

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

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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](#)



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Growth Management Department  
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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 Lindsay

Address: 7997 W Jack James Drive

City: Stuart, State: FL Zip: 34997

Phone: (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

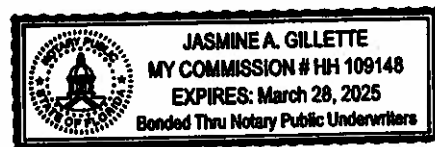
I hereby certify that the foregoing instrument was acknowledged before me this 28 day  
of January, 20 22, by Jeremy Oakey.

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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## 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



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**

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*

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.

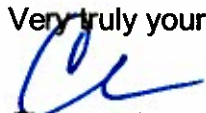
On behalf of the Applicant, we respectfully request that this application to change the zoning on the Property from WE-1 to RE-1/2A be granted.

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

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](mailto:cls@mccarthysummers.com)

cc: Client

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DEPARTMENT

## **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, 4<sup>th</sup> 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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DEPARTMENT**

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

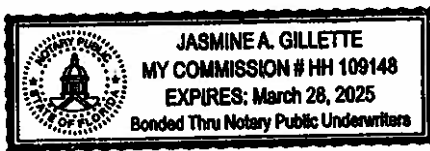
[Signature]  
Jasmine A. Gillette  
Printed Name of Witness

[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:

Deborah Flower

Witness Name: **Deborah Flowers**

Patrick Borrico

(Seal)

Witness Name:

Deborah Flower

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.

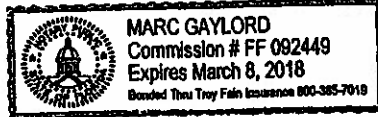
[Notary Seal]

Notary Public

Printed Name:

MARC GAYLORD

My Commission Expires:



## 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 1<sup>st</sup> 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 1<sup>st</sup> 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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FEB 09 2022

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DEPARTMENT

**Exhibit "A"**  
**Legal Description**

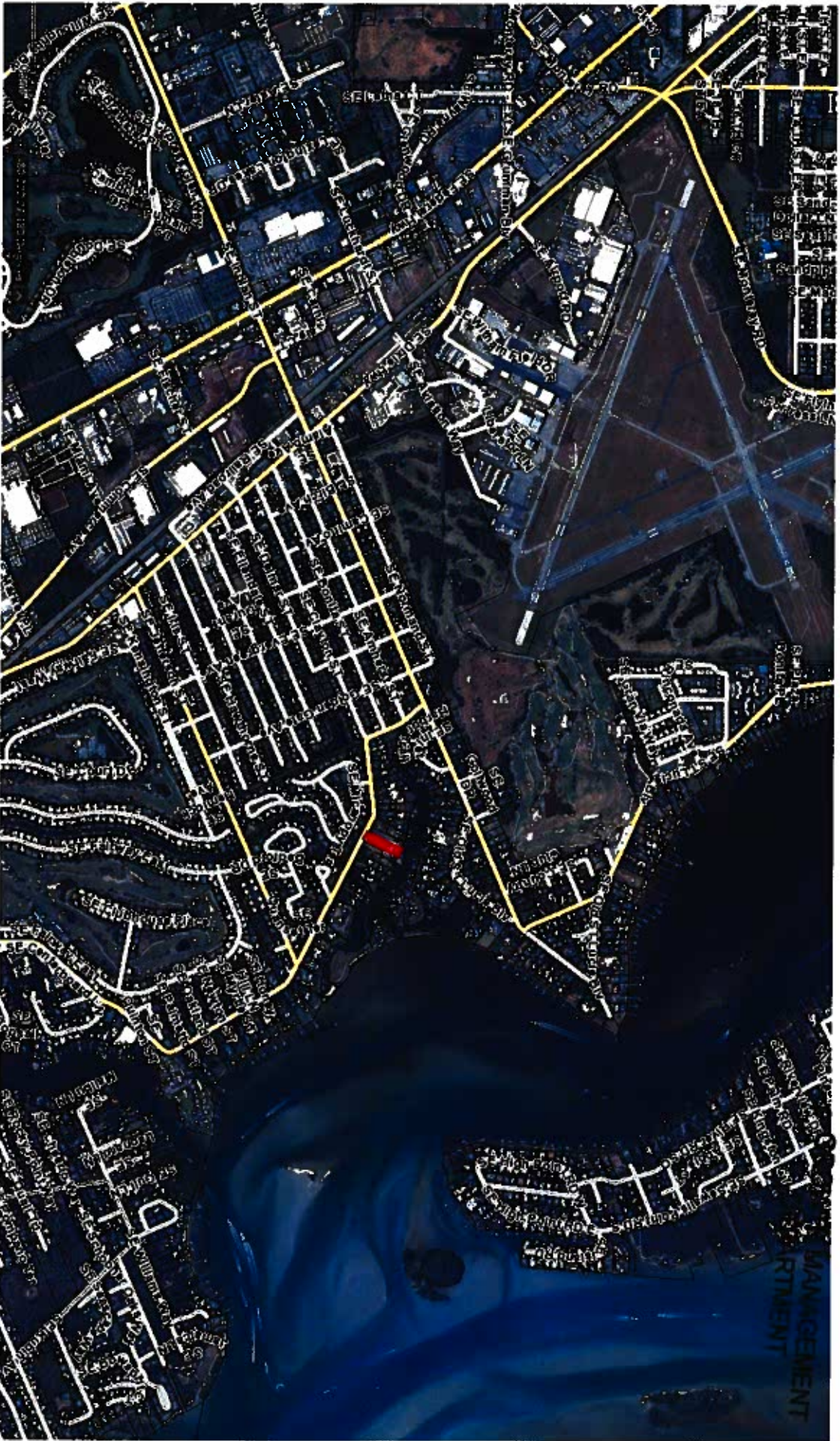
That certain real property located in Martin County, Florida, more particularly described as follows: Lying and being in Township 38 South, Range 41 East, being known as the Southeasterly one-half of Lot W-53, PORT SEWALL, a Subdivision according to the Plat recorded November 18, 1913, recorded in Plat 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

**RECEIVED**  
FEB 09 2022

Aerial Photo



RECEIVED  
FEB 09 2022  
GROWTH MANAGEMENT  
DEPARTMENT



FEB 09 2022

**GROWTH MANAGEMENT  
DEPARTMENT**



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).

A handwritten signature in blue ink, appearing to read 'Iris M. Crews', is written over a printed name.

Iris M. Crews

**RECEIVED**

**FEB 09 2022**

**GROWTH MANAGEMENT  
DEPARTMENT**



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)

**Witneseth**, 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

DoubleTime

Exhibit 'A'  
 page 1 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**

Witness Name:

Deborah Flowers

Witness Name: **Deborah Flowers**

Patrick Borrico

(Seal)

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.

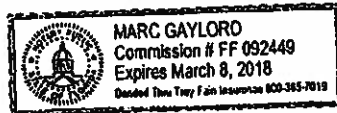
[Notary Seal]

Notary Public

Printed Name:

MARC GAYLORD

My Commission Expires:





MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

# 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.

Exhibit "B"  
page 1 of 2

## Current Sale

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										

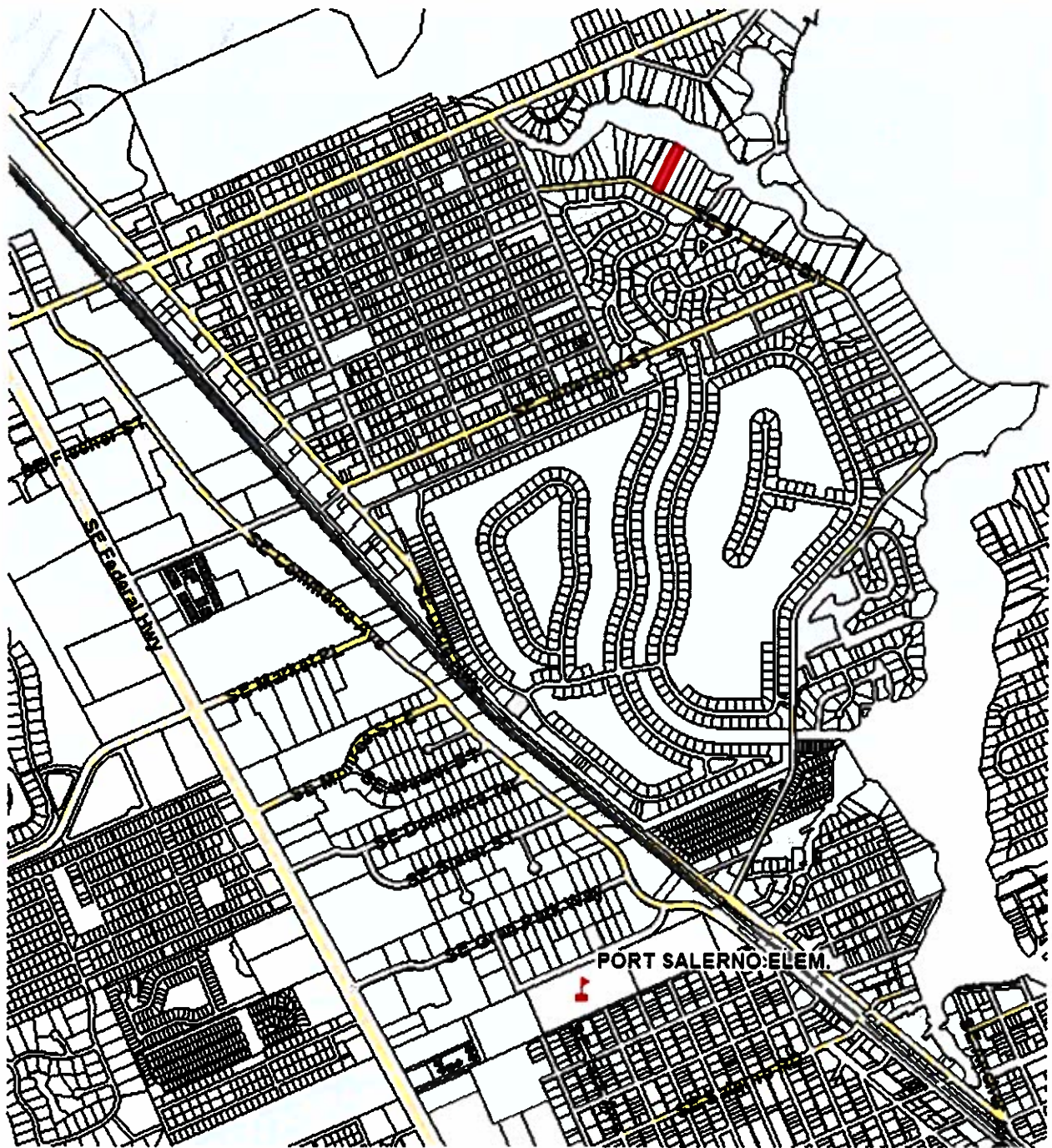
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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:

<b>Name</b>	<b>Address</b>
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):

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

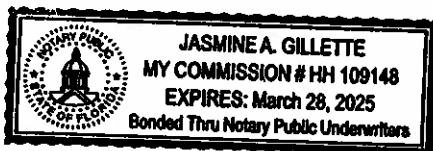
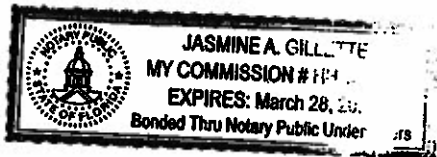
[Signature]

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  
Print Name: Jasmine A. Gillette  
My Commission Expires: March 28 2025

(Notary Seal)



**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.