

Prepared by:
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

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**BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA**

**[REGARDING THE APPLICATION OF
SPENCER DENTON (GROTH)
FOR A ZONING SETBACK VARIANCE ON PROPERTY LOCATED AT 279 SW HARBOR
STREET WITHIN THE HR-1, SINGLE-FAMILY RESIDENTIAL DISTRICT]**

WHEREAS, THIS BOARD HAS MADE THE FOLLOWING DETERMINATIONS OF FACTS:

1. Spencer Denton (Groth) have submitted a non-administrative variance application to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for the HR-1, Single-family Residential District to permit the construction of a swimming pool and sand-set travertine deck on east 100 feet of lot 25, Section 2 of Harbor Estates, according to the plat as recorded in Plat Book 3, Pages 65, of the Public Records of Martin County, Florida. The subject property is located at 279 SW Harbor Street, Stuart, Florida.
2. This Board considered this application to reduce the setback requirements at a public hearing on October 23, 2025.
3. At the public hearing, all interested parties were given an opportunity to be heard.

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

- A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
- B. Literal interpretation of the provisions of Article 3, Land Development Regulations, Martin County Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
- C. The special conditions and circumstances do not result from the actions or inactions of the applicant.

D. Granting the variance requested will not confer on the applicant any special privilege that is denied to owners of other lands, structures, or buildings in the same district.

E. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

F. The granting of the variance will be in harmony with the general purpose and intent of the Land Development Regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

G. A variance to the rear yard setback of 19 ft. to reduce the setback requirement from 25 ft. to 6 ft. to permit the construction of a swimming pool with sand-set travertine deck as set forth on the site plan attached hereto as Exhibit A.

H. This resolution shall be recorded in the official 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 23RD DAY OF OCTOBER, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

REBECCA DIMA,
AGENCY RECORDER/NOTARY

BY: _____
MAC ROSS, CHAIRMAN

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: _____
MELISSA L. PIETRZYK,
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Site Plan