



Board of County Commissioners

County
EXHIBIT # 1
2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

Quasi-Judicial

File ID: 22-0792

PHQJ-1

Meeting Date: 5/17/2022

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR A ZONING DISTRICT CHANGE BY JEREMY AND KATHERINE OAKEY (O041-001)

EXECUTIVE SUMMARY:

This is a request by Jeremy and Katherine Oakey (O041-001) for a proposed amendment to the county zoning atlas. The proposed amendment is to change the existing zoning district classification from the WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. The approximate 1.23-acre parcel of land is located at 2865 SE Saint Lucie Boulevard in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Brian Elam
Title: Senior Planner

REQUESTED BY: Christen Spake, Esq. McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.
(Agent)

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request by Jeremy and Katherine Oakey (O041-001) for a proposed amendment to the county zoning atlas. The proposed amendment is to change the existing zoning district classification from the WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. The approximate 1.23-acre parcel of land is located at 2865 SE Saint Lucie Boulevard in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

The current zoning on the property is WE-1, Waterfront Estate District, which is a Category "B" district. The WE-1 zoning district is consistent with the future land use designation. Therefore, the request to rezone this property is considered non-mandatory.

There is one (1) standard Category "A" zoning district that is available to implement the Estate Density 2UPA land use policies of the CGMP, which is RE-1/2A, Residential Estate District. In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/17/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County.

This item has been scheduled for consideration by the Local Planning Agency on May 5, 2022 and the recommendation will be provided to the Board of County Commissioners.

The following supporting materials are provided attached to this agenda item.

- Staff Report
- Draft Resolution to Approve Rezoning
- Application Materials
- Financial Disclosure
- Legal Ad
- Sample Letter to Surrounding Property Owners
- Surrounding Property Owners Certification
- Sign Posting Affidavit
- Staff Presentation
- Draft Resolution to Deny Rezoning

ISSUES:

There are no issues with this application.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the agenda item and the staff report as Exhibit 1.
2. Move that the Board approve the request to rezone from WE-1, Waterfront Estate District to RE-1/2A Residential Estate District.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$3,115 application fee and the \$290.00 completeness fee.

ALTERNATIVE RECOMMENDATIONS

Same as above.

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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A. Application Information

JEREMY AND KATHERINE OAKY REZONING

Applicant:	Jeremy and Katherine Oakey,
Property Owner:	Jeremy and Katherine Oakey
Agent for the Applicant:	McCarthy, Summers, Wood, Norman, Melby & Schultz P.A.
County Project Coordinator:	Brian Elam, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	O041-001
Application Type and Number:	DEV2022020013
Report Number:	2022_0413_O041-001_STAFF_DRT_FINAL
Application Received:	02/25/2022
Transmitted:	03/03/2022
Date of Report:	04/13/2022
LPA Meeting:	05/05/2022
BCC Meeting:	05/17/2022

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B. Project description and analysis

This is a request by Jeremy and Katherine Oakey (O041-001) for a proposed amendment to the county zoning atlas for an residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district from the WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. The approximate 1.23-acre parcel of land is located at 2865 SE Saint Lucie Boulevard in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

The current zoning on the property is WE-1, Waterfront Estate District, which is a Category “B” district. The WE-1 zoning district is consistent with the future land use designation. Therefore, the request to rezone this property is considered non-mandatory.

There is one (1) standard Category “A” zoning district that is available to implement the Estate Density 2UPA land use policies of the CGMP, which is RE-1/2A, Residential Estate District. In addition to the standard zoning district, the PUD (Planned Unit Development) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County.

The following tables compare the permitted uses and the development standards for the existing WE-1 and proposed RE-1/2A zoning districts.

Table 1 Permitted Uses (Excerpted from LDR Tables 3.11.1 & 3.11.3)

	USE CATEGORY	WE-1	RE-1/2A
Residential Uses	Modular homes	P	P
	Single-family detached dwellings	P	P
Public and Institutional Uses	Community centers	P	P
	Educational institutions	P	P
	Neighborhood assisted residences with six or fewer residents	P	P
	Neighborhood boat launches		P
	Places of worship	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
	Recycling drop-off centers		P
	Utilities	P	P
Commercial and Business Uses	Bed and breakfast inns	P	P
	Commercial day care	P	P
	Family day care	P	P
	Golf courses	P	P

Development Standards

Table 2 Development Standards (Excerpt from LDR, Table 3.12.1 (2021))

Category	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	RE-1/2 A	21,780	100	2.00	–	–	30	50	–
B	WE-1	30,000	100	(a)	–	35	30/2	50	–

(a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.

Table 3 Structure Setbacks (Excerpt from LDR, Table 3.12.2 (2021))

Category	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	RE-1/2A	25	25	25	25	15(30)*	15(30)*	15(30)*	15(30)*	15	15	15	15
B	WE-1	35 (g)	35 (g)	–	–	50 (g)	50 (g)	–	–	15	15	–	–

* Lots abutting navigable waters must meet the shoreline protection setbacks. The Oakey property was verified as a lot of record prior to April 1st, 1982. The Oakey property is 1.2260 acres and so is greater than one acre and less than two acres. Article 4 of the LDR reads:

4.3.A.6.

For residential lots of record created prior to April 1, 1982 with an area of more than one acre but not more than two acres, with wetlands that abut or connect to the estuaries or their navigable tributaries, the wetland buffer zone may be reduced to less than 75 feet but shall not be reduced to less than 25 feet for either primary or accessory structures. New principal structures on lots shall maintain a wetland buffer zone equal to or greater than the average wetland buffer and Shoreline Protection Zone of the nearest principal residences on adjacent lots. The average Shoreline Protection Zone or wetland buffer of the nearest principal residences on adjacent lots shall be determined by measuring from the point of each of the existing principal residences nearest to mean high water.

- a. Native wetland and upland vegetation in the wetland and wetland buffer shall be maintained and the 25-foot buffer shall be exceeded if the lot size is large enough to allow it and the larger buffer zone conforms to the neighborhood pattern. If a preponderance of native vegetation is absent throughout the wetland buffer, there is no requirement to replant with this material. Invasive exotic vegetation shall be removed from the wetland and wetland buffer as part of any permit approval on the property.

A waiver application is required for this determination.

Jeremy and Katherine Oakey have received an environmental waiver from the Growth Management department to reduce the wetland buffer to 30 feet with no additional construction setbacks (Waiver application GMD2021040243). The rear setbacks for this property are 30 feet. [Martin County, Fla., LDR Section 4.3.A.6 (2018)]

(g) *In the WE-1 district, wherever the lot abuts the Atlantic Ocean, the river or a man-made waterway, there shall be a minimum 50-foot setback from the mean high-water line. Where existing principal residences on adjacent lots are set back more than 50 feet from the mean high water line, the minimum*

setback from the mean high water line shall be the mean setback of the nearest principal residences on adjacent lots, or , where there is no principal residence within 1,000 feet, the minimum setback from the mean high water line shall be 50 feet. Accessory structures which are not roofed or enclosed by walls or screening shall only be subject to the minimum 50-foot setback from the mean high-water line.

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) states in Chapter 4, Section 4.4: “Goal 4.4.: To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.”
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 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.

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

The requested RE-1/2A Zoning District implements the Estate Density 2UPA Future Land Use policies of the CGMP. The granting of a zoning change to the RE-1/2A Zoning District by the County will be consistent with the policies set forth in the CGMP.

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

Zoning implementation policies and requirements are contained in Article 3, Zoning Regulations, Land Development Regulations, Martin County Code. Pursuant to Article 3 there is 1 “straight” Category A zoning district available to implement the Estate Density 2UPA future land use classification, which is RE-1/2A, Residential Estate District. Therefore, rezoning the subject property to the RE-1/2A Zoning District is consistent with the Comprehensive Plan. In addition to the “straight” zoning district, the PUD (Planned Unit Development) District is also available as another option. Pursuant to Section 3.10.B., LDR, the RE-1/2A district is intended to implement the policies of the CGMP for lands designated Estate District up to two units per acre on the Future Land Use Map of the CGMP. Therefore, rezoning the subject property to the RE-1/2A Zoning District is consistent with the Land Development Regulations. 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 Development Order approval

action taken by the County.

- 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 subject site is located at 2865 SE Saint Lucie Boulevard in Stuart.

The property is not in a Community Redevelopment Area.

The 1.23-acre property related to the zoning request corresponds to ½ of lot W53 of the Golden Gate Plat dated March 4th, 1925. This is a waterfront property with the NNE side abutting West Lake which is connected from the west by canals and to the Saint Lucie River that is approximately ¼ mile to the east.

Over a dozen parcels, within a mile of this property, along the Saint Lucie River have converted from the Category “B” WE-1 zoning district to “A” RE-1/2A Residential Estate district.

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

The pattern of development which has focused on residential uses is well established. A review of historical aerials indicate that conditions have not substantially changed in the area since the adoption of the County’s Future Land Use Map in 1982.

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

The property is located within the Primary Urban Services District. As such, the full range of urban services at service levels established by the CGMP is available for the property. The request to rezone does not increase the intensity or uses of the Future Land Use Designation therefore, the rezoning to RE-1/2A, Residential Estate District does not increase the demands 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 proposed amendment to the zoning atlas is consistent with the Estate Density 2UPA assigned to the Future Land Use Map in 1982. The permitted uses and Land Development regulations pertaining to the RE-1/2A Zoning District are well suited for the area and will conserve the value and development pattern that is well established.

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

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County Commissioners, who will take final action on the request. The two hearings will provide the public an opportunity to participate in the review and decision-making process.

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 current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Brian Elam	288-5501	Comply
G	Development Review	Brian Elam	288-5501	Comply

H	County Attorney	Krista Storey	288-5923	Review Ongoing
I	Adequate Public Facilities	Brian Elam	288-5501	Exemption

Staff has reviewed this petition for rezoning of property from a Category “B” zoning district to a Category “A” zoning district designation. The Category “A” zoning districts were specifically designed to implement the CGMP. Staff has determined that the petition has been submitted and reviewed consistent with the procedural requirements of LDR, Article 10 and is in compliance with the substantive provisions of LDR, Article 3. The Board is advised that this application is in order and qualifies for an action of approval.

D. Review Board action

This application is classified as an amendment to the official zoning atlas. Pursuant to LDR, Article 10, Section 10.3.B., Martin County, Fla. (2019), a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board’s consideration. And, pursuant to LDR, Article 10, Section 10.5.F.9, Martin County, Fla. (2019), final action on this request for an amendment to the official zoning atlas is required by the Board of County Commissioners (BCC) at a public hearing.

E. Location and site information

Parcel number: 37-38-41-007-500-00530-7 (373841007500005307)
Parcel address: 2865 SE Saint Lucie Boulevard, Stuart, FL 34997
Existing Zoning: WE-1, Waterfront Estates District
Future land use: Estate Density up to 2 units per acre
Gross area of site: 1.23 acres

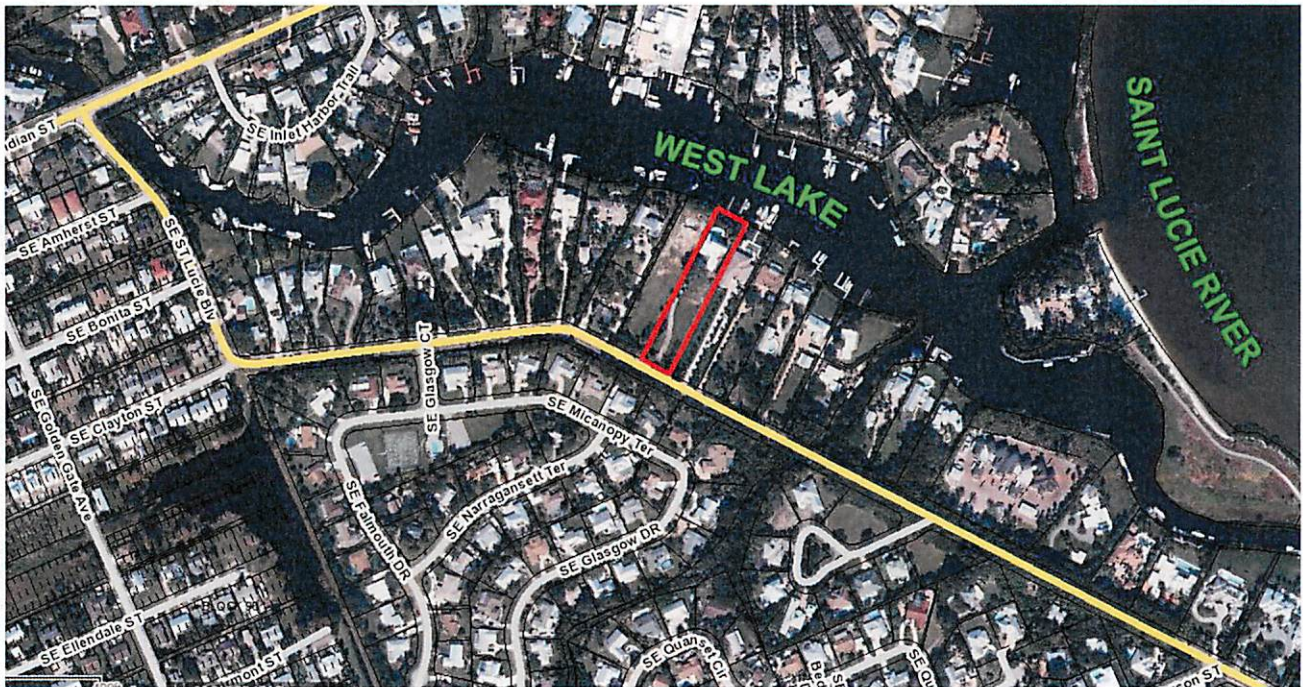
Figure 1 Location Map



Figure 2 Subject Site 2021 Aerial



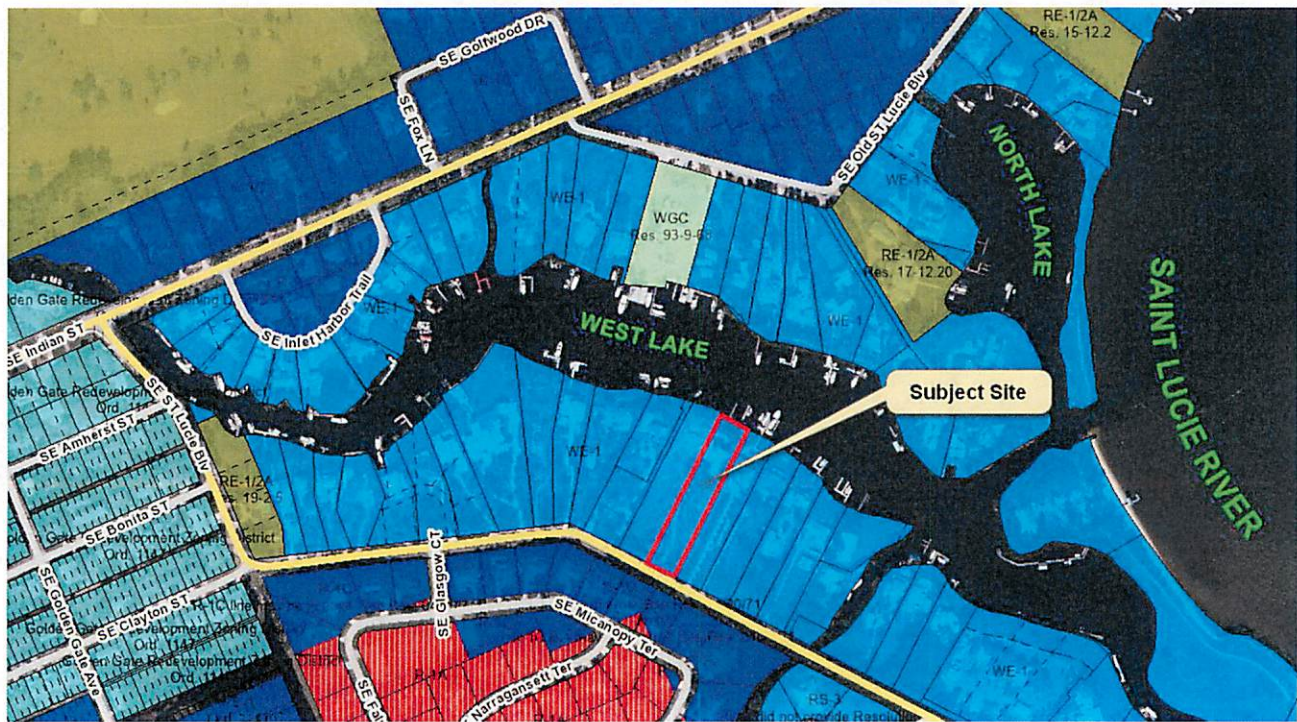
Figure 3 Local Area 2021 Aerial



Adjacent existing or proposed development:

- To the north: Single Family Residential (across West Lake)
- To the south: Single Family Residential (across SE Saint Lucie Boulevard)
- To the east: Single Family Residential
- To the west: Single Family Residential

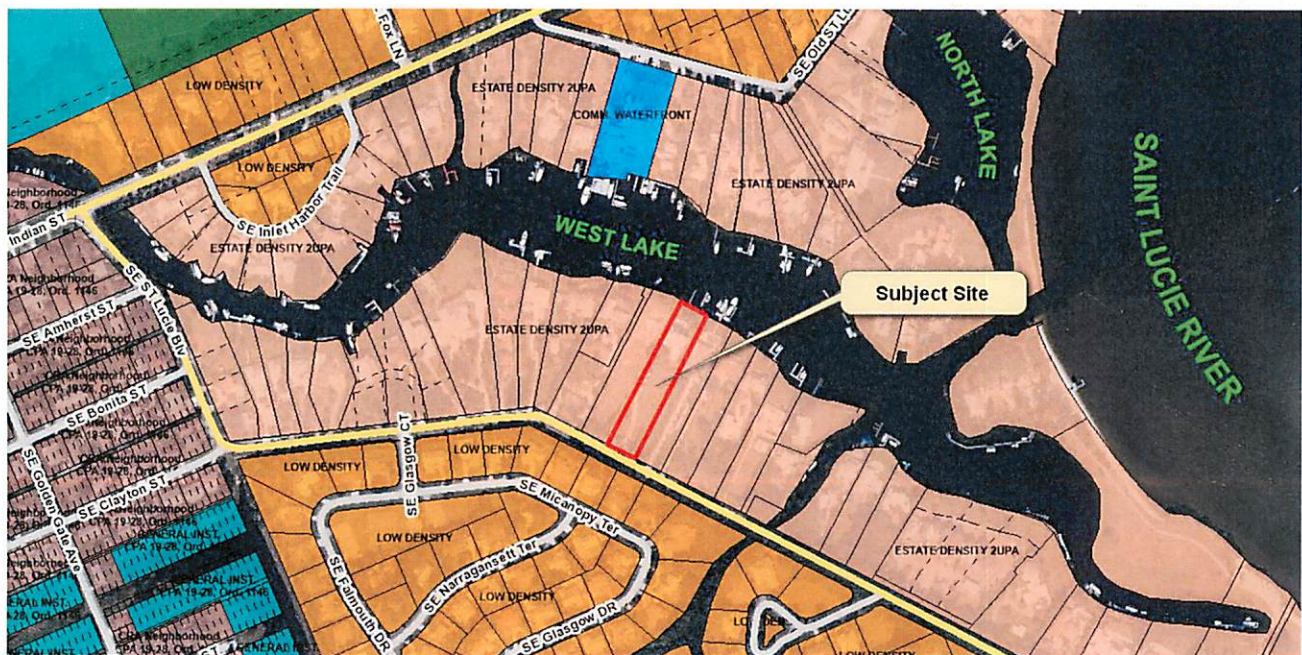
Figure 4 Zoning Atlas Map



Zoning district designations of abutting properties:

- To the north: WE-1, Waterfront Estates District (across West Lake)
- To the south: R-1C, R-1A Single-Family Residential Districts (across SE Saint Lucie Boulevard)
- To the east: WE-1, Waterfront Estates District
- To the west: WE-1, Waterfront Estates District

Figure 5 Future Land Use Map



Future land use designations of abutting properties:

- To the north: Estate Density 2UPA (across West Lake)
- To the south: Low Density (across SE Saint Lucie Boulevard)
- To the east: Estate Density 2UPA (across West Lake)
- To the west: Estate Density 2UPA (across West Lake)

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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application. [Martin County, Fla., CGMP Section 4.4A.1 (2016)]

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

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Information #1:

Notice of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar

days prior to the public hearing by the applicant to all owners of real property located within 500 feet of the boundaries of the affected property. [Martin County, Fla., LDR Section 10.6.E. (2019)]

Information #2:

Notice(s) of public hearings regarding development applications shall be published by the County at least 14 days prior to the date of the public hearing in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. [Martin County, Fla., LDR Section 10.6.D. (2019)]

Information #3:

Based upon the staff findings of compliance, this application will be scheduled for the next LPA meeting, and following that hearing will be scheduled for the next BCC meeting dependent upon the County's scheduling policy.

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

Review Ongoing

I. 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.

J. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #2:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

K. Local, State, and Federal Permits

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

L. Fees

A non-mandatory zoning change fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$3,115.00	\$3,115.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist

M. General application information

Applicant: Jeremy and Katherine Oakey
2865 SE Saint Lucie Boulevard
Stuart, FL 34997

Agent: McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.
Christen Spake, Esquire
2400 SE Federal Highway, 4th Floor
Stuart, FL 34994

N. 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/Wastewater Service Agreement

[space above line provided for recording data]

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

RESOLUTION NUMBER 22-

**REGARDING A CHANGE IN ZONING CLASSIFICATION FROM WE-1,
WATERFRONT ESTATE DISTRICT, TO RE-1/2A, RESIDENTIAL ESTATE
DISTRICT FOR JEREMY AND KATHERINE OAKY**

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

1. Jeremy and Katherine Oaky submitted an application for a change in zoning district classification from the current WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on May 5, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on May 17, 2022.
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 WE-1, Waterfront Estate District to RE-1/2A, Residential Estate 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 17TH DAY OF MAY, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
DOUG SMITH, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

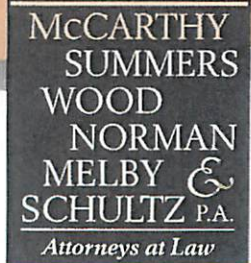
EXHIBIT A

Legal Description

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.

PARCEL ID: 37-38-41-007-500-00530-7

TOTAL AREA: 1.23 ACRES



February 25, 2022

VIA HAND-DELIVERY

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

Re: **Jeremy and Katherine Oakey/Development Review Application for
Zoning Change – 2865 SE St. Lucie Blvd., Stuart, FL 34997**

Dear Paul:

Enclosed please find the following with regards to the above-referenced matter:

1. Original Development Review Application Checklist (original and one copy);
2. Original Development Review Application (original and one copy);
3. Original Digital Submittal Affidavit (original and one copy);
4. Original Project Narrative (original and one copy);
5. Our client's check number 5531, made payable to the Martin County Board of County Commissioners in the amount of \$3,115.00.
6. Original Limited Power of Attorney (original and one copy);
7. Copy of Recorded Deed (two copies);
8. Original Property Transfer Certification (original and one copy);
9. Legal Description (original and one copy);
10. Location Map (original and one color copy);
11. Aerial Photo (original and one copy);
12. Assessment Map (original and one copy);
13. Future Land Use Map (original and one copy);
14. 500 Foot Radial Search of Surrounding Property Owners (original and one copy);
15. Original Disclosure of Interest Affidavit (original and one copy); and
16. Digital Disc of above-referenced application documents.

Please advise if you need anything further.

Very truly yours,

Donna Botts, FRP
Paralegal to: Christen L. Spake, Esquire and Terence P. McCarthy, Esquire
dad@mccarthysummers.com

/s

Enclosures

cc: Client

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Nicola J. Boone Melby ***
Owen Schultz
Margaret E. Wood
Jessica M. VanValkenburgh

Donna R. McMillan
Christen Spake
Kimberly A. Ryan
David A. Lewis

*Board Certified
Real Estate Lawyer

**Board Certified Wills,
Trusts & Estates Lawyer

***Board Certified
Elder Law Lawyer

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DEPARTMENT



Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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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

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DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Oakey Residence

Brief Project Description:

Applicant seeks to rezone property from Category "B" zoning district WE-1 to Category "A" zoning district RE-1/2A in order to add a pool and make other changes to the residence that would comply with the RE-1/2A zoning district.

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

37-38-41-007-500-00530-7

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Jeremy and Katherine Oakey

Company Representative: _____

Address: 2865 SE St. Lucie Blvd.

City: Stuart, State: FL Zip: 34997

Phone: _____ Email: joakey@yahoo.com

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** Same as owner.

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): See attorney.

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

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): Betsy Lindsay, Inc.Company Representative: Betsy LindsayAddress: 7997 W Jack James DriveCity: Stuart, State: FL Zip: 34997Phone: (772) 286-5753 Email: blindsay@blindsay.com**Civil Engineer (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

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

Attorney (Name or Company): McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.
Company Representative: Christen Spake, Esquire
Address: 2400 SE Federal Highway, 4th Floor
City: Stuart, **State:** FL **Zip:** 34994
Phone: (772) 286-1700 **Email:** cls@mccarthysummers.com

Environmental Planner (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, **State:** _____ **Zip:** _____
Phone: _____ **Email:** _____

Other Professional (Name or Company): Apex Pavers & Pools
Company Representative: _____
Address: 725 SE Monterey Road
City: Stuart, **State:** FL **Zip:** 34994
Phone: (772) 419-5151 **Email:** _____

D. 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.

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.


Applicant Signature
JEREMY OAKEY
Printed Name

1/28/2022
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

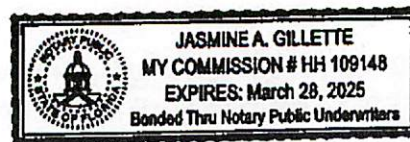
I hereby certify that the foregoing instrument was acknowledged before me this 28 day of January, 20 22, by Jeremy Oakey.

He or She ~~is~~ is personally known to me or X has produced Drivers license as identification.


Notary Public Signature

Jasmine A. Gillette
Printed name

STATE OF: FLORIDA at-large



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DEPARTMENT



**Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION**
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, DONNA BOTTS, attest that the electronic version included for the project Oakey Residence Rezoning Application 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.

Donna Botts
Applicant Signature

2/24/2022
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 24 day of February, 20 22, by Donna Botts.

He or She is personally known to me or ___ has produced Drivers license as identification.

Jasmine A. Gillette
Notary Public Signature

Jasmine A. Gillette
Printed name

STATE OF: FLORIDA at-large



McCARTHY
SUMMERS
WOOD
NORMAN
MELBY &
SCHULTZ P.A.
Attorneys at Law

February 2, 2022

Martin County Growth Management Department
Development Review Division
2401 SE Monterey Rd.
Stuart, FL 34996

RE: **Narrative: Application for Zoning Change**
Site: 2865 SE ST LUCIE BLVD STUART FL ("Property")
PCN: 37-38-41-007-500-00530-7
Owner/Applicant: Jeremy and Katherine Oakey

Dear Development Review Division Members:

This firm represents the Applicant in connection with their application to change the zoning of Property located off SE St. Lucie Blvd, north of the Stuart Yacht and Country Club and south of Indian Street. The waterfront lot is 1.2260 legal acres according to the Property Appraiser's data, with a future land use designation of Estate Density 2UPA and a current "Category B" zoning of WE-1, Waterfront Estate District.

Applicant acquired the Property in mid-2017 and has used it as their primary residence since that time. The existing pool would require extensive repairs and Applicant would like to simply replace it with a more modern pool consistent with the quality and character of the neighborhood, as well as undertake renovations of the residence and improvements to the site impacting the height and other building dimensions. Applicant requests a change of zoning on the Property to RE-1/2A, which is the Category "A" zoning district created to implement the Property's future land use of Estate Density 2UPA. This change would be consistent with Martin County's Comprehensive Growth Management Plan ("CGMP") and would allow Applicant's desired improvements to comply with applicable building area restrictions in the Land Development Regulations.

Since the adoption of the CGMP and Future Land Use Map, several surrounding waterfront properties in the Port Sewall neighborhood have been rezoned to the RE-1/2A zoning district. This zoning amendment would not change the use of the Property nor increase demands on public facilities; however, it would allow the Property to be updated in accordance with development in the surrounding area.

On behalf of the Applicant, we respectfully request that this application to change the zoning on the Property from WE-1 to RE-1/2A be granted.

McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.
2400 S.E. Federal Highway • Fourth Floor • Stuart, FL 34994
(772) 286-1700 • Fax (772) 283-1803 • www.McCarthySummers.com

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Nicola J. Boone Melby ***
Owen Schultz
Margaret E. Wood

Donna R. McMillan
Jessica M. VanValkenburgh
Christen Spake
Kimberly A. Ryan

*Board Certified
Real Estate Lawyer

**Board Certified Wills,
Trusts & Estates Lawyer

***Board Certified
Elder Law Lawyer

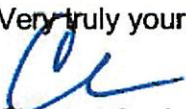
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McCARTHY, SUMMERS, WOOD,
NORMAN, MELBY & SCHULTZ, P.A.

February 2, 2022
Page 2

Thank you for your time and attention to this request, and please do not hesitate to reach out should you require anything further to complete your review.

Very truly yours,



Christen Spake, Esq.

cls@mccarthysummers.com

cc: Client

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LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jeremy and Katherine Oakey ("Applicant"), is the applicant for a zoning change on certain real property lying and being in Martin County, Florida, more particularly described on **Exhibit "A"** attached hereto.

WHEREAS, the Applicant wishes to appoint the individual hereinafter named as their Attorney-In-Fact, for the purposes hereinafter set forth:

Application for Zoning Change before Martin County and all matters related thereto
(the "Land Use Application")

NOW, THEREFORE, the Applicant hereby appoints **Terence P. McCarthy, Esquire**, as its Attorney-In-Fact (the "Attorney"), to act, manage, conduct, do and perform any and all acts and deeds of whatsoever nature which shall or may be, in the reasonable judgment of the Attorney, proper and expedient in connection with the governmental approvals process. This Power of Attorney shall extend to and include, but not be limited to, the execution by the Attorney of all other acts necessary for the Land Use Application.

The Attorney shall have full power to accomplish the purposes of this Power of attorney as fully and effectually in all respects as the Applicant could do if personally present. The Attorney shall not be required to post bond of any nature in connection with this Power of Attorney.

No action by the Applicant subsequent to the making of this instrument shall be considered or treated as a revocation of the actions taken by the Attorney pursuant hereto. The exercise by the Attorney at any time, for from time to time, of any of the rights or powers hereunder shall not exhaust the capacity and power of the Attorney thereafter from time to time to exercise such rights and powers, or any of them, but such capacity and power shall continue at all times so long as this instrument shall be in effect.

The Applicant hereby ratifies and confirms, and agrees at all times to ratify and confirm, all that the Attorney shall lawfully do or cause to be done in and about the Property by virtue of this instrument.

The address of the Attorney is: McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A., 2400 SE Federal Highway, 4th Floor, Stuart, FL 34994.

This Limited Power of Attorney shall terminate upon the earlier of (a) sixty (60) days after the approval or disapproval of the Land Use Application or (b) written notice from the Applicant to the Attorney.

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IN WITNESS WHEREOF, the parties hereto have signed and sealed these presents the
28 day of January, 2022.

Witnesses:

[Signature]

Christen Spake

Printed Name of Witness

[Signature]

Jasmine A. Gillette

Printed Name of Witness

[Signature]
Jeremy Oakey

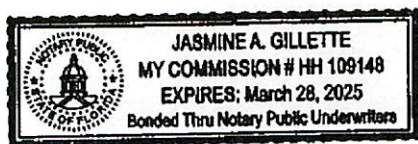
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of January, 2022, by **Jeremy Oakey**, who ☐ is personally known to me or ☒ has produced Drivers License as identification.

[Signature]
Notary Public

Printed Name: Jasmine A. Gillette

My Commission Expires: March 28, 2025



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EXHIBIT "A"
Legal Description

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.



Prepared by and return to:
Lorraine M. Johnson
Legal Assistant
Marc R. Gaylord, P.A.
12000 SE Old Dixie Hwy.
Hobe Sound, FL 33455
772-545-7740
File Number: 2017-194
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of June, 2017 between Patrick Borrico and Luisa Borrico, husband and wife whose post office address is 1585 SE St. Lucie Blvd, Stuart, FL 34997, grantor, and Jeremy L. Oakey and Katherine N. Oakey, husband and wife whose post office address is 2865 SE Saint Lucie Blvd., Stuart, FL 34997, grantee:

(Whenever 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, trusts and trustees)

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:

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.

Parcel Identification Number: 37-38-41-007-500-00530.70000

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 grantee 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; that the grantor hereby fully 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, 2016.

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:

Witness Name: Marc Gaylord

Deborah Flowers

Witness Name: Deborah Flowers

Patrick Borrico (Seal)

Witness Name: Marc Gaylord

Deborah Flowers

Witness Name: Deborah Flowers

Luisa Borrico (Seal)

State of Florida
County of Martin

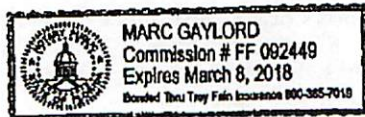
The foregoing instrument was acknowledged before me this 20 day of June, 2017 by Patrick Borrico and Luisa Borrico, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Marc Gaylord
Notary Public

Printed Name: Marc Gaylord

My Commission Expires: _____



CERTIFICATE OF OWNERSHIP

Based upon a search of the public records available on the Martin County Clerk of Court's official records index website, the undersigned certifies that the property legally described on Exhibit "A" attached hereto and made a part hereof is owned by Jeremy and Katherine Oakey ("Owner"), and as of January 24, 2022 there have been no recorded transfers of the subject property since that certain deed from Patrick and Luisa Borrico to Owner, recorded on June 22, 2017, in Official Records Book 2933, Page 46, of the Public Records of Martin County, Florida.

DATED this 1st day of February, 2022.


 Christen Spake, Esq.
 Attorney for Applicant

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 1st day of February, 2022, by Christen Spake, Esq., who is personally known to me or has produced _____ as identification.

[SEAL]


 Signature of Notary Public



DONNA BOTTTS
 Print, type, or stamp commissioned
 Name of Notary Public
 My Commission expires: 12/15/22

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GROWTH MANAGEMENT
 DEPARTMENT

Exhibit "A"
Legal Description

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.

Legal Description

PCN: 37-38-41-007-500-00530-7

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.

1.2260 Legal Acres



Location Map

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Aerial Photo



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**GROWTH MANAGEMENT
DEPARTMENT**

PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

January 27, 2022

Ownership Search

Prepared For: McCARTY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ P.A.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500- foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).


Iris M. Crews

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Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P22-11719/IC

THE ATTACHED REPORT IS ISSUED TO McCARTY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ P.A.. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500- foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: _____

Iris M. Crews

RECEIVED

FEB 09 2022

GROWTH MANAGEMENT
DEPARTMENT



Recorded in Martin County, FL 6/22/2017 9:09 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$7,000.00
 CFN#2641916 BK 2933 PG 46 PAGE 1 of 2

RECEIVED

FEB 09 2022

GROWTH MANAGEMENT
 DEPARTMENT

Prepared by and return to:
 Lorraine M. Johnson
 Legal Assistant
 Marc R. Gaylord, P.A.
 12000 SE Old Dixie Hwy.
 Hobe Sound, FL 33455
 772-545-7740
 File Number: 2017-194
 Will Call No.:

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 20th day of June, 2017 between Patrick Borrico and Luisa Borrico, husband and wife whose post office address is 1585 SE St Lucie Blvd, Stuart, FL 34997, grantor, and Jeremy L. Oakey and Katherine N. Oakey, husband and wife whose post office address is 2865 SE Saint Lucie Blvd., Stuart, FL 34997, grantee:

(Whenever 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, trusts and trustees)

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:

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.

Parcel Identification Number: 37-38-41-007-500-00530.70000

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 grantee 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; that the grantor hereby fully warrants the title to said

DoubleTimes

Exhibit "A"
 page 1 of 2

CFN#2641916 BK 2933 PG 47 PAGE 2 of 2

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, 2016.

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:

Witness Name: MARC GAYLORD

Deborah Flowers

Witness Name: Deborah Flowers

Patrick Borrico (Seal)

Witness Name: MARC GAYLORD

Deborah Flowers

Witness Name: Deborah Flowers

Luisa Borrico (Seal)

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 20 day of June, 2017 by Patrick Borrico and Luisa Borrico, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

MARC GAYLORD
Notary Public

Printed Name: MARC GAYLORD

My Commission Expires: _____

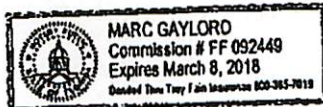


Exhibit 'A'
page 2 of 2



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

199

Basic Info

PIN	AIN	Situs Address	Website Updated
37-38-41-007-500-00530-7	34295	2865 SE ST LUCIE BLVD STUART FL	1/27/22

General Information

Property Owners OAKEY JEREMY L OAKEY KATHERINE N	Parcel ID 37-38-41-007-500-00530-7	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 2865 SE ST LUCIE BLVD STUART FL 34997	Account Number 34295	Neighborhood 393060 West Lake & N Lake WF
Tax District DISTRICT TWO MSTU	Property Address 2865 SE ST LUCIE BLVD STUART FL	Legal Acres 1.2260
	Legal Description GOLDEN GATE ELY 1/2 OF LOT W53 OR 359/17...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 752,400	\$ 240,990	\$ 993,390	\$ 0	\$ 993,390	\$ 0	\$ 993,390

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Exhibit "B"
page 1 of 2

Sale Date
6/20/17

Grantor (Seller)
BORRICO PATRICK & LUISA

Doc Num
2641916

Sale Price
\$ 1,000,000

Deed Type
Wd Full Covenant and Warranty Deed

Book & Page
2933 0046

Legal Description

GOLDEN GATE ELY 1/2 OF LOT W53 OR 359/1700

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Copyright © 2020 Martin County Property Appraiser. All Rights Reserved. | Website Disclaimers

Exhibit "B"
page 2 of 2



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: _____
Parcel ID#: 37-38-41-007-500-00530-7
Project Name: Oakey Residence
Former Project Name: N/A
Owner/Developer: Jeremy and Katherine Oakey
Contact Name/Number: c/o Christen Spake, 772.286.1700
Total Project Acreage: 1.2260
Year 1 of the Build-Out: 2022

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 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	1	1									
Multi-family	0										
Apartment	0										
Townhouse	0										
Other	0										

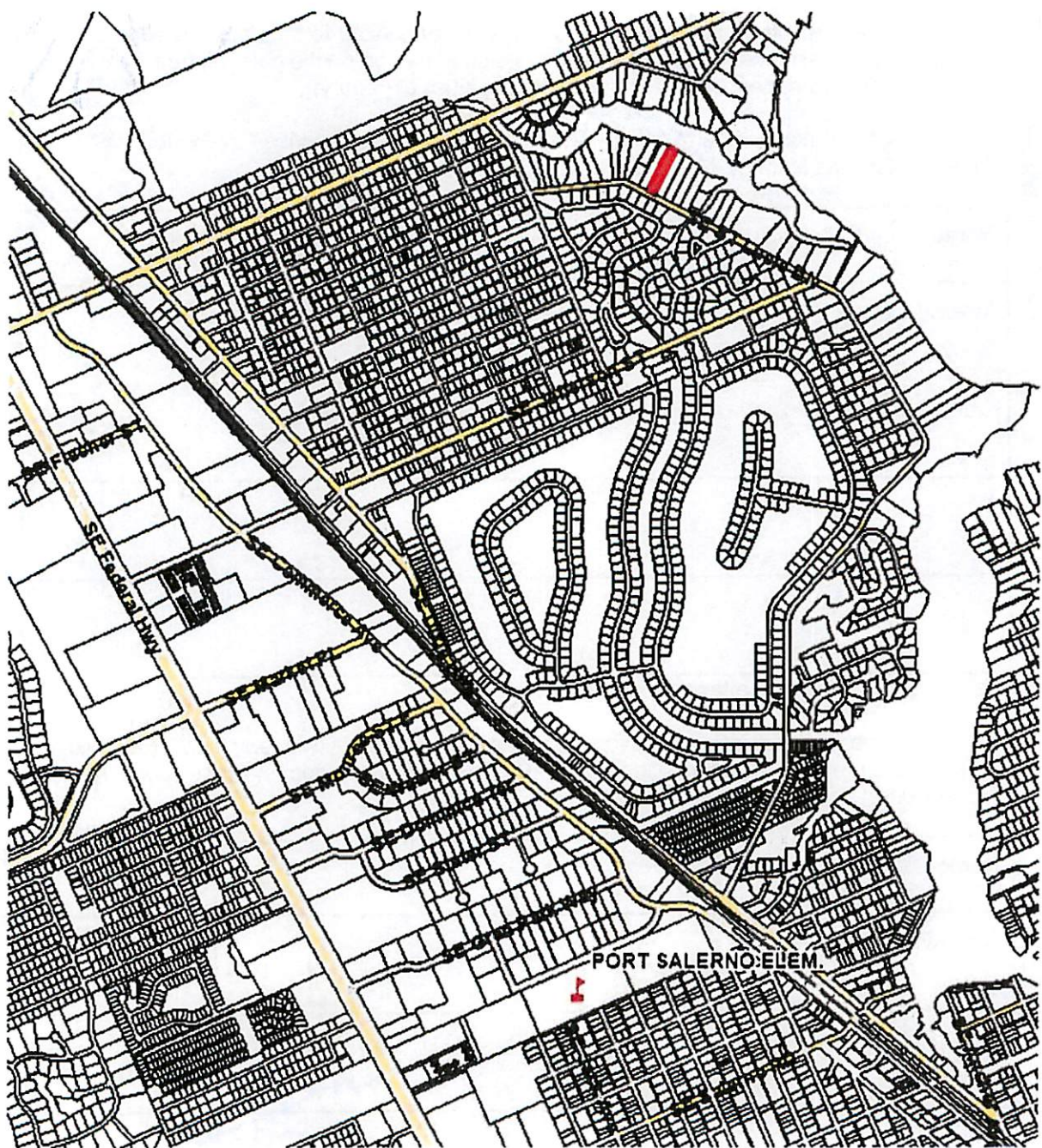
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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	3,761 sq. ft.	< \$1,500,000	0
Multi-family	0			
Apartment	0			
Townhouse	0			
Other	0			

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.

Oakey Zoning Change Application – School Worksheet Attachment



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
Jeremy Oakey	2865 SE St. Lucie Blvd. Stuart FL 34997
Katherine Oakey	2865 SE St. Lucie Blvd. Stuart FL 34997

(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
See owners, above.		

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Navy Federal Credit Union	820 Follin Lane, Vienna VA 22180	Mortgage

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application*
BLD202012 0816	See owners, above.	12/15/20	Residential swimming pool with deck	P

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

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]

STATE OF Florida
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 28 day of JAN 2022, by
Jeremy Oakey, who is personally known to me or have produced
Drivers license as identification.

[Signature]

Notary Public, State of Florida

(Notary Seal)

Print Name: Jasmine A. Gillette

My Commission Expires: March 28 2025

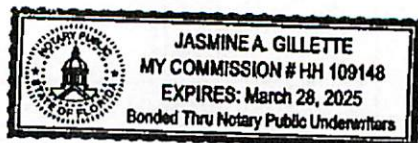


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

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.

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
Jeremy Oakey	2865 SE St. Lucie Blvd. Stuart FL 34997
Katherine Oakey	2865 SE St. Lucie Blvd. Stuart FL 34997

(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
See owners, above.		

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Navy Federal Credit Union	820 Follin Lane, Vienna VA 22180	Mortgage

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application*
BLD202012 0816	See owners, above.	12/15/20	Residential swimming pool with deck	P

(If more space is needed attach separate sheet)

- Status defined as:
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P = Pending
D = Denied
W = Withdrawn

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]

STATE OF Florida
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 28 day of JAN 2022, by
Jeremy Oakey, who is personally known to me or have produced
Drivers license as identification.

[Signature]
Notary Public, State of Florida
Print Name: Jasmine A. Gillette
My Commission Expires: March 28 2025

(Notary Seal)

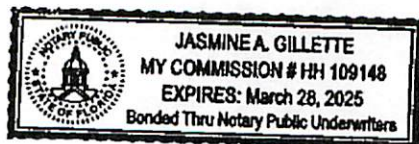
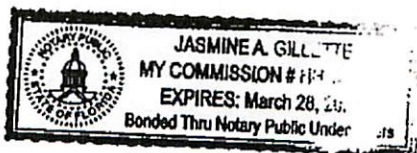


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

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Article 10.2.B.3. Article 10, Development Review Procedures;
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 - 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.

Your Source

Public Notices

for the latest...

Bids and Proposals

CITY OF FORT PIERCE
FORT PIERCE, FLORIDA

BID NO. 2022-016

Sealed bids will be received by the City of Fort Pierce, Florida, in the Purchasing Division, until:

3:00 PM, WEDNESDAY,
MAY 19, 2022

for furnishing:

AVENUE B RECONSTRUCTION
(15TH STREET TO 8TH STREET)In accordance with detailed specifications available upon request in the Purchasing Division, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of the documents are available electronically from the Purchasing Division by e-mail request to procurement@cityoffortpierce.com, or on the web site of the City of Fort Pierce, Florida (<http://www.cityoffortpierce.com>) or www.demandstar.com (www.demandstar.com).

A Mandatory Pre-Bid Conference will be held at 10:00 A.M. Friday, April 29, 2022, in the Engineering Conference Room, Room 102A, City Hall, 100 North U.S. 1, Fort Pierce, FL. All interested bidders MUST attend this meeting in order for their bids to be considered. Anyone arriving after 10:15 A.M. will not be allowed to participate in the bid process.

The City of Fort Pierce encourages Minority/Women Owned Business Enterprise participation.

CITY OF FORT PIERCE
Purchasing Manager
Pub Apr 13 & 20, 2022
TCN5211699CITY OF FORT PIERCE
FORT PIERCE, FLORIDA
REQUEST FOR PROPOSAL NO.
2022-013

Sealed proposals will be received by the City of Fort Pierce, Florida, in the Purchasing Division, until:

3:00 PM, MONDAY, MAY 23,
2022

for furnishing:

CITY MARINA DOCKS PROPERTY
INSURANCE COVERAGEIn accordance with detailed specifications available upon request in the Purchasing Division, City Hall, 100 N. U.S. 1, Fort Pierce, Florida. Copies of the documents are available electronically from the Purchasing Division by e-mail request to procurement@cityoffortpierce.com, or on the web site of the City of Fort Pierce, Florida (<http://www.cityoffortpierce.com>) or www.demandstar.com (www.demandstar.com).

The City of Fort Pierce encourages Minority/Women Owned Business Enterprise participation.

CITY OF FORT PIERCE
Purchasing Manager
Pub Apr 20 & 27, 2022
TCN5106744REQUEST FOR BID
(RFB) 2022-3407
Martin County Board of County Commissioners
Attn: Purchasing Division
1401 S.E. Monterey Road
Stuart, Florida 34996
pur.div@martin.fl.us
www.martin.fl.us

The Board of County Commissioners, Martin County, Florida, will receive sealed bids for:

PAINTING SERVICES
Martin County is seeking bids from qualified vendors to provide all labor, equipment and materials necessary for complete painting services at Martin County facilities on an "as needed" basis. Sealed bids will be received by the Purchasing Division at the Information Desk on the 1st floor at the address above via DemandStar until 2:30 PM local time, on Wednesday, May 25, 2022. Bids received after the designated time and date will not be considered. The complete bid document may be downloaded from www.demandstar.com (online bidding site). Martin County is an equal opportunity affirmative action employer. By order of the Board of County Commissioners of Martin County, Florida. Publish: The Stuart News April 20, 2022
TCN5219719

Public Advertisement

Proctor Construction Company is soliciting bidders for Sebastian River Middle School Cafeteria & Classroom Remodeling & Renovation project located at 9400 County Road 512, Sebastian, Florida 32958. Scope to include partial interior remodeling and renovation of the existing kitchen, cafeteria (dining / multipurpose), art classroom and computer lab and associated storage and office spaces located within the one-story building. All sealed Bids must be received by 5:00 pm on Monday April 25, 2022, at Proctor Construction Office, 2050 US-1, Suite 200 Vero Beach, FL 32960. All bids received after 5:00 pm on the day specified above will not be opened or considered. Bidders must meet predetermined criteria set forth in the instructions to bidders. Plans, specifications and bid package information are available through Proctor Construction at 772-348-1164 or by email at ahal@proctorco.com.

Bids and Proposals

Publish March 25, 27, 28, 29, 30, 31, April 1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 2022
TCN4640898

CALL FOR BIDS/PROPOSALS

Fort Pierce Utility Authority
Fort Pierce, Florida is accepting sealed solicitations for:IT22-49 5% FURIC ACID
93% (66 BAUME)
Detailed information for submission and scope of work is available at www.fpsia.comor by e-mail to: PurchasingManager@fpsia.comPublish: April 20 & 27, 2022
TCN5218309

Notice To Creditors

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION
File No. 312022CP000463
Division
IN RE: ESTATE OF
DAREN J. MEYERS
DAREN JAMES MEYERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAREN J. MEYERS, deceased, whose date of death was March 29, 2022 and is pending in the Circuit Court for Indian River County, Florida, Probate Division, the address of which is 2009 16th Avenue, Vero Beach, Florida 32960. The names and addresses of the persons having claims or demands against decedent's estate must be set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is April 20, 2022.

Attorney for Personal Representative:
John Joseph McHugh, Jr., Esquire
Attorney
Email: john@jmmchughlaw.com
Florida Bar No. 444626
John Joseph McHugh, Jr., EsquirePersonal Representative:
Dolan James Mezzell
Name
Dolan James Mezzell
1555 Indian River Blvd., Suite 125
Vero Beach, Florida 32961
district telephone 772-778-1100
1555 Indian River Blvd., Suite 125
Vero Beach, Florida 32961
Pub: April 20, 27, 2022
TCN5221112

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF
MARY LORETTA FRINQUELLI
a/k/a Mary L. Frinquelli
Deceased.CASE NUMBER:
312022CP000351
JUDGE ROBERT M. MEADOWS

NOTICE TO CREDITORS

The ancillary administration of the estate of Mary Loretta Frinquelli, a/k/a Mary L. Frinquelli, deceased, whose date of death was August 26, 2021, is pending in the Circuit Court for Indian River County, Florida, Probate Division, the address of which is 2009 16th Avenue, Vero Beach, Florida 32960. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Notice To Creditors

Fax: (772) 234-5213
Ancillary Personal Representative:
Darc Frinquelli
756 Beachland Blvd.
Vero Beach, FL 32963Pub: April 20 & 27, 2022
TCN5218889

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA PROBATE DIVISION

File No. 2022CP000380

IN RE: ESTATE OF DOROTHY A. CLAPP, Deceased.

NOTICE TO CREDITORS

The administration of the estate of DOROTHY A. CLAPP, deceased, whose date of death was January 15, 2022, is pending in the Circuit Court for Indian River County, Florida, Probate Division, the address of which is 2009 16th Avenue, Vero Beach, FL 32960. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: April 20, 2022.
FRANK T. PLOTTE, Esq.
Attorney Personal Representative
Florida Bar No. 0239801
MURPHY REID, LLP
11300 U.S. Highway One, Suite 401
Palm Beach Gardens, FL 33408
Telephone: 561-355-8800
fplotte@murfuryreid.com
eservice@murfuryreid.comDAVID D. VALENTINE, Personal Representative
5730 W. First Avenue SW
Vero Beach, FL 32968
Publish: April 20, 27, 2022
TCN522442

Public Notices

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARINGS

Subject: This is a request by Jeremy and Katherine Oakey (2004-0019) for a proposed amendment to the county zoning atlas for an residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district from the WE-1, Waterfront Estate District to RE-10A, Residential Estate District, or the most appropriate zoning district. The approximate 1.23-acre parcel of land is located at 2865 SE Saint Lucie Boulevard in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

Location: The approximate 1.23-acre parcel of land is located at 2865 SE Saint Lucie Boulevard in Stuart.

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 6:00 P.M., Monday, May 2, 2022, or as soon after as the matter may be heard, on Thursday, May 5, 2022.Public hearing: BOARD OF COUNTY COMMISSIONERS (BOC)
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, May 17, 2022.

Place: Martin County Administrative Center, 2421 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in the proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to or from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to: 2401 E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY or device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mail notice of the application in accordance with Section 106.6, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of

Public Notices

intent with the County Administrator at least 7 business days prior to the LPA or BOC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by a duly authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video tapes intended to be presented as evidence must be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BOC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including the application for item materials, please call the Growth Management Department at (772) 288-5459. To the public hearings, written comments should be sent to Brian Ham, Senior Planner, bham@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.THIS NOTICE DATED THIS 14TH DAY OF APRIL 2022.
Publish: April 20, 2022
TCN5219100

NOTICE OF PUBLIC HEARING

TO THE OWNERS AND ALL PERSONS INTERESTED IN THE LANDS, CORPORATE AND OTHER PROPERTY IN AND ADJACENT TO THE HOBE-SANT LUCIE CONSERVANCY DISTRICT'S UNIT OF DEVELOPMENT NO. 1A.

You are notified that the Hobe-Sant Lucie Conservancy District has filed in the office of the Secretary of the District a Resolution to Consider Approval of the Water Control Plan for Unit of Development No. 1A which includes lake excavation, fill placement, construction of roads, wetland creation and construction of water distribution and wastewater collection systems.

Written objections to the proposed Water Control Plan for the District's Unit of Development No. 1A may be filed at the District's Office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, on or before the District's scheduled meeting which is to be held at Hobe-Sant Lucie State Park, 2340 S. Burne Road, Hobe Sound, FL 33455 at 9:30 A.M. on Wednesday, April 27, 2022. A Public Hearing on the proposed Water Control Plan will be conducted at this regularly scheduled meeting and written objections, if any, will be considered at that time. At the meeting, the District's Board of Supervisors may determine to proceed with the proposed Water Control Plan and direct the District's Engineer to prepare an Engineer's Report identifying any real property to be taken, assessing benefits and damages and estimating the cost of improvements associated with the proposed Water Control Plan. A final hearing on approval of the proposed Water Control Plan and the Engineer's Report shall be held on or after the date of the next regularly scheduled District Board of Supervisors meeting at least twenty-five (25) days but no later than sixty (60) days after the last scheduled publication of the notice of filing of the notice of the District.

If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.

Pub: April 20, 2022
TCN5220358

Notice Under Fictitious Name Law Pursuant to Section 689.02, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SPECIALIZED EMERGENCY ROADSIDE TECH located at 1760 SE SALEBRINO RD., in the County of Martin, City of Stuart, Florida 34996, intends to register the said name with the Florida Department of State, Tallahassee, Florida, Dated at Stuart, Florida, this 15th day of April, 2022.
DANNY PORTER
Pub: April 20, 2022
TCN5220876Effective April 1, 2022, Dr. Keith J. Kalish, DPM will no longer be practicing at 1285 36th St., Suite 203 Vero Beach, FL 32960. Dr. Radu Purice of Certified Foot & Ankle Specialists, LLC has been working with Dr. Keith J. Kalish, and will continue providing medical care for all patients. All medical records are located at the office address for the patient's convenience. For any additional questions or concerns, please call 772-567-0111.
TULI, April 13 & 20, 2022, May 4, 2022
TCN5206568

Public Sale

Extra Space Storage will hold a public Auction to sell personal property described below, belonging to those individuals listed below at the location indicated. Extra Space Storage, 5355 U.S. 1 Vero Beach, FL 32967 Friday, May 6th, 2022, 12:00 PM. Sea Breeze Rehabilitation and Nursing Center, None Given - The Auction will be listed and advertised on www.storageauctions.com

Bidders must be with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may resell any purchase upon the winning bidder takes possession of the personal property.

Pub: April 20 & 27, 2022
TCN5209817

Date of First Publication: April 6, 2022

President,
Board of Supervisors
Hobe-Sant Lucie Conservancy District
Pub: April 13 & 20, 2022
TCN5196232PUBLIC NOTICE
CITY OF SEBASTIAN
INDIAN RIVER COUNTY
FLORIDA

THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS SCHEDULED A PUBLIC HEARING IN THE CITY COUNCIL CHAMBERS, 1225 E. MAIN STREET, SEBASTIAN, AT REGULAR MEETING TO BE HELD ON THURSDAY, MAY 5, 2022, AT 6:00 P.M. TO CONSIDER APPROVING A SITE PLAN MAJOR MODIFICATION APPLICATION FOR THE CALVARY CHAPEL CHURCH LOCATED AT 1201 SE SEBASTIAN BOULEVARD FOR A PRO-

Public Notices

POSED 7,420 SF CHURCH BUILDING ADDITION, 35 FEET IN HEIGHT, ALONG WITH REQUIRED PARKING, STORMWATER AND LANDSCAPING. INDIAN RIVER COUNTY TAX PARCEL ID NO. IS 31-38-23-0002-0005-00003.0. CURRENT ZONING IS PS (PUBLIC SERVICE) AND LAND USE IS INS (INSTITUTIONAL).

ALL INTERESTED PARTIES MAY APPEAR AT THE HEARING AND PRESENT TESTIMONY WITH RESPECT TO THE PROPOSED SITE PLAN. THE SITE PLAN IS AVAILABLE FOR REVIEW IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 AM TO 4:30 PM.

AL ALVAREZ, CHAIRMAN
PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY
CITY OF SEBASTIAN, FLORIDANo stenographic record by a certified court reporter will be made of the proceeding meeting. Any person who decides to appeal any decision made by the Council with respect to any matter considered at this meeting will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be heard.
Pub: April 20, 2022
TCN5220358

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.

Pub: April 20, 2022
TCN5220358

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DANNY PORTER
Pub: April 20, 2022
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Board of Supervisors
Hobe-Sant Lucie Conservancy District
Pub: April 13 & 20, 2022
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SELL IT
BUY IT
FIND IT
LOVE ITcars
garage
sales
tickets
jobs
antiques
motorcycles
computers
boats
sports
equipment
pets
instruments
jewelry
furniture
tablets
auctions
yard sales
collectibles
appliances
cameras
coinsPlace Your
Classified
Ad Today.SELL YOUR CAR
FIND A HOME
GET A JOB
ADOPT A PET
BUY A BOAT

Check out the classified ads everyday.

SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS

(month) (day), (2022)

(addressee from the certified property owners list)
(address)

Subject and Location: This is a request by Jeremy and Katherine Oakey (O041-001) for a proposed amendment to the county zoning atlas for an residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district from the WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. The approximate 1.23-acre parcel of land is located at 2865 SE Saint Lucie Boulevard in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption (Section 5.32.B.3.f.(7), LDR).

Dear *(property owner)*:

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, May 5, 2022

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, May 17, 2022

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the

subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Brian Elam, Deputy Senior Planner, (e-mail: belam@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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.

Sincerely,

(applicant's name)

Attachment: Location map

PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

January 27, 2022

Ownership Search

Prepared For: McCARTY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ P.A.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500- foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).


Iris M. Crews

PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P22-11719/IC

THE ATTACHED REPORT IS ISSUED TO McCARTY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ P.A.. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500- foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 34994

By: _____

Iris M. Crews



Recorded in Martin County, FL 6/22/2017 9:09 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$7,000.00
 CFN#26-41916 BK 2933 PG 46 PAGE 1 of 2

Prepared by and return to:
 Lorraine M. Johnson
 Legal Assistant
 Marc R. Gaylord, P.A.
 12000 SE Old Dixie Hwy.
 Hobe Sound, FL 33455
 772-545-7740
 File Number: 2017-194
 Will Call No.:

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 20th day of June, 2017 between Patrick Borrico and Luisa Borrico, husband and wife whose post office address is 1585 SE St Lucie Blvd, Stuart, FL 34997, grantor, and Jeremy L. Oakey and Katherine N. Oakey, husband and wife whose post office address is 2865 SE Saint Lucie Blvd., Stuart, FL 34997, grantee:

(Whenever 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, trusts and trustees)

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:

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.

Parcel Identification Number: 37-38-41-007-500-00530.70000

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 grantee 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; that the grantor hereby fully warrants the title to said

DoubleTimee

Exhibit 'A'
 page 1 of 2

CFN#2641916 BK 2933 PG 47 PAGE 2 of 2

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, 2016.

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:

Witness Name:

Deborah Flowers

Witness Name: **Deborah Flowers**

Patrick Borrico

(Seal)

Witness Name:

Deborah Flowers

Witness Name: **Deborah Flowers**

Luisa Borrico

(Seal)

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 20 day of June, 2017 by Patrick Borrico and Luisa Borrico, who ☐ are personally known or ☒ have produced a driver's license as identification.

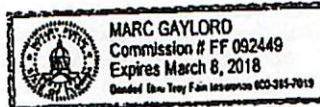
[Notary Seal]

Notary Public

Printed Name:

MARC GAYLORD

My Commission Expires:



Warranty Deed - Page 2

Exhibit 'A'
page 2 of 2

DoubleTime



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

220

Basic Info

PIN	AIN	Situs Address	Website Updated
37-38-41-007-500-00530-7	34295	2865 SE ST LUCIE BLVD STUART FL	1/27/22

General Information

Property Owners OAKEY JEREMY L OAKEY KATHERINE N	Parcel ID 37-38-41-007-500-00530-7	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 2865 SE ST LUCIE BLVD STUART FL 34997	Account Number 34295	Neighborhood 393060 West Lake & N Lake WF
Tax District DISTRICT TWO MSTU	Property Address 2865 SE ST LUCIE BLVD STUART FL	Legal Acres 1.2260
	Legal Description GOLDEN GATE ELY 1/2 OF LOT W53 OR 359/17...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 752,400	\$ 240,990	\$ 993,390	\$ 0	\$ 993,390	\$ 0	\$ 993,390

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Exhibit B
Page 1 of 2

Sale Date
6/20/17

Grantor (Seller)
BORRICO PATRICK & LUISA

Doc Num
2641916

Sale Price
\$ 1,000,000

Deed Type
Wd Full Covenant and Warranty Deed

Book & Page
2933 0046

Legal Description

GOLDEN GATE ELY 1/2 OF LOT W53 OR 359/1700

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Copyright © 2020 Martin County Property Appraiser. All Rights Reserved. | Website Disclaimers

Exhibit "B"
page 2 of 2

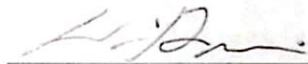
Notice Zoning Change
Jeremy & Katherine Oakey
File Number 0041-001

This is to certify that the pictured sign was installed at the property that is the subject of the zoning change application and complies with the requirements of Article 10, Section 10.6.B.1 through 10.6.B.3 of the Land Development Regulations of Martin County, Florida.


Christen Spake

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 15 DAY OF April, 2022 BY Christen Spake, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


Notary Public, State of Florida



DAVID LEWIS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG291221
Expires 2/18/2023

MY COMMISSION EXPIRES



Sign 1
Side 1



Sign 1
Side 2

[space above line provided for recording data]

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

RESOLUTION NUMBER 22-

**REGARDING DENIAL OF CHANGE IN ZONING CLASSIFICATION FROM
WE-1, WATERFRONT ESTATE DISTRICT, TO RE-1/2A, RESIDENTIAL
ESTATE DISTRICT FOR JEREMY AND KATHERINE OAKY**

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

1. Jeremy and Katherine Oaky submitted an application for a change in zoning district classification from the current WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on May 5, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on May 17, 2022.
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 request by Jeremy and Katherine Oaky for a change in zoning district classification from the current WE-1, Waterfront Estate District to RE-1/2A Residential Estate District is hereby denied because XXXXX.

B. 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 19TH DAY OF APRIL 19, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
DOUG SMITH, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT A

Legal Description

That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat Book 3, Page 8, Palm Beach County (now Martin County), Florida Public Records, being further described as follows: Start at a concrete monument located on the Southwesterly corner of Lot W-53, Plat of Sewalls Point Land Company, Plat Book 1, Page 129-A, Public Records of Palm Beach (now Martin) County, Florida, for the point of beginning, thence run Northeasterly along the Southeasterly line of said Lot W-53, a distance of 480 feet to a concrete monument; thence continue to run Northeasterly along said lot line, a distance of 40 feet, more or less, to the waters of West Lake, thence meander Northerly and Westerly along the waters of said West Lake to the intersection with a line that is 100 feet Northwesterly of and parallel to said Southeasterly line of Lot W-53; thence run Southwesterly, along said parallel line a distance of 70 feet, more or less, to a concrete monument; thence continue to run Southwesterly along said parallel line, a distance of 465 feet to a concrete monument located on the Easterly right of way of St. Lucie Avenue; thence run Southeasterly along said right of way a distance of 100 feet to the Point of Beginning.

PARCEL ID: 37-38-41-007-500-00530-7

TOTAL AREA: 1.23 ACRES

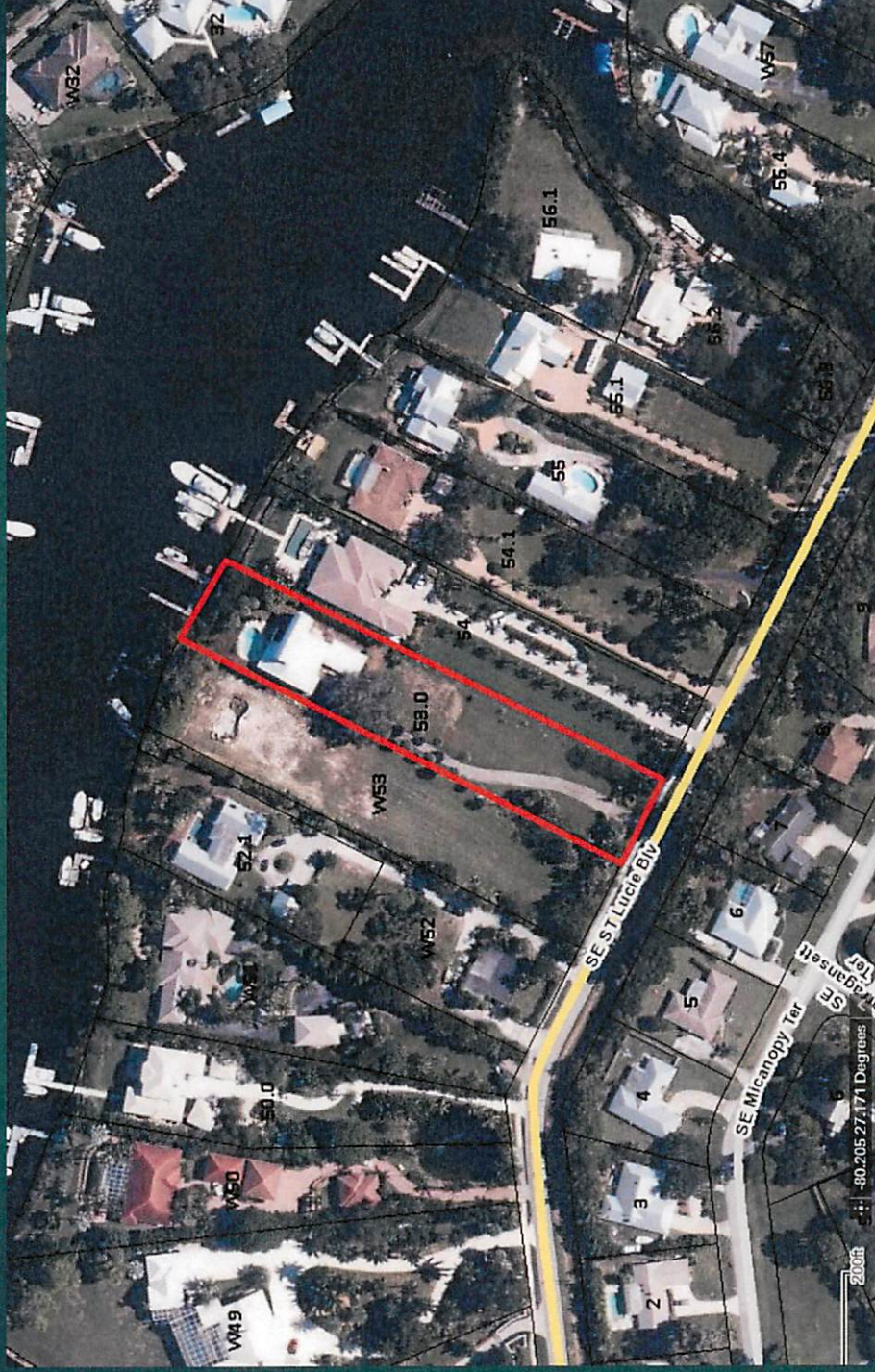
**Board of County
Commissioners Meeting**

May 17, 2022

**Brian Elam
Senior Planner**

Jeremy and Katherine Oakey Rezoning (O041-001)

2021 SUBJECT SITE AERIAL PHOTOGRAPH

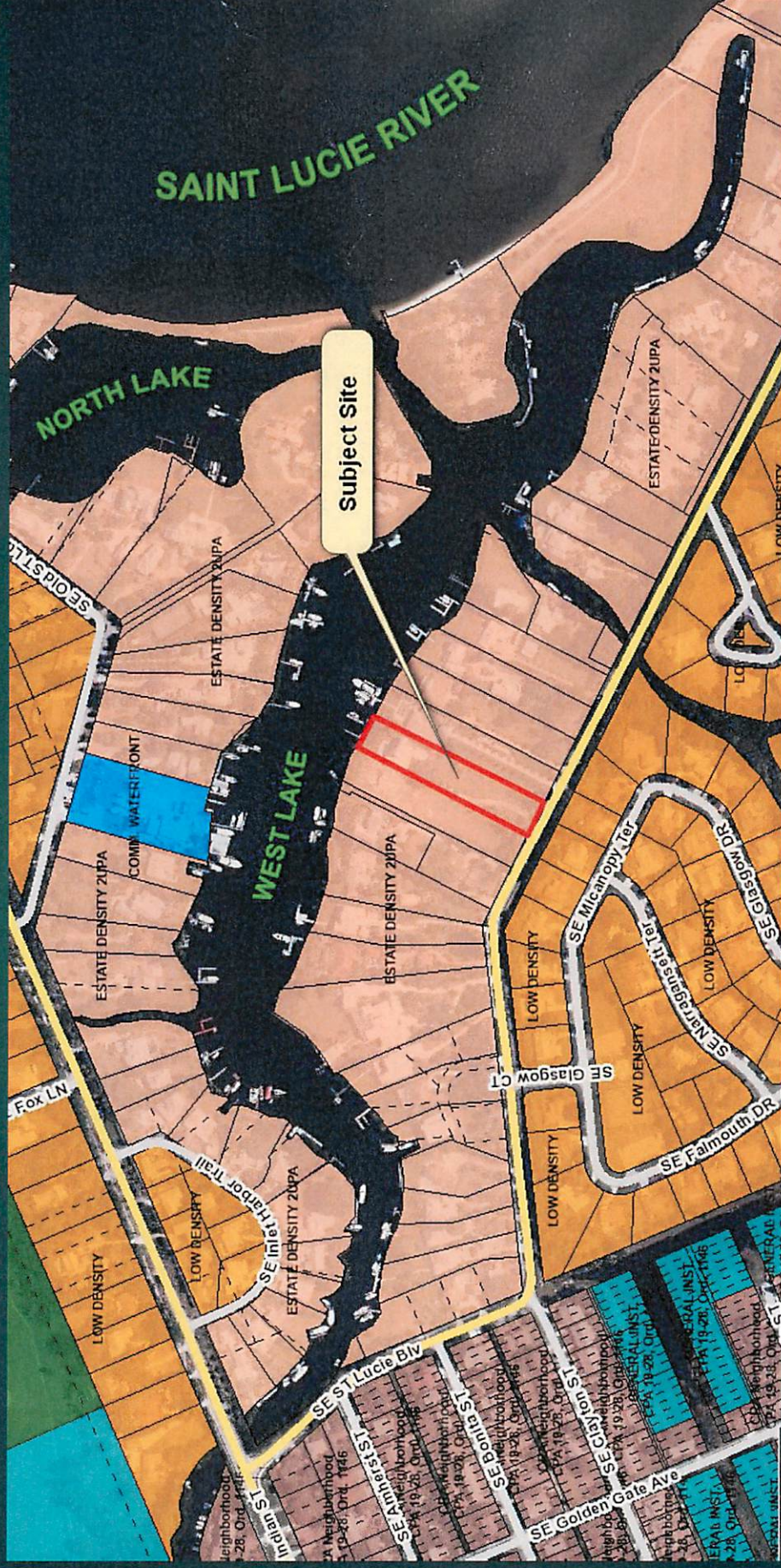


ZONING ATLAS EXCERPT



WE-1, WATERFRONT ESTATE DISTRICT

FUTURE LAND USE MAP



ESTATE DENSITY 2UPA

CATEGORY “A” ZONING OPTIONS

There is one standard zoning district that is available to implement the Estate Density 2UPA land use policies of the CGMP which is:

- RE-1/2A
- PUD Zoning is also an option

DEVELOPMENT STANDARDS

(Excerpt from LDR, Table 3.12.1 (2021))

Category	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	RE-1/2 A	21,780	100	2.00	—	—	30	50	—
B	WE-1	30,000	100	(a)	—	35	30/2	50	—

(a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.

(Excerpt from LDR, Table 3.12.2 (2021))

Category	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	RE-1/2A	25	25	25	25	15	15	15	15	15	15	15	15
B	WE-1	35 (g)	35 (g)	—	—	50 (g)	50 (g)	—	—	15	15	—	—

SURROUNDING AREA



SURROUNDING AREA REZONING TO CATEGORY "A" RE-1/2A RESIDENTIAL ESTATE DISTRICT

STAFF RECOMMENDATION

1. Move that the Board receive and file the agenda item and the staff report as Exhibit 1.
2. Move that the Board approve the request to rezone from WE-1, Waterfront Estates District to RE-1/2A, Residential Estate District.

THIS CONCLUDES THE PRESENTATION

Brian Elam, PMP
(772) 288-5501 belam@martin.fl.us

County
EXHIBIT # 2

PMP certified project manager with experience providing cradle-to-grave management of large-scale integrations.

Professional Experience

- | | |
|--|----------------|
| Martin County – Stuart, Florida | Present - 2021 |
| Senior Planner, Growth Management | |
| <ul style="list-style-type: none">• Manage various projects submitted by applicants related to development in unincorporated Martin County providing summaries, staff reports and supporting documentation presented to the public when required.• Provide customer service to the public for those seeking information related to development in unincorporated Martin County. | |
| Palm Beach County – West Palm Beach, Florida | 2021 - 2014 |
| Electronic Systems Analyst, Electronic Services & Security | |
| <ul style="list-style-type: none">• Assists or develops County electronics systems standards, policies, procedures, and scopes of work (SOW).• Assists in the development of Requests for Proposals (RFP's) and bids for the procurement and implementation of related electronics systems.• Manage low voltage portions of capital improvement construction projects validating and accepting installations.• Review, approve, and comment on all contractors' submittals, drawings, terms and conditions and contract details.• Develop rough order of magnitude and bottom-up estimates.• Performs electronics systems designs, analyses and implementation plans.• Assist in developing a 10-year planning and budget schedule with estimates to support replacement of all county electronics.• Ensure compliance with all contracted requirements.• Perform project closeout and lessons learned recording.• Manage multiple projects concurrently up to \$40M. | |
| Walgreens Distribution Center – Jupiter, Florida | 2014 - 2010 |
| Tandem Maintenance Technician | |
| <ul style="list-style-type: none">• Troubleshoot and maintenance of electrical, mechanical and alignment problems related to an automated system of cranes, robots, conveyors, high-speed sorters, articulating lifts, pallet jacks and forklifts. | |
| PAC Seating – Palm City, Florida | 2009 - 2008 |
| Avionics Program Manager | |
| <ul style="list-style-type: none">• Project manager overseeing the design and integration of electronics on custom aircraft seating. | |
| NWL Capacitors – Riviera Beach, Florida | 2008 - 2005 |
| Capacitor Engineer | |
| <ul style="list-style-type: none">• Designer and project manager for the development of new custom high-voltage capacitors and enclosures for commercial and military customers.• Author of test plans, manufacturing shop orders and ISO standards related to work.• Performed corona discharge testing above 90kV for required products. | |
| Northrop Grumman Space Technology – Redondo Beach, California | 2005 - 1997 |
| R&D Project Manager/Associate Engineer | |
| <ul style="list-style-type: none">• Responsible design engineer and project manager for high energy laser weapons systems including data acquisition and control, power and control, and custom electronics.• Managed multiple large projects from requirements definition, production, integration & test and closeout providing in depth analysis and reporting to key stakeholders.• Experienced in R&D, Quality Control, Clean Room and Spacecraft assembly.• Performed Quality Assurance inspection and recommended corrective actions.• Designed, analyzed and improved new and existing electronics circuit boards and assemblies.• Prepared Statements of Work (SOW) for the purchase of materials and equipment.• Drafted working drawings, wiring diagrams, design reviews, test procedures and failure analysis reports.• Performed functional, acceptance and qualification testing on site and at vendor locations. | |

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/1/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

Education

Project Management Professional (PMP), Project Management Institute, Number 2903859	2020
Stanford Certified Project Manager (SCPM), Stanford Center for Professional Development	2009
Master of Business Administration, University of Phoenix	2007
Bachelor of Science, Electronics Engineering Technology, ITT	1999

Professional Development & Training

Laser weapon systems engineering (company certificate program)	2005
Class 1000 clean room experience	1997-2005
Electrostatic discharge (ESD) safety training	1997-2005
Material Review Board (MRB) (authorized to define root cause and corrective action)	2000-2005
ISO9001: 2000E NWL internal auditor to verify process compliance	2007
Synchronous Flow Management/Theory of Constraints	2007
NFPA 70 E Electrical Safe Work Practices training	2010-2014
Lock-out/Tag-out	2010-2014
OSHA 1910.269, OSHA 1926.500 personal fall arrest systems	2010-2014
5S+1 Lean Workplace Organization & Six-Sigma experience	1997-2008

Software & Tools

Extensive training and experience with 2D AutoCAD, Microsoft Excel, Word and Project. Experience with many Adobe products and custom software for managing and tracking work.

U.S. Army – Fort Bliss, Texas	1984-1987
Short-range Air Defense Gunnery Crewman	
• Airborne training at Fort Benning	
• Preventive maintenance on 2 ½ ton, 5-ton trucks and Vulcan 20 mm systems	
• Training related to desert deployment	