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December 19, 2025

Martin County Surveying Division
Public Works Department
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, Florida 34996

Re: Open Road Frontage Variance Request; Section 4.843.K.1.c., Martin County Land Development Regulations

Dear Surveying Division:

Please find this letter and the enclosed application as Robert Donovan and Jaime Donovan and Shannon Beem and Gerald Beem's (collectively the "Applicant") request pursuant to Section 4.843.K.1.c., Martin County Land Development Regulations ("MCLDRs"), for a variance to the open road frontage requirement for the allowance of the issuance of building permits for the subject properties. The properties subject to this open road frontage variance request are described as the West ½ of Tract 8 and the East ½ of Tract 8, Palm City Farms, according to the plat thereof recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida (Parcel Identification Number 28-38-40-000-007-00010-0). The subject properties are lots of record, each resulting from legal lot splits. The West ½ of Tract 7 is under common ownership as the West ½ and East ½ of Tract 8 and has frontage on an open road (SW Moore Street). The West ½ and East ½ of Tract 8 parcels were recently created via a lot split. The conveyance deeds for the Tract 8 lot split are enclosed herewith. Access to the West ½ and East ½ of Tract 8 is via a fifteen-foot (15') access and utility easement over the West ½ of Tract 7. A copy of the recorded easement is enclosed with this application.

Pursuant to the requirements of Section 4.843.K.1.c., MCLDRs, we would respectfully request the Board of County Commissioners grant a variance that allows building permits to be issued for the subject property not fronting an open road based on a determination that:

- (1) The subject property is a legal lot of record; and
- (2) The lot has legal access to an open road that is:
 - (a) Reasonable and practical; and
 - (b) In general conformity to the style and character of the neighborhood; and

- (c) Established by recorded document no more than ¼ mile (1,320 feet) long;
and
- (3) The variance does not create an undue burden on the County's provision of public safety or public services.

As noted above, the subject properties are lots of record. The subject properties have legal access to an open road (SW Moore Street), that is reasonable and practical and in general conformity with the style and character of the area. The granting of the variance will be in harmony with the character of western Martin County.

The length of the easement to provide access to the subject property from SW Moore Street is under the threshold restriction in Section 4.843.K.1.c(2)(c) referenced above.

The granting of the variance will not create an undue burden on the County's provision of public safety or public services. The granting of the variance will allow for the construction of a single-family home, and accessories structures, on the subject properties consistent with, and subject to, applicable Martin County land development regulations.

Enclosed with this letter and application is the variance fee application fee of \$370.00.

Should there be questions, or any additional information required, please contact me. We would request that this variance request be placed on the next available Board of County Commissioners agenda for its consideration and approval. As access is over a publicly dedicated right-of-way, no notice is required under the applicable MCLDRs for this type of open road frontage variance request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tyson Waters', with a stylized flourish at the end.

Tyson Waters, Esq.

Enclosures

Cc: Michael Grzelka, County Engineer (*via email only*)
Elysse Elder, County Attorney (*via email only*)
client



MARTIN COUNTY PUBLIC WORKS DEPARTMENT
OPEN ROAD FRONTAGE VARIANCE REQUEST
IN ACCORDANCE WITH SECTION 4.843.K
LAND DEVELOPMENT REGULATION

FOR YOUR REFERENCE THERE IS A PUBLIC MAP SHOWING OPEN ROADS WITHIN MARTIN COUNTY.
THE MAP CAN BE FOUND HERE: http://geoweb.martin.fl.us/roadway_assets/

INSTRUCTIONS: HAND DELIVER OR MAIL COMPLETED FORM, PAYMENT FOR ROAD OPENING VARIANCE FEE (\$370) AND ALL SUPPORTING DOCUMENTS TO: MARTIN COUNTY SURVEYING DIVISION
2401 SE MONTEREY ROAD
STUART, FL 34996

MAKE CHECK PAYABLE TO *MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS*

ROAD OPENING VARIANCE FEE: \$370 (AS SET FORTH IN RESOLUTION NUMBER 16-3.20 BY THE BOARD OF COUNTY COMMISSIONERS)

APPLICANT:

NAME Robert Donovan, et.al. c/o Tyson Waters, Esq. PHONE NO. 772-287-4444
E-MAIL ADDRESS twaters@foxmccluskey.com
ADDRESS 2300 SE Monterey Road, Suite 201
CITY, STATE Stuart, Florida ZIP CODE 34996

PROPERTY INFORMATION:

PROPERTY ID NUMBER 28-38-40-000-007-00010-0
ADDRESS Unassigned - SW Moore Street, Palm City, Florida

LEGAL DESCRIPTION West 1/2 of Tract 7 and all of Tract 8, Palm City Farms, as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County

SHOWN ON PLAT (NAME OF SUBDIVISION OR DEVELOPMENT)

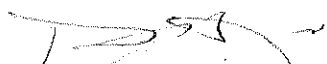
Palm City Farms

SUPPORTING DOCUMENTS ATTACHED:

☒ DEED(S)/TITLE REPORT OR COMMITMENT

☐ SURVEY(S)

☒ RECORDED EASEMENT(S)


APPLICANT'S SIGNATURE

12-19-25
DATE