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

**RESOLUTION NUMBER 23-**

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

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

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

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

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

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

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

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

BY: \_\_\_\_\_  
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER  
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

## EXHIBIT A

### LEGAL DESCRIPTION

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

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

CONTAINING SQUARE FEET 21.40 ACRES ±