P	P
Internet service providers, web search portals	P	P
Management services	P	P
National, international and regional headquarters	P	P
Nondepository credit institutions	P	P
Offices of bank holding companies	P	P
On-line information services	P	P
Performing arts centers	P	P
Securities, commodity contracts	P	P
Semiconductor manufacturing		
Simulation training	P	P
Spectator sports	P	P
Technical support	P	P
Telephonic and on-line business services	P	P
Transportation services		P
Transaction processing	P	P

**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	CC	10,000	80	—	20.00	50	30	30	—
A	GC	10,000	80	—	20.00	60	40	20	—

**TABLE 3.12.2.
STRUCTURE SETBACKS**

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
C A T	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	CC	25	25	25	25	20	20	30	40	10	10	20	30
A	GC	25	25	25	25	20	20	30	40	10	10	20	30

March 2, 2023

Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

Jeremiah Baron
Baron Landings, LLC
49 Flagler Ave., 3rd Floor
Stuart, FL 34994

RE: Baron Landings

Please be advised that Jeremiah Baron of Baron Landings, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

Signature [Signature] Print Name Jeremiah Baron
Title Manager Date 3/1/23

To be filled out by Notary:

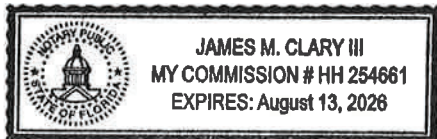
The foregoing instrument was acknowledged before me this 1 day of March

20 23 by Jeremiah Baron as Manager of
(Name) (Title)

Baron Landings LLC a Florida Limited Liability Company, on
(Company Name) (State)

behalf of the company who is personally known to me or has produced proper identification.

(Notary Seal or Stamp)



Signature [Signature]

Notary Public-State of Florida

Print Name James M. Clary III

My Commission Expires 8/13/26



Recorded in Martin County, FL 12/22/2021 10:24 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$61,600.00
 CFN#2933204 BK 3280 PG 2905 PAGE 1 of 2

Prepared by and return to:

David B. Earle
Attorney at Law
Ross Earle Bonan & Ensor, P.A.
789 S. Federal Highway Suite 101
Stuart, FL 34994
772-287-1745
 File Number: **DBE-21-10**
 Will Call No.:

Parcel Identification No. 55-38-41-000-043-00030-2

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of December, 2021 between Evelyn Deggeller, as Trustee of the Evelyn Deggeller Revocable Trust of 1994, and any amendments thereto; and Evelyn Deggeller, as Trustee of the Irvin Deggeller Revocable Trust of 1994, and any amendments thereto, whose post office address is 4034 SE Old St. Lucie Boulevard Sewalls Point, Florida 34996 of the County of Martin, State of Florida, grantor*, and Baron Landings LLC, a Florida Limited Liability Company whose post office address is 49 SW Flagler Avenue, Suite 301, Stuart, Florida 34994 of the County of Martin, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

Tracts 3 and 4, Block 43, lying East of State Road 76; and Tracts 5 and 6, Block 44, lying East of State Road 76, St. Lucie Inlet Farms Subdivision, according to the plat thereof recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida, and that abandoned roadway lying East of State Road 76, between Tracts 3 and 4, Block 43 and Tracts 5 and 6, Block 44; less and excepting therefrom that portion deeded to the Florida Department of Transportation and more particularly described in O. R. Book 808, Page 1102, Public Records of Martin County, Florida and described as follows: A strip of land four (4) feet wide, contiguous to the Easterly right of way line of State Road #76 (which line is fifty (50) feet East of the centerline of said right of way) through Tract 4, Block 43, St. Lucie Inlet Farms, according to the Plat thereof recorded in Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida, Public Records.

Together with that portion contained in Quit Claim Deed recorded in O. R. Book 1065, Page 466, Public Records of Martin County, Florida, described as follows:

PARCEL NO. 106-PART SECTION 89060-2510(2511)

That part of Tracts 5 and 6, in Block 44, according to the plat of SAINT LUCIE INLET FARMS, as recorded in Plat Book 1 at Page 98 in the Public Records of Palm Beach County (now Martin County), Florida, said part being more particularly described as follows:

Commence at the Southeast corner of said Tract 5; thence South 66°15'06" West along the Southerly line of said Tract 5, said Southerly line being the centerline of the 30.00 foot wide Platted road shown on the said Plat of SAINT LUCIE INLET FARMS, a distance of 142.34 feet to the POINT OF BEGINNING and the beginning of a curve concave Westerly; thence Northerly along said curve having a chord bearing of North 07°47'14" East, a radius of 5829.58 feet, through a central angle of 01°37'58", an arc distance of 166.13 feet to the end of said curve; thence North 06°58'15" East, a distance of 477.89 feet to a point known as Point "A"; thence North 83°01'45" West along the Southerly line of a 30.00 foot wide drainage outfall, a distance of 43.00 feet to the Easterly Existing

DoubleTime®

Right of way line for State Road No. 76 (Kanner Highway); thence South 06°58'15" West, a distance of 459.52 feet; thence South 83°01'45" East, a distance of 23.00 feet; thence South 06°58'15" West, a distance of 18.37 feet to the beginning of a curve concave Westerly; thence Southerly along said curve, having a chord bearing of South 07°50'59" West, a radius of 5809.58 feet, through a central angle of 01°45'28", an arc distance of 178.23 feet; thence North 66°5'06" East, along the Southerly line of said Tract 5, a distance of 23.69 feet to the POINT OF BEGINNING.

AND

That part of said Tract 6 being more particularly described as follows:

Commence at the aforementioned Point "A"; thence North 06°58'15" East, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue North 06°58'15" East, a distance of 95.31 feet to the Northerly Tract line of said Tract 6; thence South 66°14'45" West along the Northerly line of said Tract 6, a distance of 50.02 feet; thence South 06°58'15" West, along the Easterly Existing Right of Way line for State Road No. 76 Kanner Highway), a distance of 69.76 feet; thence South 83°01'45" East, along the Northerly line of a 30.00 foot wide drainage outfall, a distance of 43.00 feet to the POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, and the grantor has good right and lawful authority to sell and convey the Property, and the Property is free and clear of all encumbrances except taxes accruing subsequent to December 31, 2021.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

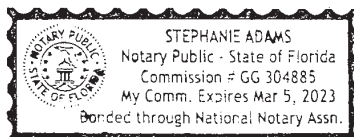
David B. Egan
Signature of Witness
Steve Coy
Signature of Witness
David B. Egan
Signature of Witness
Steve Coy
Signature of Witness

Evelyn Deggeller, Trustee
Evelyn Deggeller, as Trustee of the Evelyn Deggeller Revocable Trust of 1994, and any amendments thereto
Evelyn Deggeller, Trustee
Evelyn Deggeller, as Trustee of the Irvin Deggeller Revocable Trust of 1994, and any amendments thereto

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of December, 2021, by Evelyn Deggeller as Trustee(s) of the Evelyn Deggeller Revocable Trust of 1994, and any amendments thereto, and Evelyn Deggeller, as Trustee of the Irvin Deggeller Revocable Trust of 1994, and any amendments thereto, who [X] is personally known to me.

[Notary Seal]

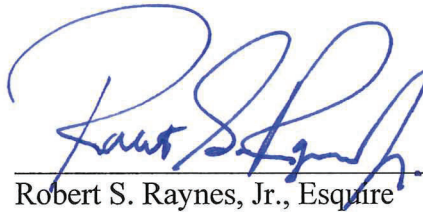


Stephanie Adams
Notary Public GG 304885
Printed Name: Stephanie Adams
My Commission Expires: March 5, 2023

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the Attorney for **Baron Landings, LLC**, a Florida limited liability company, hereby certifies that as of the date set forth below that Baron Landings, LLC, is the owner of the property described on Exhibit "A," attached hereto (the "Property") and has not transferred the Property.

This certificate is dated effective as of the 15th day of February 2022.



Robert S. Raynes, Jr., Esquire

Gunster Law Firm

800 SE Monterey Commons Blvd., Suite 200

Stuart, Florida 34996

772-223-2218

Exhibit A

Legal Description

Legal Description Sketch - RESIDENTIAL PARCEL BARON LANDING

Prepared for:

Baron Landings, LLC

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 ±

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO BARON LANDINGS, LLC; THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH FLORIDA ADMINISTRATIVE CODE 5J- 17, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.

KARNER SURVEYING INC.

DATE:

REGINA C. KARNER, PSM 4363

Karner Surveying Inc. LB#7357



**KARNER SURVEYING
Incorporated**

Residential & Commerical Surveying Services
2740 S.W. Martin Downs Blvd. #333
Palm City, Florida 34990
(772) 288-7206 Fax 772-223-8181

**Legal Description Sketch -
RESIDENTIAL PARCEL**

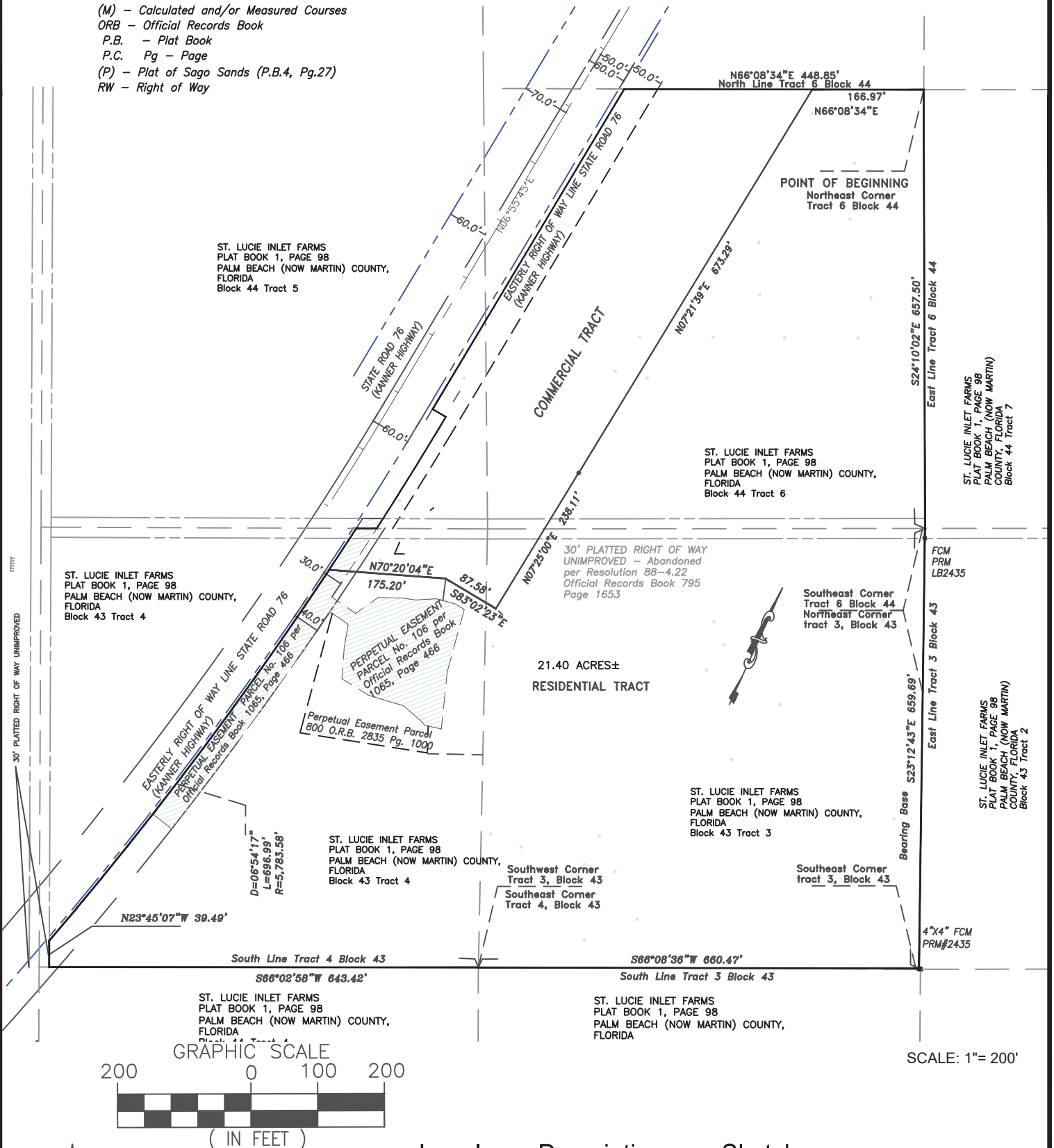
Prepared for:

Baron Landings, LLC

Date = 5/22/22
Job # = 2108-0307
Rev. 7-18-22
Rev: 7.26.22

LEGEND:

(D) - Deed (ORB 3019, Pg. 1683)
 (M) - Calculated and/or Measured Courses
 ORB - Official Records Book
 P.B. - Plat Book
 P.C. Pg - Page
 (P) - Plat of Sago Sands (P.B.4, Pg.27)
 RW - Right of Way



**KARNER SURVEYING
 Incorporated**

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Legal

Description Sketch
RESIDENTIAL PARCEL

Prepared for:

Baron Landings, LLC

Date = 5/22/22
 Job # = 2108-0307
 Rev.07-18-22
 Rev.07-26-22
 Rev.03-07-23

Sheet 2 Of 2

Legal Description Sketch - RESIDENTIAL PARCEL BARON LANDING

Prepared for:

Baron Landings, LLC

LEGAL DESCRIPTION

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Date = 5/22/22
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Rev.7-18-22
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Baron Landings

Location Map - GC Rezoning Martin County



Prepared by:

HJA DESIGN
STUDIO
LANDSCAPE ARCHITECTURE



North

Date: 02/21/22

Project # : 2021-39

Baron Landings

Aerial Map - GC Rezoning
Martin County



Prepared by:

HJA DESIGN
STUDIO
LANDSCAPE ARCHITECTURE



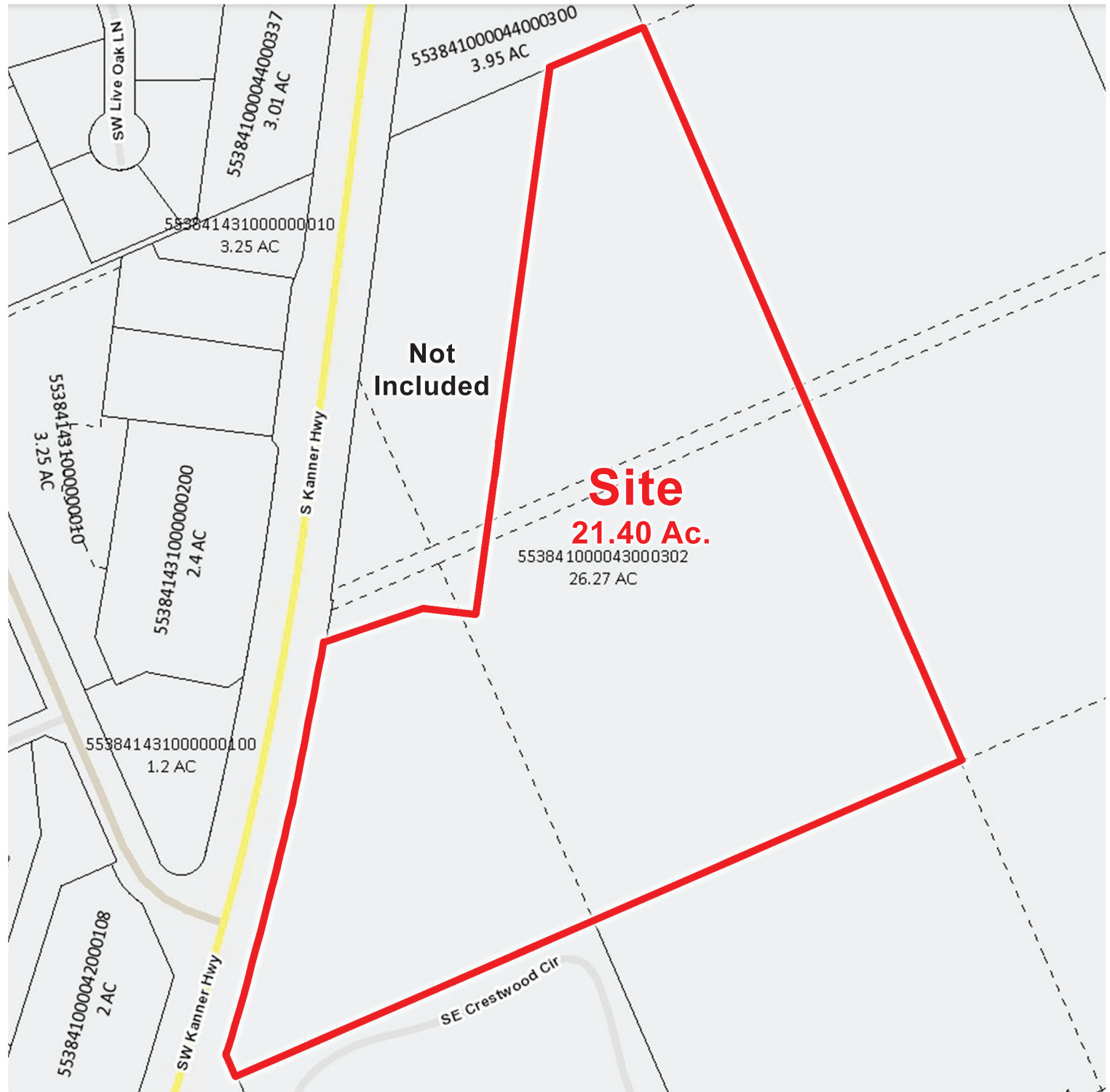
North

Date: 03/09/22

Project # : 2021-39

Baron Landings

Assessment Map - GC Rezoning Martin County



Prepared by:

HJA DESIGN
STUDIO
LANDSCAPE ARCHITECTURE



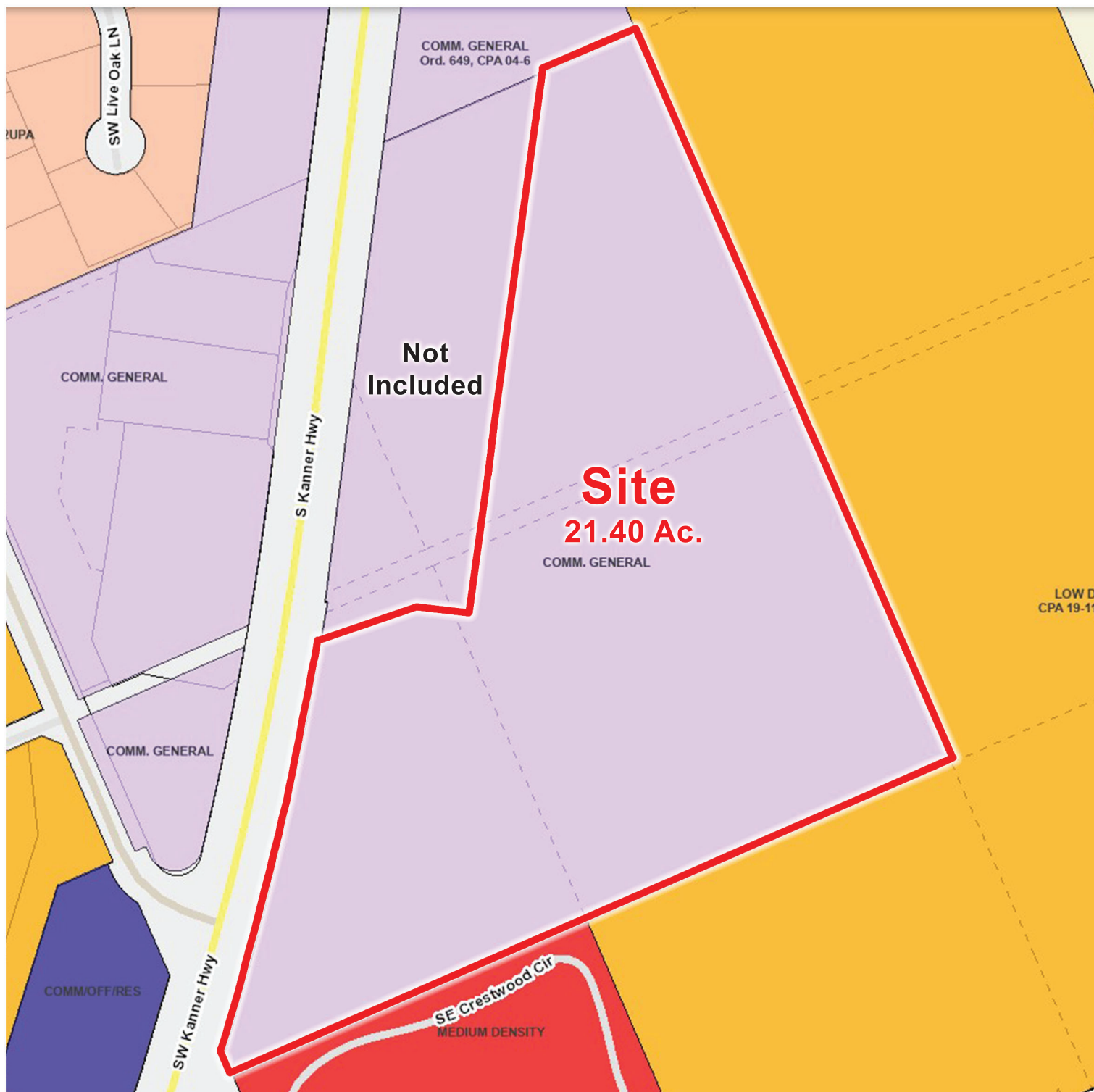
North










Date: 03/09/22

Project # : 2021-39

Baron Landings

Existing Future Land Use - GC Rezoning Martin County



- | | |
|--|---|
|  Commercial General |  Commercial / Office / Residential |
|  Low Density - up to 5 UPA |  Estate Density - up to 2 UPA |
|  Medium Density - up to 8 UPA |  Rural Density - up to 0.5 UPA |
|  Commercial Waterfront |  Rural Heritage - up to 0.5 UPA |
|  Commercial Limited | |

Prepared by:

HJA DESIGN
STUDIO
LANDSCAPE ARCHITECTURE



Date: 03/09/22

Project # : 2021-39