



**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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Variance (Non-Administrative) Checklist

Please include the following items in the order shown below. **If any item is not included, please identify the item and the reason for its exclusion.** Links to specific forms are included with some items, noted in blue font.

REQUIRED FORMAT

All documents and plans shall be submitted digitally, on one disc or flash drive (flash drive preferred). The digital version of plans shall be a .pdf at a minimum of 24x36 inches and 300 dpi (not a scanned copy). **Bookmark all the documents and plans in the order they appear in the Checklist.** Do not provide electronic signatures on any documents as they create errors in the bookmarked PDFs.

One paper packet (8 1/2x11-inch) of documents must also be submitted. Include one (1) full-size folded (not rolled) hard copies of the survey and one (1) set of minimum 11"x17" hard copies of all other plans. Certain documents require raised seal and wet signatures as described in the specific checklist item.

FEE: The Full application fee as established by BOCC resolution shall be submitted with the application. Checks are made payable to the Martin County Board of County Commissioners.

Development Review Fee Schedule - \$690.00 Included with Application

REQUIRED DOCUMENTS

- ☒ 1. **APPLICATION:** Application signed by the owner or the entity having power of attorney from the owner to act on his/her behalf, pursuant to section 10.5.B. In addition to identifying the entities that comprise the development team, the names of each individual who is authorized to submit documents during the development review process must be listed on the application and power of attorney forms.
Development Review Application
- ☒ 2. **DIGITAL SUBMITTAL AFFIDAVIT:** Affidavit, signed by the applicant or agent, certifying the digital application is an exact duplicate of the hard copy.
Digital Submittal Affidavit

- ☒ 3. **COPYRIGHT PERMISSION TO DUPLICATE MATERIALS FORM:** Individual permission to duplicate copyright materials form as required to comply with public record requests for such items as site plans and surveys. Each consultant that has a copyright on any documents/plans needs to fill out an individual form.

Permission to Duplicate Copyright Materials

- ☒ 4. **NARRATIVE:** Project summary including the history of the property/project, the type of development being proposed, the location and size of the subject property, the variance being requested and any associated information relating to the proposal.

- ☒ 5. **POWER OF ATTORNEY:** A notarized power of attorney authorizing an agent to act on the owners' behalf.

- ☒ 6. **RECORDED DEED:** A copy of the recorded deed(s) for the subject property.

- ☒ 7. **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.

- ☒ 8. **LEGAL DESCRIPTION:** Full legal description including parcel control number(s) and total acreage.

- ☒ 9. **SITE LOCATION MAP:** Include all adjacent and internal roadways, surrounding properties and a clear site boundary.

- ☒ 10. **CERTIFICATION OF PROPERTY SEARCH (IF PUBLIC HEARINGS REQUIRED):** A certified property owners search, meeting distance requirements as designated by Article 10 Land Development Regulations, Martin County Code must be obtained by an attorney at law or title company. Only the letter from the title company should be submitted with the formal development review submittals. To meet public records requirements, submit the addresses as a separate document prior to scheduling any public hearings.

REQUIRED PLANS

**Property owner radius *
Search Submitted
w/ Digital upload.*

- ☒ 11. **BOUNDARY SURVEY:** Boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of the application, signed and sealed by a licensed Florida Professional Surveyor and Mapper.

- ☒ 12. **SITE PLAN:** A site plan illustrating what is being requested.

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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Variance



Name or Title of Proposed Project: Variance as to 3236

Brief Project Description:

Please see attached narrative

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)

37-38-41-007-252-00070-1

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Don and Cynthia Corbett

Company Representative: _____

Address: 351 Grindstone Creek Dr

City: Clarksville, State: GA Zip: 30523

Phone: (706) 599-0363 Email: d.corbett@outlook.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Don and Cynthia Corbett

Company Representative: _____

Address: 351 Grindstone Creek Dr

City: Clarkesville, State: GA Zip: 30523

Phone: (706) 599-0363 Email: d.corbett@outlook.com

Agent (Name or Company): Audra R. Creech

Company Representative: McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.

Address: 2400 SE Federal Highway, Fourth Floor

City: Stuart, State: FL Zip: 34994

Phone: (772) 286-1700 Email: arc@mccarthysummers.com

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): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

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): Audra R. Creech

Company Representative: McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.

Address: 2400 SE Federal Highway, Fourth Floor

City: Stuart, State: FL Zip: 34994

Phone: (772) 286-1700 Email: arc@mccarthysummers.com

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. 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:

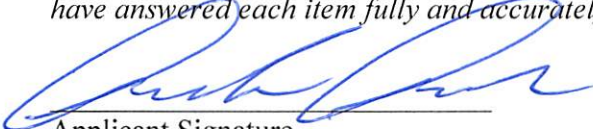
When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that 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.

F. 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

03/02/2020
Date

Andra R. Creech, Esq.
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of March, 2020, by Andra R. Creech, who is ☐ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Audra R. Creech, Esq., attest that the electronic version included for the project Application for Variance as to 3236 SE St. Lucie Blvd 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.


Applicant Signature

03/02/2026
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of March, 2026, by Audra R. Creech, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)



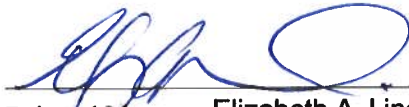
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Elizabeth A. Lindsay, am the copyright owner of the following materials:
3236 SE St. Lucie Blvd. Stuart Florida ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

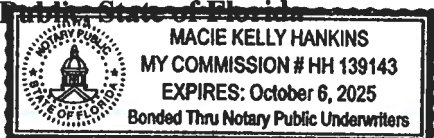
I warrant that I have the authority to grant the permission requested by Martin County.


Printed Name: Elizabeth A. Lindsay

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of August, 2025, by Elizabeth A Lindsay, who is ☒ personally known to me, or ☐ produced the following type of identification N/A.

NOTARY PUBLIC SEAL


Notary Public, State of Florida

MACIE KELLY HANKINS
MY COMMISSION # HH 139143
EXPIRES: October 6, 2025
Bonded Thru Notary Public Underwriters

(Printed, Typed or Stamped Name of
Notary Public)

February 23, 2026

NARRATIVE FOR NON-ADMINISTRATIVE VARIANCE

RE: Project Name: Corbett Non-Administrative Variance Application (the “Application”)
Project Number: TBD
Parcel Address: 3236 SE St. Lucie Boulevard, Stuart, Florida (the “Property” or the “Subject Property”)
Parcel ID Number: 37-38-41-007-252-00070-1

I. History, Location, Size, Land Use and Zoning of Subject Property

Our Firm has the privilege of representing the Applicants, Don and Cynthia Corbett (the “Applicants”) and owners of the Subject Property, in the application for Non-Administrative Variance for relief from setbacks as discussed in more detail herein. The Applicants, who are originally from this area, acquired ownership of the Subject Property by way of the enclosed August 28, 2006, Deed from Ms. Patricia M. Larson and intended this Lot to be their final home.

The Subject Property (or “Property”) located at 3236 SE St. Lucie Boulevard, Stuart, Florida is also known as Lot 7 of Block 252 of the Golden Gate Plat originally of Palm Beach County (now Martin County) dated March 11, 1925. The land use designation of the Subject Property is “Low Density Residential” and the zoning designation on the Subject Property is the class B zoning of “R1-C” also known as the “Single-Family Residential District”. The Applicants wish to build a single-family residential dwelling which is a permitted use in the applicable land use and zoning designations of the Subject Property.

Pursuant to the above-referenced 1925 plat, the Subject Property does not meet the current Martin County Land Development Regulations lot size requirement, as the Subject Property is only 14,525.5 sqft, or .334 acres, instead of the currently required 15,000 sqft. However, pursuant to Martin County Land Development Regulations, as well as in- writing confirmation by Deputy Director of Growth Management, Peter Walden, this lot is a buildable lot as a grandfathered lot pre-platted prior to the lot size requirement of 15,000 sqft being imposed. Therefore, relief from the lot size requirement under article 3 of the Martin County LDRs is not required, but relief from certain setbacks is required to allow the Applicants to have reasonable use of the Subject Property.

Terence P. McCarthy¹
Robert P. Summers¹
Steven J. Wood²
Kenneth A. Norman
Nicola J. Melby^{3,4}
Owen Schultz
Margaret E. Wood^{5,6}
Jessica M. VanValkenburgh

Audra R. Creech
Of Counsel

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¹Board-Certified Specialist in
Real Estate Law by the Florida Bar

²Board-Certified Specialist in
Wills, Trusts & Estates Law
by the Florida Bar

³Board-Certified Specialist in
Elder Law by the Florida Bar

⁴Certified Elder Law Attorney
by National Elder Law Foundation

⁵Board-Certified
Estate Planning Law Specialist
by Estate Law Specialist Board, Inc.

⁶Accredited Estate Planner
by National Association of Estate
Planners & Councils

Integrity. Dedication. Solutions.

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II. Subject Request of Non-Administrative Variance

Applicants' plan to build a two-story single-family structure totaling 2,200 sqft, with a footprint of 1,100 sqft. As a part of that process, Applicants intend to place the entrance driveway to the Subject Property across the north boundary of the Subject Property to adjacent road S.E. Myrtle Street, instead of putting the driveway to adjacent St. Lucie Blvd across the Subject Property's east boundary.

The challenge with that otherwise logical strategy, is that pursuant to Growth Management's interpretation of the Martin County Land Development Regulations, as stated in enclosed email correspondence with Deputy Growth Management Director, Peter Walden, the "Front Setback" of 30 feet is interpreted to apply to the side on which the driveway is situated, regardless of the configuration of the front door or front of the structure.

Therefore, Applicants' request relief from the 30-foot front setback and ask that the 30-foot setback be applied to the east boundary, facing St. Lucie Boulevard, instead of applying the 30-foot setback to the north side of the Subject Property, even if the driveway runs to the north. Please see the diagrammatic difference between a variance granted (Version 1), and a variance not granted (Version 2) with the driveway to S.E. Myrtle.

The Applicants planned single family home is typical of the area's structures. The Subject Property, from its original platting, has had not only a slanted boundary along St. Lucie Boulevard, since its inception, but is also one of the smaller lots compared to its immediate counterparts to the south, Lot 6 and 5 of Block 525 of the Golden Gate Plat.

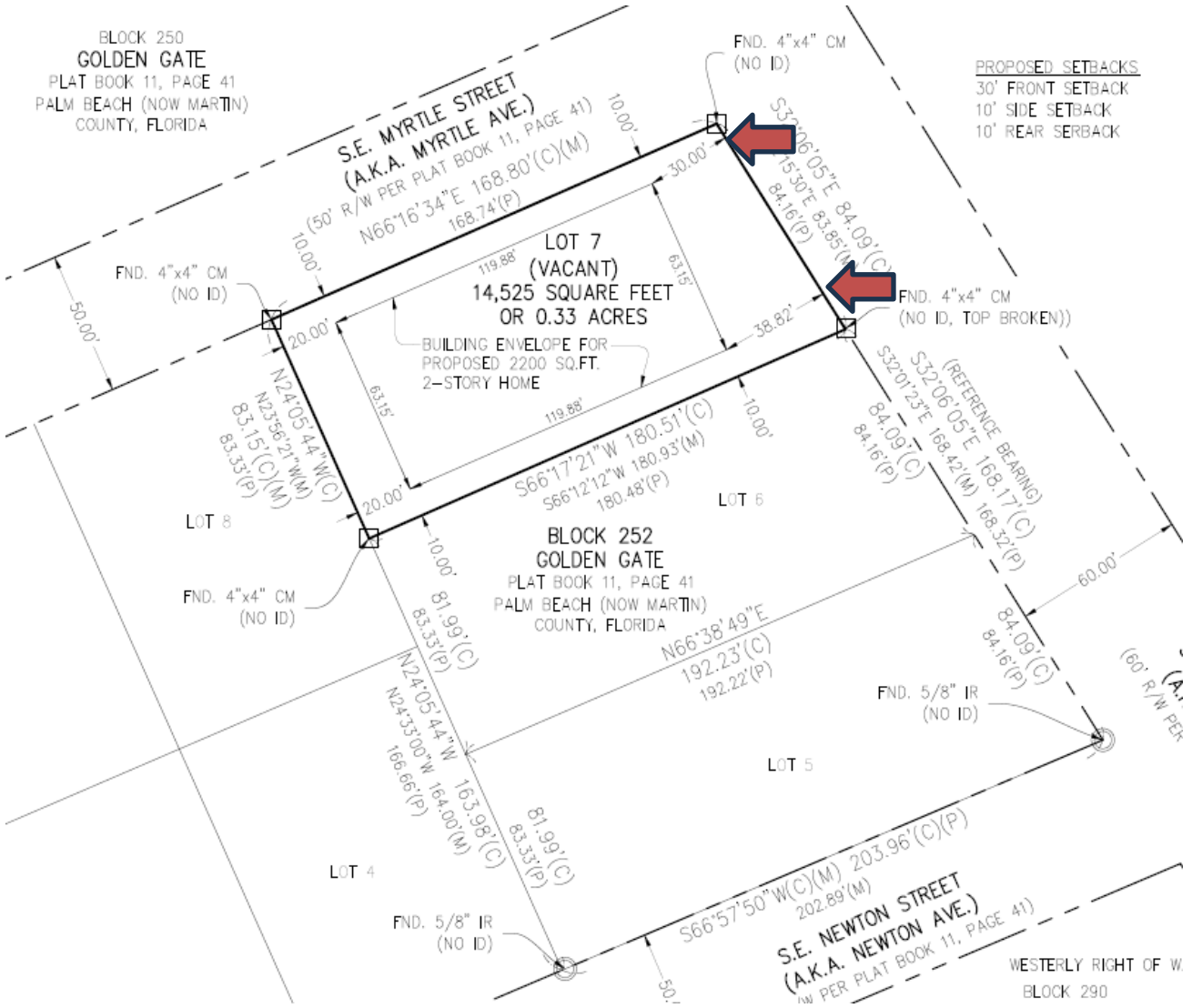
Additionally, the literal interpretation of how Martin County Growth Management is applying the front setback creates a situation where if the Applicants wish to IMPROVE the traffic flow along St. Lucie Boulevard, they will be reduced to a 33.15 foot wide structure because of the literal interpretation of Article 3 and the non-based code determination that the driveway creates the "front" instead of the direction of the structure. This interpretation by Growth Management is peculiar given the examples within the same plat where that interpretation seems to have not been applied (see final images included at the end of this narrative).

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In diagrammatical terms, Applicants would request approval of Version 1

**VERSION 1
(WITH VARIANCE & DRIVEWAY ON NORTH BOUNDARY):**



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III. Required Information to be Demonstrated

Pursuant to Martin County Land Development regulations, an application for Non-Administrative Variance shall include information which demonstrates 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](#) or [article 4](#) 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.

IV. Information Demonstrated

A. Special Conditions & Circumstances

The Applicants must demonstrate how the Property at issue here has:

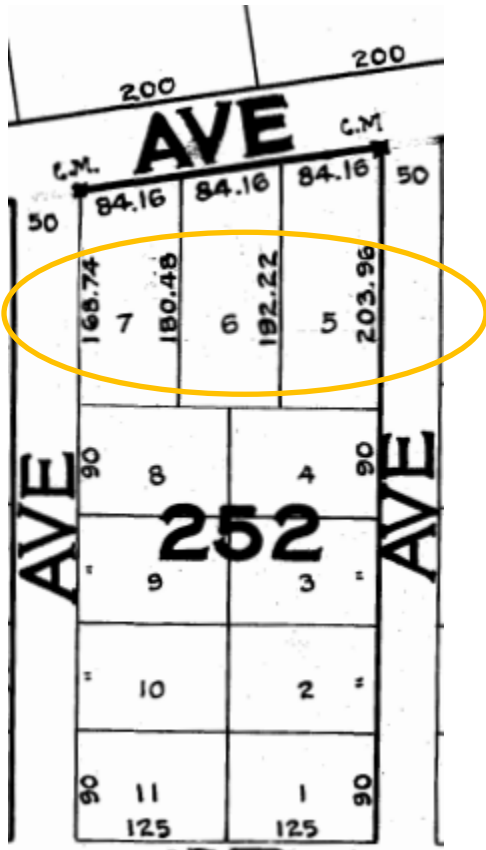
special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

The Subject Property (or "Property") located at 3236 SE St. Lucie Boulevard, Stuart, Florida is also known as Lot 7 of Block 252 of the Golden Gate Plat originally of Palm Beach County (now Martin County) dated March 11, 1925. Pursuant to the above-referenced 1925 plat, the Subject Property does not meet the current Martin County Land Development Regulation lot size requirement, as the Subject Property is only 14,525.5 sqft, or .334 acres, instead of the currently required 15,000 sqft, and while relief from the lot size requirement under article 3 of the Martin County LDRs is not required, but relief from certain setbacks is required to allow the Applicants to have reasonable use of the Subject Property.

The Applicants' planned single family home is typical of the area's structures. However, the Subject Property, from its original platting, has had not only a slanted boundary along St. Lucie Boulevard, since its inception, but is also one of the smaller lots compared to its immediate counterparts to the south, Lot 6 and 5 of Block 525 of the Golden Gate Plat.

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Upon review of the platted lots immediately adjacent to the south side of St Lucie Blvd, Lot 7 of Block 252, the Property, is one of the two smallest in western side length.



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size, placement, and constraints of the Property from its inception, the Applicants would request this Variance application be granted to allow the Applicants' to build their planned single-family home in the configuration reflected in Version I included above.

B. Deprivation of Rights Commonly Enjoyed

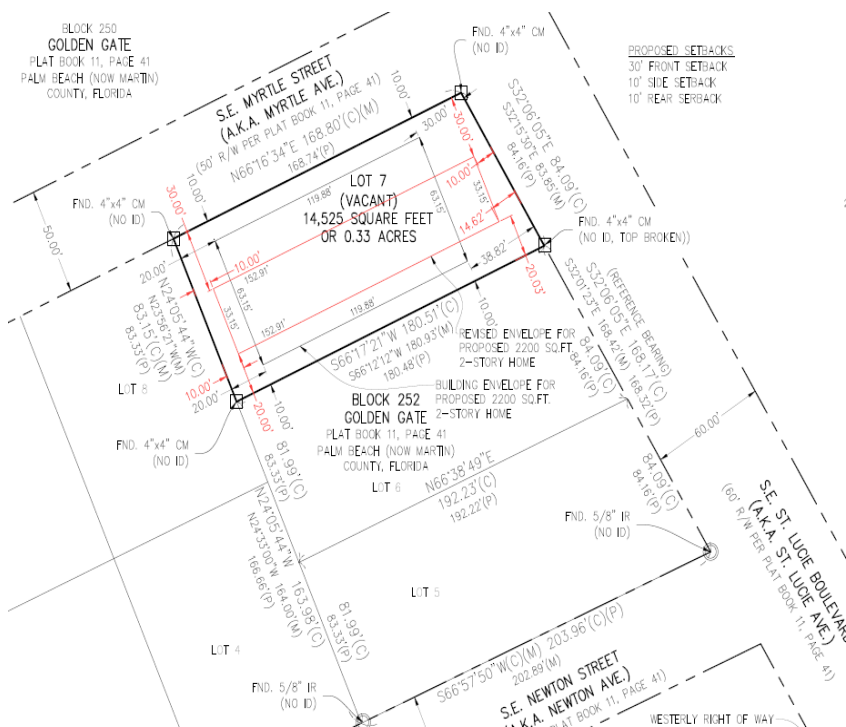
The Applicants must demonstrate how:

Literal interpretation of the provisions of article 3 or article 4 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district

Pursuant to the literal interpretation of the provision of Articles 3 and 4 indicated by the attached emails of the Growth Management Department of Martin County, wherever the driveway is placed on a property is where the "Front" of that property is for Setback purposes.

This literal interpretation, without a variance, would be either:

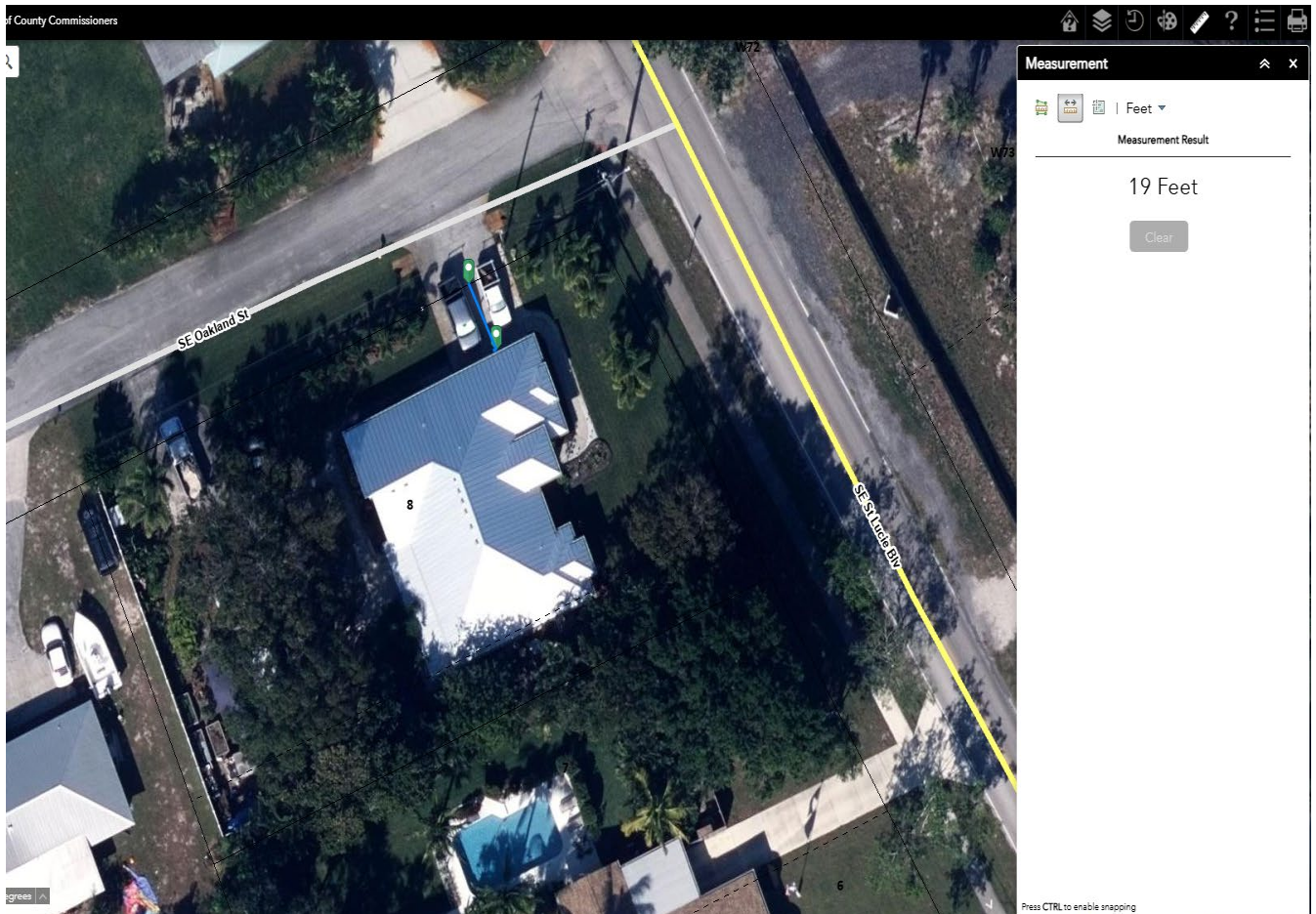
- 1) force the Applicants to put their driveway off St. Lucie Blvd, which would decrease the quality of traffic flow, or
- 2) force the Applicants to have the absurd result of a 30-foot-wide structure along the entire length of the Property as reflected in Version 2 identified above and excerpted again below:



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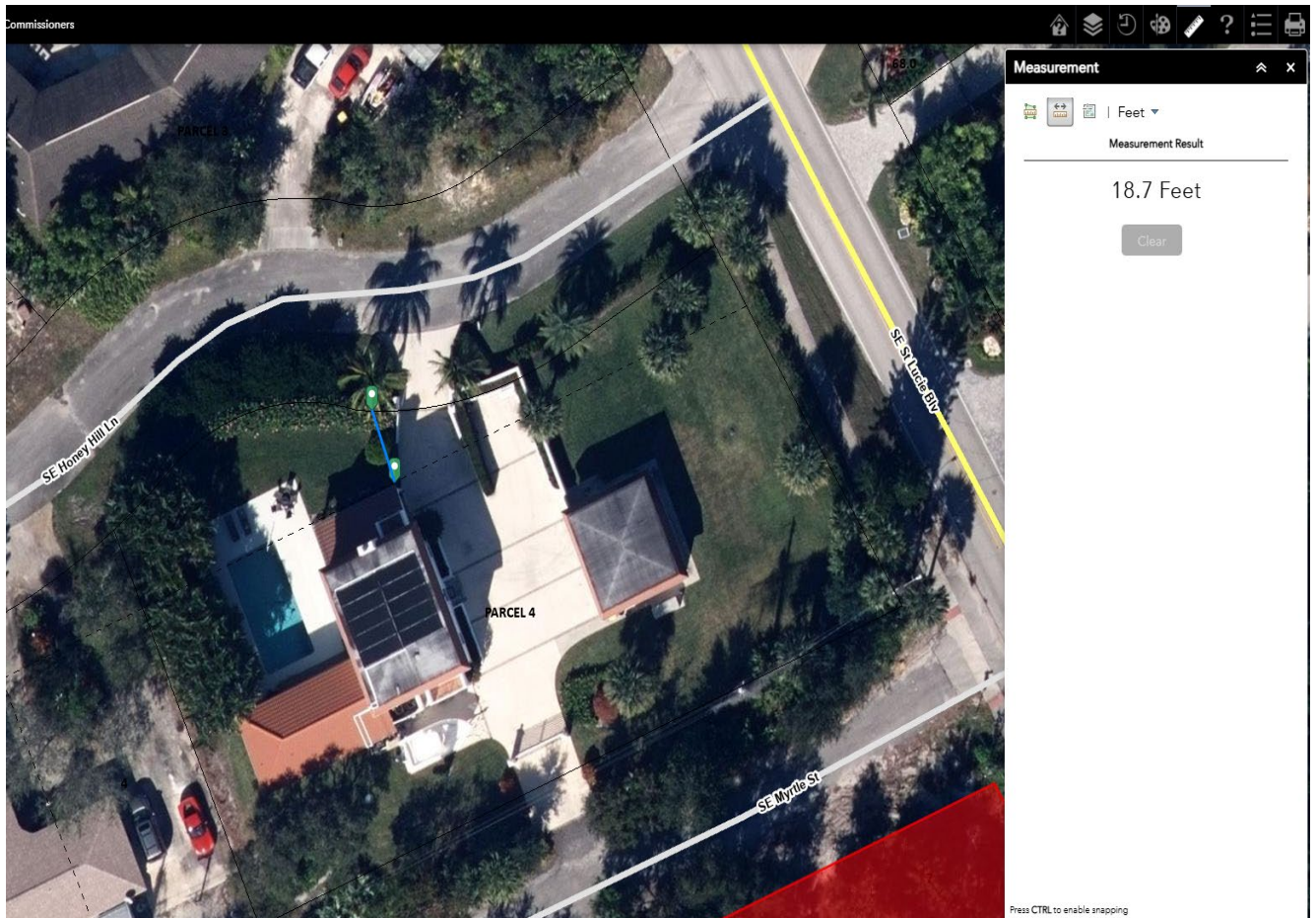
Meanwhile, please find below various obvious, existing and typical examples of a side driveway used by existing residences within the same plat, within the same neighborhood and within the same land use and zoning designation that upon cursory inspection have side driveways not off St. Lucie Blvd but have less than 30 feet setbacks on the side where that driveway falls (Please see the referred to examples immediately below):



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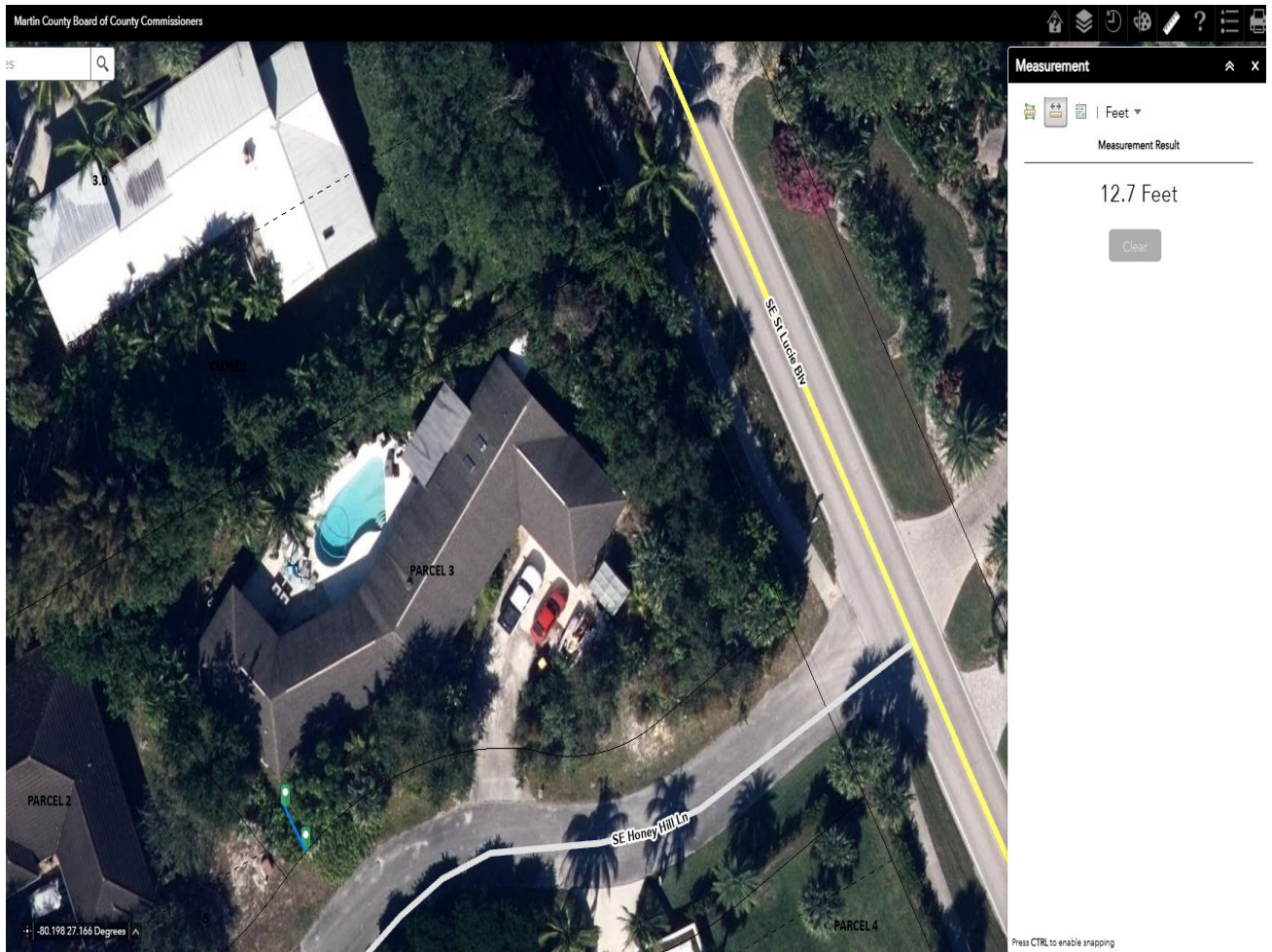
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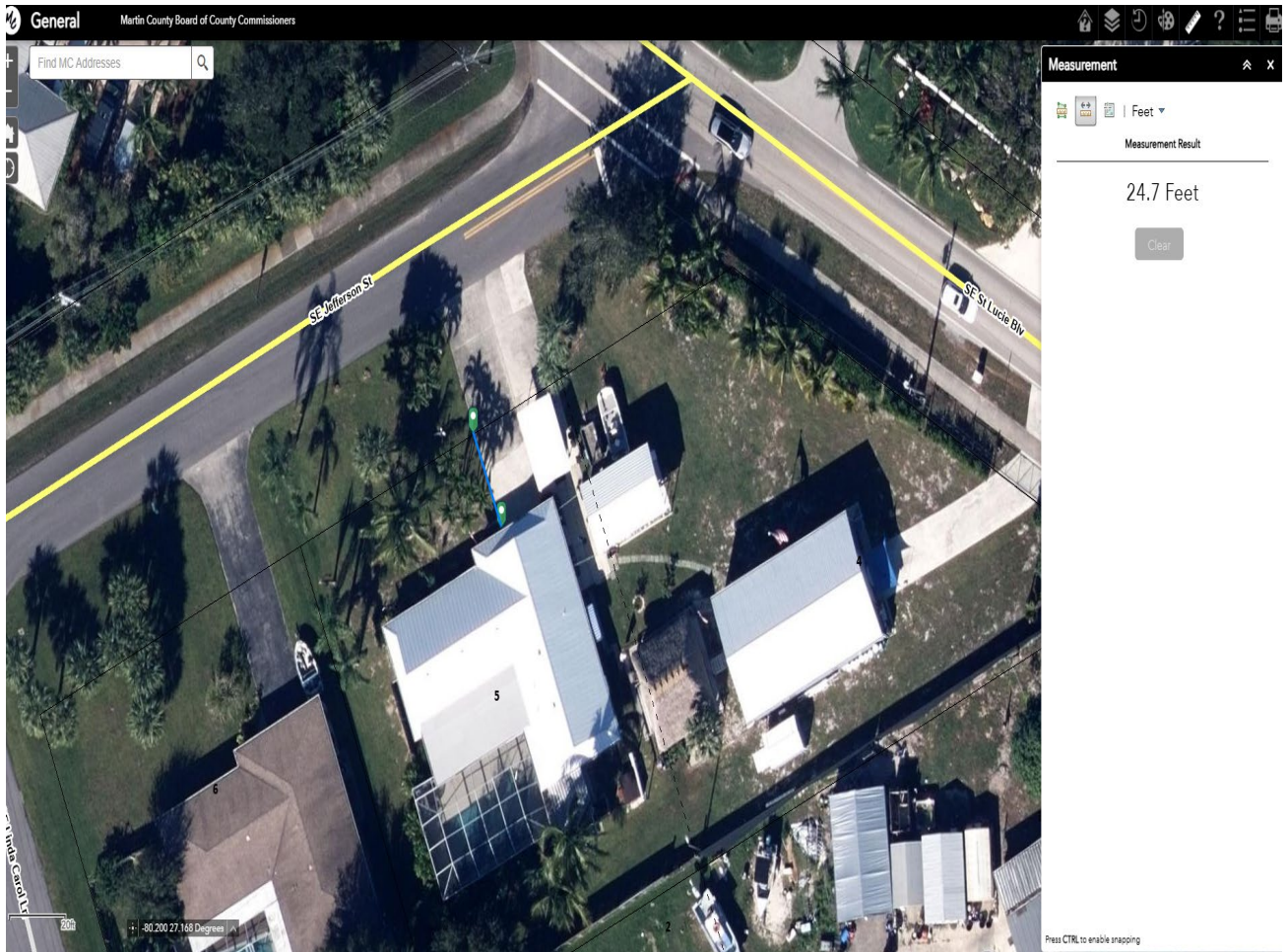
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Therefore, the Applicants, through the provision of the included and excerpted survey and site plan, as well as the result of Version I versus Version II of same included herein, that the Literal interpretation of the provisions of article 3 or article 4 would deprive the Applicants of rights commonly enjoyed by other properties in the same zoning district.

Additionally, those same rights commonly enjoyed by other properties in the same zoning district, namely:

- 1) to have a single-family home that is not required to be 30 feet wide or less, and
- 2) to be allowed a driveway that connects to a road other than St. Lucie Blvd where the setback on the driveway side is less than the otherwise required 30 feet

has also been demonstrated, by way of the aerials included above, to be existing conditions and rights enjoyed by properties within the same land use and zoning district.

C. Special Conditions Not Result of Applicants

The Applicants must demonstrate how:

“The special conditions and circumstances do not result from the actions or inactions of the applicant.”

As previously indicated in subsection A above, the Property located at 3236 SE St. Lucie Boulevard, Stuart, Florida is also known as Lot 7 of Block 252 of the Golden Gate Plat originally of Palm Beach County (now Martin County) dated March 11, 1925, and from its original platting, the Property has had not only a slanted boundary along St. Lucie Boulevard but is also one of the smaller lots compared to its immediate counterparts to the south, Lot 6 and 5 of Block 525 of the Golden Gate Plat. Additionally, upon review of the platted lots immediately adjacent to the south side of St Lucie Blvd, the Property, is one of the two smallest in western side length.



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Therefore, the Applicants have demonstrated that the Property has special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and do not result from the actions or inactions of the Applicants.

D. Granting Variance will not Confer a Special Privilege

The Applicants must demonstrate how:

“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.”

As previously indicated in subsection B above, as well as the various aerial examples included within and at the end of this Narrative, obvious, existing and typical examples of a side driveway used by existing residences within the same plat, within the same neighborhood and within the same land use and zoning designation that have side driveways not off St. Lucie Blvd with less than 30 feet setbacks on the side where that driveway falls indicates that granting the Applicants’ their requested variance, pursuant to this Application, will not confer on the Applicants any special privilege that is denied to owners of other lands, structures, or buildings in the same district.

V. Variance Procedures and Standard

Pursuant to Martin County land Development Regulations, The Board of Zoning Adjustment (the “BOZA”) shall consider the request for a variance at a public hearing advertised pursuant to the requirements of Section 10.6.D. and E., Development Review Procedures, except that the distance requirement for notification by the applicant shall be to all owners of real property located within a distance of 300 feet of the boundaries of the affected property within the urban service boundary. After the conclusion of the public hearing, the BOZA 1) shall approve, 2) shall approve with modifications or 3) shall deny the request for a variance.

A variance shall not be granted unless the BOZA determines that:

- a. The requirements of subsection 9.5.K.4 (Variance Procedures) have been met by the applicant for the variance.
- b. The variance is the minimum variance that will make possible the reasonable use of land, building, or structure.
- c. The granting of the variance will be in harmony with the general purpose and intent of the LDR and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the BOZA may prescribe appropriate conditions.

VI. Initial Discussion of Required Proof

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While significant more facts shall be offered at a future Public Meeting of the BOZA, the Applicants assert here the following:

A. Requirements of Subsection 9.5.K.4

All requirements of Subsection 9.5.K.4 of the Variance Procedures shall be met leading up to and including the Public Hearing on this matter, including the necessary notices required for the Public Hearing to decide the Variance.

B. Minimum Variance for Reasonable Use

The Applicants' request that the front 30-foot Setback be applied to the east Boundary Line of the Subject Property (the side adjacent to St. Lucie Boulevard), and the normal 10' foot side setback be applied to the north Boundary (the side adjacent to S.E. Myrtle), based on the Version 1 and Version 2 diagrams included herein. No other application of setbacks will allow the 1,100 sqft footprint on this undersized lot without deviating even further from the Martin County LDR's and therefore, Applicants assert that the minimum variance required here for reasonable use of the land, without impeding traffic further on St. Lucie Boulevard, is the granting of the Applicants' requested variance of 30-foot setback at St. Lucie Boulevard, 10-foot setback at the north and south Boundary lines, and 20 foot setback at the west boundary line of the Subject property.

C. Granting a Variance will be in Harmony and not Injurious

The Applicants assert that the Variance is in harmony with the general purpose and intent of the LDRs as the LDRS allow single family dwellings in this area within undersized pre-platted lots with driveways directly off the two-lane residential road of St. Lucie Boulevard without any variance at all.

There are also multiple examples on the same stretch of St. Lucie Boulevard, within the same plat and within the same zoning that have driveways off St. Lucie Boulevard and off adjacent side driveways with no 30-foot setback (Please see images included throughout this narrative).

The setbacks required by the LDRs are 10 feet along sides, 20 feet along the back and 30 feet along the front, respectively. These Setbacks are still being honored, even if this Variance is granted, the only difference is granting of this Variance will allow one less single-family driveway directly off St. Lucie Blvd by allonging the "front" setback to face St. Lucie Boulevard despite a driveway coming off S.E. Myrtle.

The Applicants assert that such a result is harmonious with the LDRs, the neighborhood and not injurious to any other users of St. Lucie Boulevard or S.E. Myrtle.

February 23, 2026
Page 15

VII. History of Property and Surrounding Variances Granted

Finally, it is relevant to note that variances for setbacks have been granted at adjacent Lots 5 and 6 as to Setbacks in the recent past. Enclosed in the Applicants' application for non-administrative Variance is Resolution No. 88.6.2 recorded in the Public Records of Martin County at OR Book 776, Page 1557, and dated June 6, 1988, and a second Resolution recorded at OR Book and Page 1433, and dated April 26, 2012, both approved by the BOZA.

Resolution No. 88.6.2 granted a variance to Lot 5 allowing:

Construction of a single-family residence 25 feet from the un-opened Newton Avenue instead of the required 30-foot setback, and a side setback of 9.16 feet instead of the required 10-foot setback.

The April 26, 2012, Resolution granted a variance to Lot 6 allowing:

G. A rear yard variance which will permit the addition of a non-enclosed pool and deck to an existing single-family dwelling with a rear yard setback of 6 ft. from the southerly property line in lieu of the 20 ft. required by the current zoning regulations as depicted on Exhibit A attached hereto as approved.

Given the historical actions of the BOZA within the immediate vicinity of the Property at issue here, the Applicants' assert that the variance is the minimum variance that will make possible the reasonable use of land, building or structure, and that the granting of the variance will be in harmony with the general purpose and intent of the LDR and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Please feel free to contact me if I can answer any questions or provide any further documentation regarding this Application.

Sincerely,

/s: Audra R. Creech, Esq.

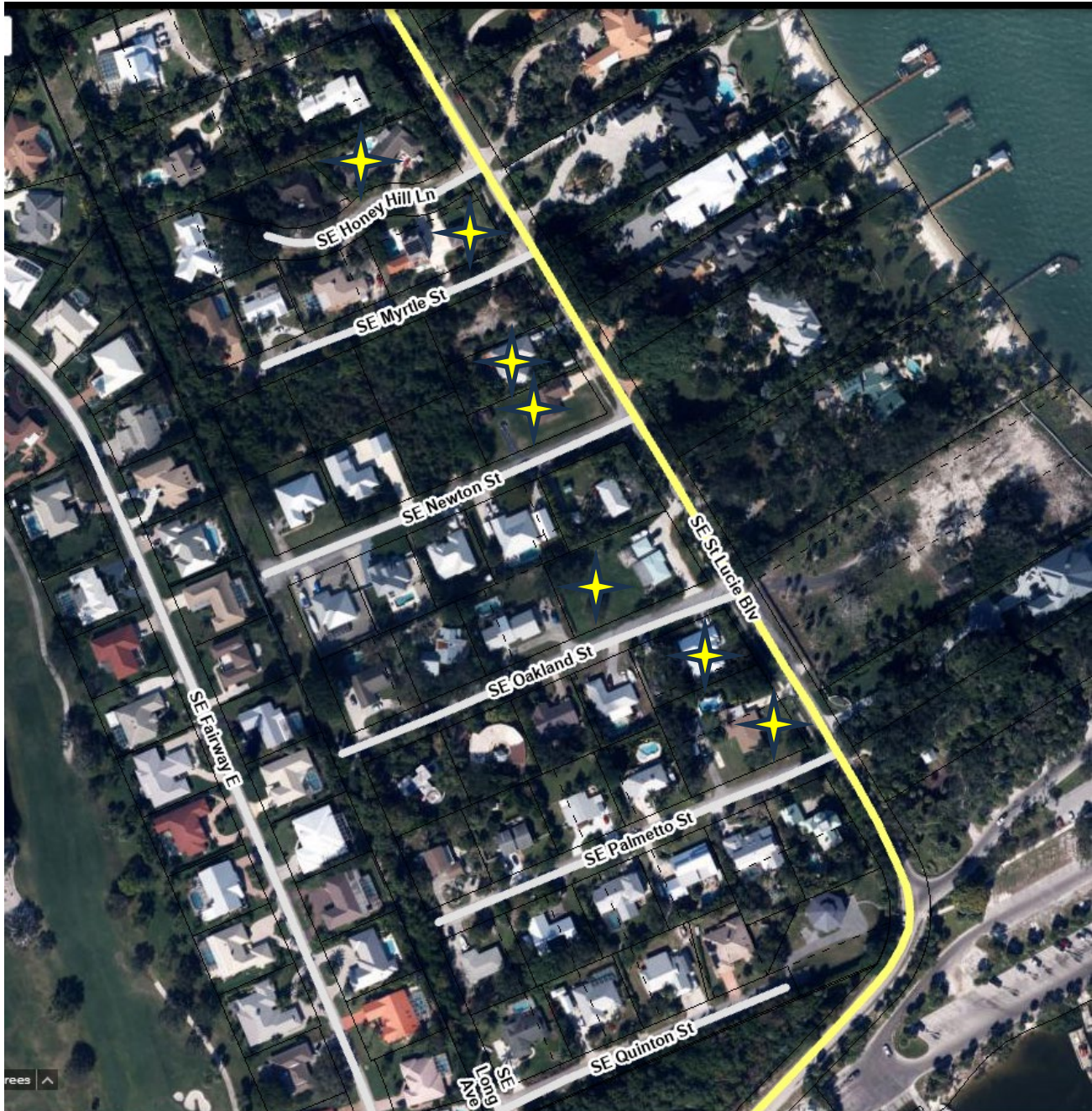
Audra R. Creech, Esq.

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

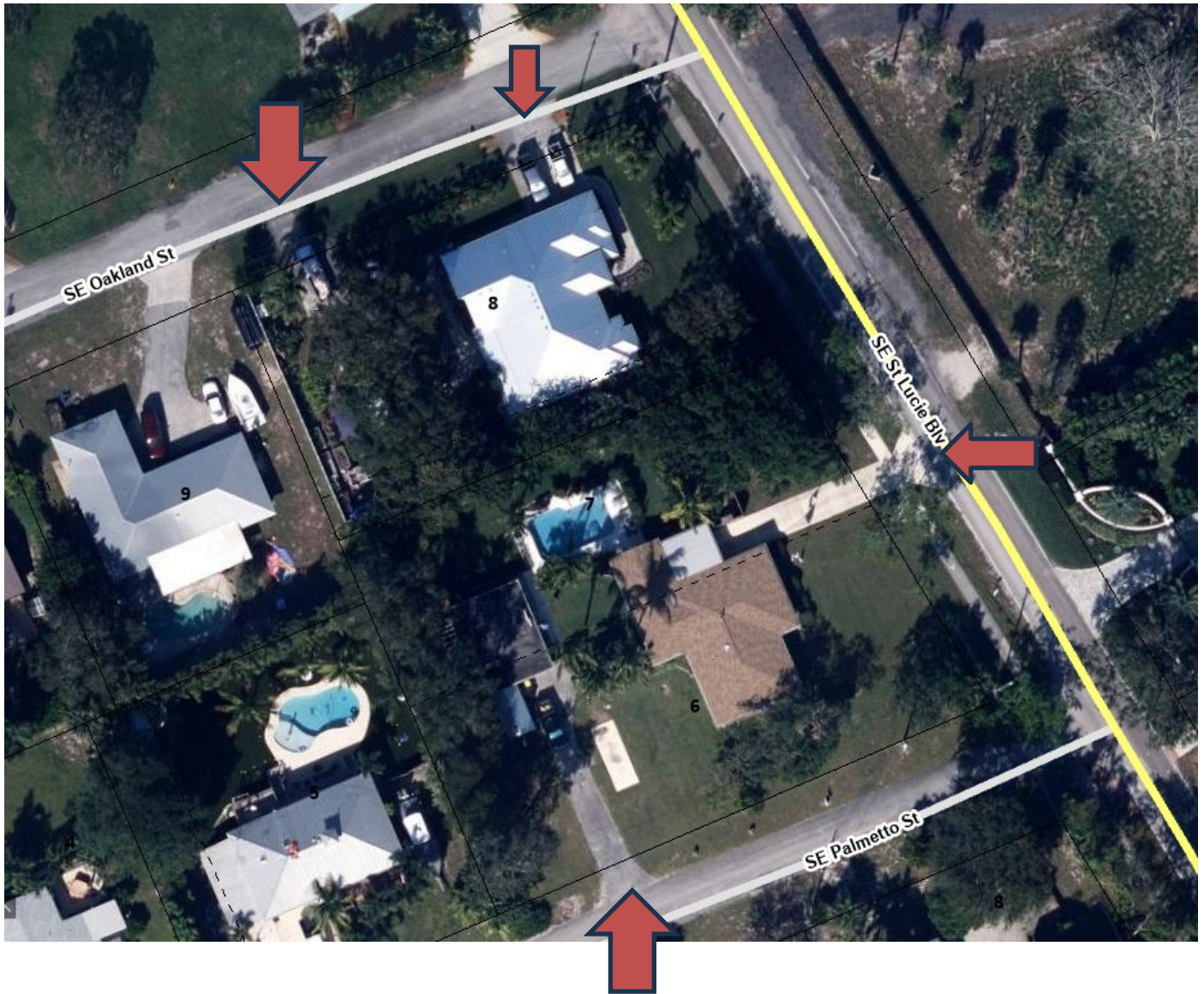
February 23, 2026
Page 16

**Images of Other Property with Side Driveways or Dual
Driveways in Plat with and without Variances granted**



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

February 23, 2026
Page 17



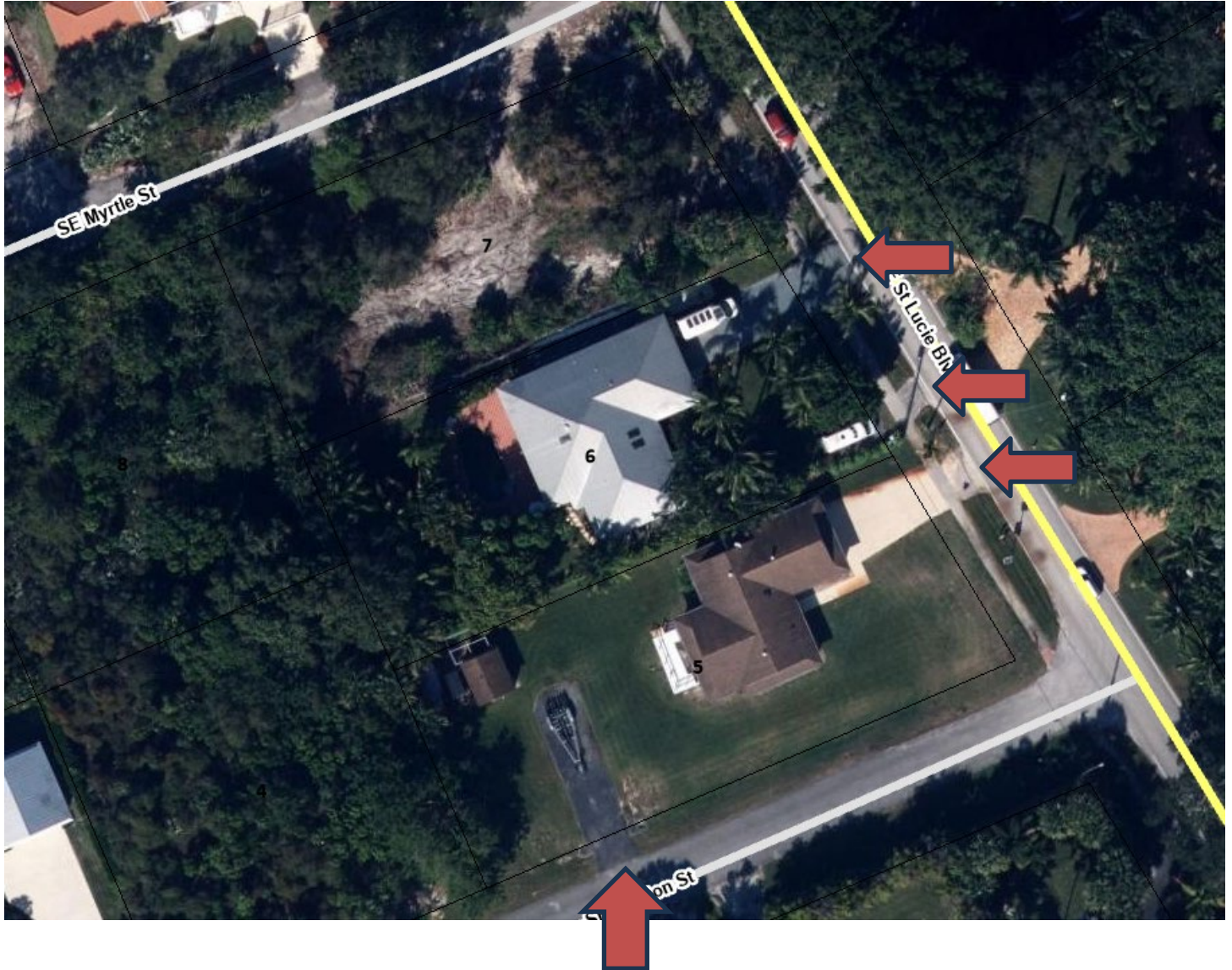
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NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 23, 2026
Page 18



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

February 23, 2026
Page 19



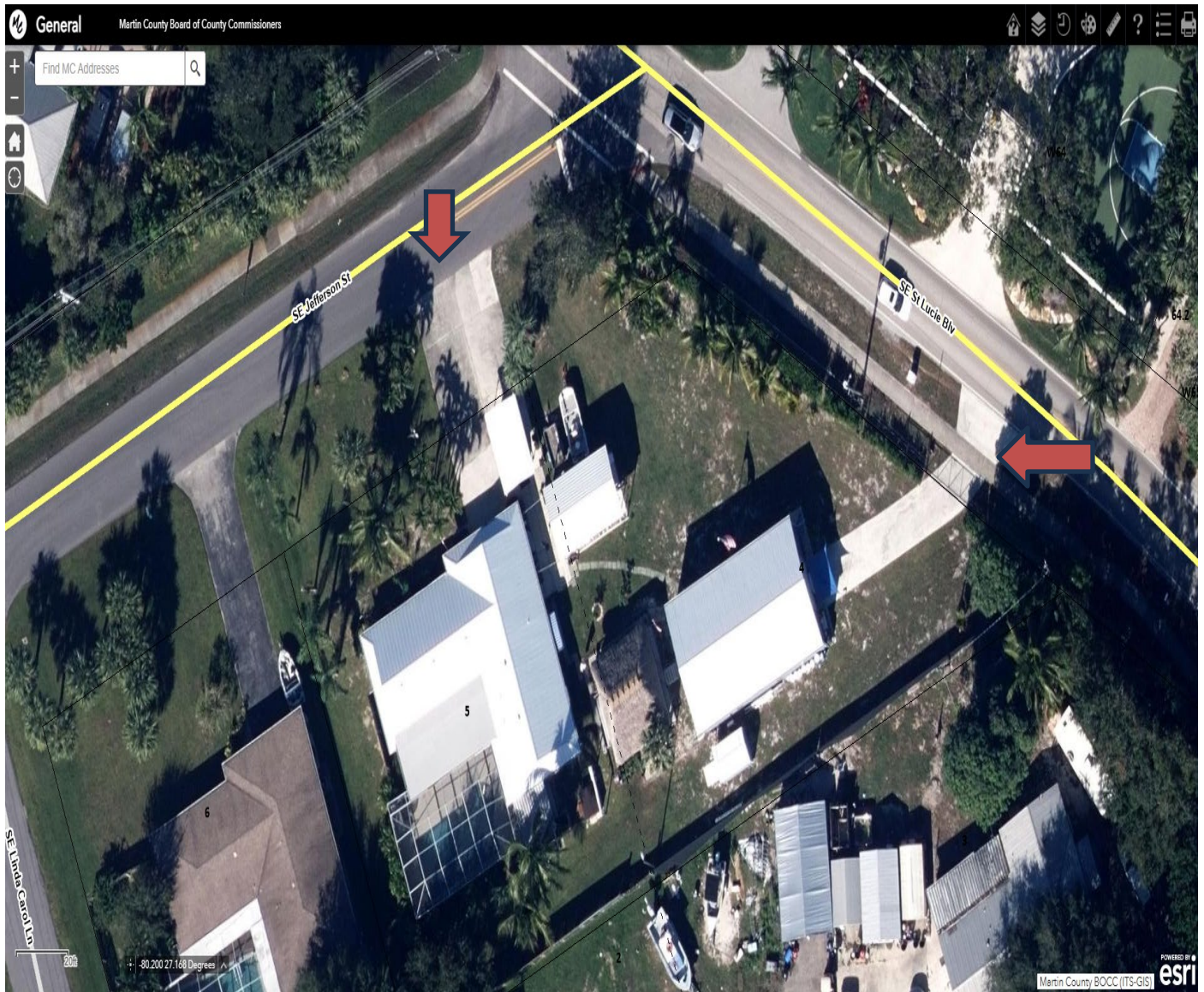
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NORMAN MELBY SCHULTZ
WOOD & VanVALKENBURGH P.A.

February 23, 2026
Page 20



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

February 23, 2026
Page 21



July 28, 2025

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

**RE: Mrs. Cynthia Corbett, and Mr. Don Corbett, Man and Wife
(the "Owners") Power of Attorney/Owner Authorization
Project Number: TBD
Parcel Control Numbers: 37-38-41-0007-252-000-701 (the "Property")
Property Address: 3236 SE St. Lucie Blvd., Stuart FL 34997**

Dear Mr. Schilling,

Please accept this letter to serve as authorization by Mrs. Cynthia Corbett, and Mr. Don Corbett, man and wife, and Owners of the above-mentioned Property, for Audra R. Creech, Esq., of McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A., to act on the Owner's behalf as it relates to obtaining a non-administrative variance as to the property located at 3236 SE St. Lucie Blvd., Stuart, FL 34997.

Should you have any questions or comments regarding this matter, please do not hesitate to contact my office at 772-286-1700 or via email at arc@mccarthysummers.com.

Sincerely,

Audra R. Creech, Esq.

[PLEASE SEE SIGNATURES & NOTARIAL CERTIFICATES BELOW]

Terence P. McCarthy¹
Robert P. Summers¹
Steven J. Wood²

Kenneth A. Norman
Nicola J. Melby^{3,4}
Owen Schultz
Margaret E. Wood^{5,6}

Jessica M. VanValkenburgh

Audra R. Creech
Of Counsel

Kimberly A. Ryan⁶
Loren N. Esposito
Ross C. Alagna
Liane S. LaBouef

¹Board-Certified Specialist
in Real Estate Law
by The Florida Bar

²Board-Certified Specialist
in Wills, Trusts & Estates Law
by The Florida Bar

³Board-Certified Specialist
in Elder Law
by The Florida Bar

⁴Certified Elder Law Attorney
by National Elder
Law Foundation

⁵Board-Certified Estate
Planning Law Specialist
by Estate Law Specialist
Board, Inc.

⁶Accredited Estate Planner[®]
by National Association of
Estate Planners & Councils

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

July 28, 2025
Page 2

Mr. Don Corbett

Don Corbett (Signature)

STATE OF FLORIDA
COUNTY OF MARTIN

The forgoing instrument was [☒] sworn to, [☐] affirmed, or [☐] acknowledged
before me by means of [☒] physical presence or [☐] online notarization this 18
day of Aug, 2025, by Don Corbett, who is [☐] personally known to me, or [☒]
produced the following type of identification: Driver License

NOTARY PUBLIC SEAL



Georgia
Notary Public, State of ~~Florida~~
Nikki Rose

(Printed, Typed or Stamped

Name of Notary Public)

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

July 28, 2025
Page 3

Mr. Cynthia Corbett

Cynthia Corbett (Signature)

STATE OF FLORIDA
COUNTY OF MARTIN

The forgoing instrument was ☒ sworn to, ☐ affirmed, or ☐ acknowledged
before me by means of ☒ physical presence or ☐ online notarization this 18
day of Aug, 2025, by Cynthia Corbett, who is ☐ personally known to me, or
☒ produced the following type of identification: Driver license.

NOTARY PUBLIC SEAL



Georgia
Notary Public, State of Florida

[Signature]

(Printed, Typed or Stamped

Name of Notary Public)

Prepared by and return to:
Done without the benefit of title search

Scott & Scott (Title Agent)
921 S.E. Central Parkway
Stuart, FL 34994
772-287-0096
File Number: 06-1121
Will Call No.: 7722870096

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 28th day of **August, 2006** between **Patricia M. Larsen, an unmarried widow** whose post office address is **563 Scenic Drive, Hayesville, NC 28904**, grantor, and **Cynthia Corbett** whose post office address is **351 Grindstone Creek Drive, Clarkesville, GA 30523**, 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 natural love and affection flowing between a parent and a child, and other good and valuable consideration to said grantor in hand, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor may have in and to the following described land, situate, lying and being in **Martin County, Florida** to-wit:

Lot 7, Block 252, GOLDEN GATE, according to the map or plat thereof as recorded in O.R. Book 343, Page(s) 1858, Public Records of Martin County, Florida.

Parcel Identification Number: **37-38-41-007-242-00070.1**

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

G. Williams
Witness Name: Glen Williams

Patricia M. Larsen (Seal)
Pat Larsen

P. C. McDowell
Witness Name: Preston C. McDowell

State of North Carolina
County of Clay

The foregoing instrument was acknowledged before me this 20th day of August, 2006 by Patricia M. Larsen, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Kay A Worden
Notary Public

Printed Name: Kay A Worden

My Commission Expires: 5/28/2010

September 22, 2025

CERTIFICATE OF NON-TRANSFER

Based on my review of the Official Records of Martin County, Florida, on August 28, 2006, the property located at 3236 SE St. Lucie Blvd, Stuart, FL with Martin County Parcel ID # 37-38-41-007-252-00070-1 (the "Property"), was transferred to Cynthia Corbett, a married woman, from Ms. Patricia Larsen, an unremarried widow. The resulting deed created at the time of transfer is attached hereto and enclosed herein.

Based on my review of the Official Records of Martin County, Florida, the Property has not been transferred since the Property was deeded to the current property owner, Cynthia Corbett, a married woman, in 2006.

Thank You,

Audra R. Creech, Esq.,

Terence P. McCarthy¹
Robert P. Summers¹
Steven J. Wood²
Kenneth A. Norman
Nicola J. Melby^{3,4}
Owen Schultz
Margaret E. Wood^{5,6}
Jessica M. VanValkenburgh

Audra R. Creech
Of Counsel

Kimberly A. Ryan⁶
Loren N. Esposito
Ross C. Alagna
Liane S. LaBouef

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Board, Inc.

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by National Association of
Estate Planners & Councils

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was [☒] sworn to, [☐] affirmed, or [☐] acknowledged

before me by means of [☒] physical presence or [☐] online notarization this 22nd

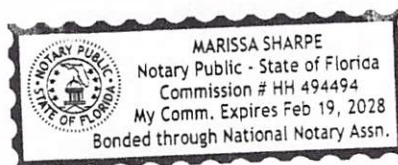
day of September, 2025, by

Audra R. Creech, Esq., who is [☒] personally known to

me, or [☐] produced the following type of identification

N/A.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

March 2, 2026

LEGAL DESCRIPTION

RE: Project Name: Don Corbett – Variance
Project Number: TBD
Parcel Address: 3236 SE St. Lucie Blvd., Stuart FL 34997
Parcel ID Number: 37-38-41-007-252-00070-1 (the “Property”)
Acreage: 0.334 acres

Lot 7, Block 252
Golden Gate
O.R. Book 343, Page(s) 1858
Public Records of Martin County, Florida

Terence P. McCarthy¹

Robert P. Summers¹

Steven J. Wood²

Kenneth A. Norman

Nicola J. Melby^{3 4}

Owen Schultz

Margaret E. Wood^{5 6}

Jessica M. VanValkenburgh

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⁵*Board-Certified Estate
Planning Law Specialist
by Estate Law Specialist
Board, Inc.*

⁶*Accredited Estate Planner®
by National Association of
Estate Planners & Councils*

Martin County Property Information Lookup			
General Information		Property Location Map	
Parcel #	373841007252000701		
Owner Name:	CORBETT CYNTHIA		
Owner Address:	351 GRINDSTONE CREEK DR CLARKESVILLE, GA 30523		
Site Address:	3236 SE ST LUCIE BLVD STUART, FL 34997		
Storm Surge	E		
Evacuation Zone:			
Flood Zone - BFE:	X - N/A' NAVD		
FIRM Panel:	12085C0162H		
Urban Service	Primary		
District:			
Municipality:	Unincorporated Martin County		
Taxing District:	District 2		
ISO-PPC Rating:	2		
Subdivision infill applicability:	Yes		
Development	Residential Fire Sprinklers Not		
Imposed Conditions:	Required		
Building Design Wind Speed			
Occupancy Category I,II,III/IV:	150, 160, 170		
Land Use			
Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495			
Zoning:	R-1C		
Zoning Details:	N/A		
Future Landuse	LOW DENSITY		
Landuse Details:	N/A		
Community Redevelopment			
CRA:	N/A		
CRA Regulating Plan:	N/A		
Schools			
School information obtained from the Martin County School District system, 772-219-1200			
Elementary School:	Port Salerno Elementary		
Middle School:	Dr. David L. Anderson Middle School		
High School:	Martin County High School		
Created: July , 28th, 2025 9:50 AM			
			
Election Information			
Voter Precinct	13		
Commission District:	2		
Commissioner:	Stacey Hetherington	772-288-5400	
Clerk of Circuit Court:	Carolyn Timmann	772-288-5576	
County Sheriff:	John Budensiek	772-220-7000	
Property Appraiser:	Jenny Fields	772-288-5608	
School Superintendent:	Michael Maine	772-219-1200	
Supervisor of Elections:	Vicki Davis	772-288-5637	
Tax Collector:	Ruth Pietruszewski	772-288-5600	
Utilities & Solid Waste			
Service:	Utility:	Availability:	Phone:
Water:	Martin County Utilities	Yes	772-221-1434
Sewer:	Martin County Utilities	No	772-221-1434
Recycle Collection:		Recycle Thursday	
Trash Collection:		Garbage Monday and Thursday	
Yard Waste Collection:		Yard Waste Wednesday	
Disclaimer: The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.			

Basic Info

PIN 37-38-41-007-252-00070-1	AIN 34255	Situs Address 3236 SE ST LUCIE BLVD STUART FL	Website Updated 7/28/25
--	---------------------	---	-----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners
CORBETT CYNTHIA

Parcel ID
37-38-41-007-252-00070-1

Use Code/Property Class
0000 - 0000 Vacant Residential

Mailing Address
351 GRINDSTONE CREEK DR
CLARKESVILLE GA 30523

Account Number
34255

Neighborhood
537391 Old St Lucie

Tax District
DISTRICT TWO MSTU

Property Address
3236 SE ST LUCIE BLVD STUART FL

Legal Acres
0.334

Legal Description
GOLDEN GATE LOT 7 BLK 252 OR 343/1858

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 112,500	\$ 0	\$ 112,500	\$ 0	\$ 112,500	\$ 0	\$ 112,500

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

Sale Date
10/16/06
Sale Price
\$ 0

Grantor (Seller)
LARSEN, PATRICIA M
Deed Type
Qu

Doc Num
1966996
Book & Page
2188 2581

Legal Description

GOLDEN GATE LOT 7 BLK 252 OR 343/1858

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

Improvements

PIN	AIN	Situs Address	Website Updated
37-38-41-007-252-00070-1	34255	3236 SE ST LUCIE BLVD STUART FL	7/28/25

Use Code/Property Class	Total Finished Area	Max Stories
N/A	0 SF	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
------	-----	------	-----------------	----------

Sales History

PIN	AIN	Situs Address	Website Updated
37-38-41-007-252-00070-1	34255	3236 SE ST LUCIE BLVD STUART FL	7/28/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
10/16/06	\$ 0	LARSEN, PATRICIA M	Qu	1966996	<u>2188 2581</u>
1/31/02	\$ 0	CORBETT, CYNTHIA	Special Warranty Deed		<u>1620 0516</u>
1/26/00	\$ 34,900	CARLSON, DEBRA	Special Warranty Deed	JMB	<u>1507 0214</u>
3/26/99	\$ 0	BEAUMONT, GEORGE D & VERA M	Quit Claim Deed		<u>1380 2294</u>
4/1/79	\$ 750,000	SELLER - see file for name	02		

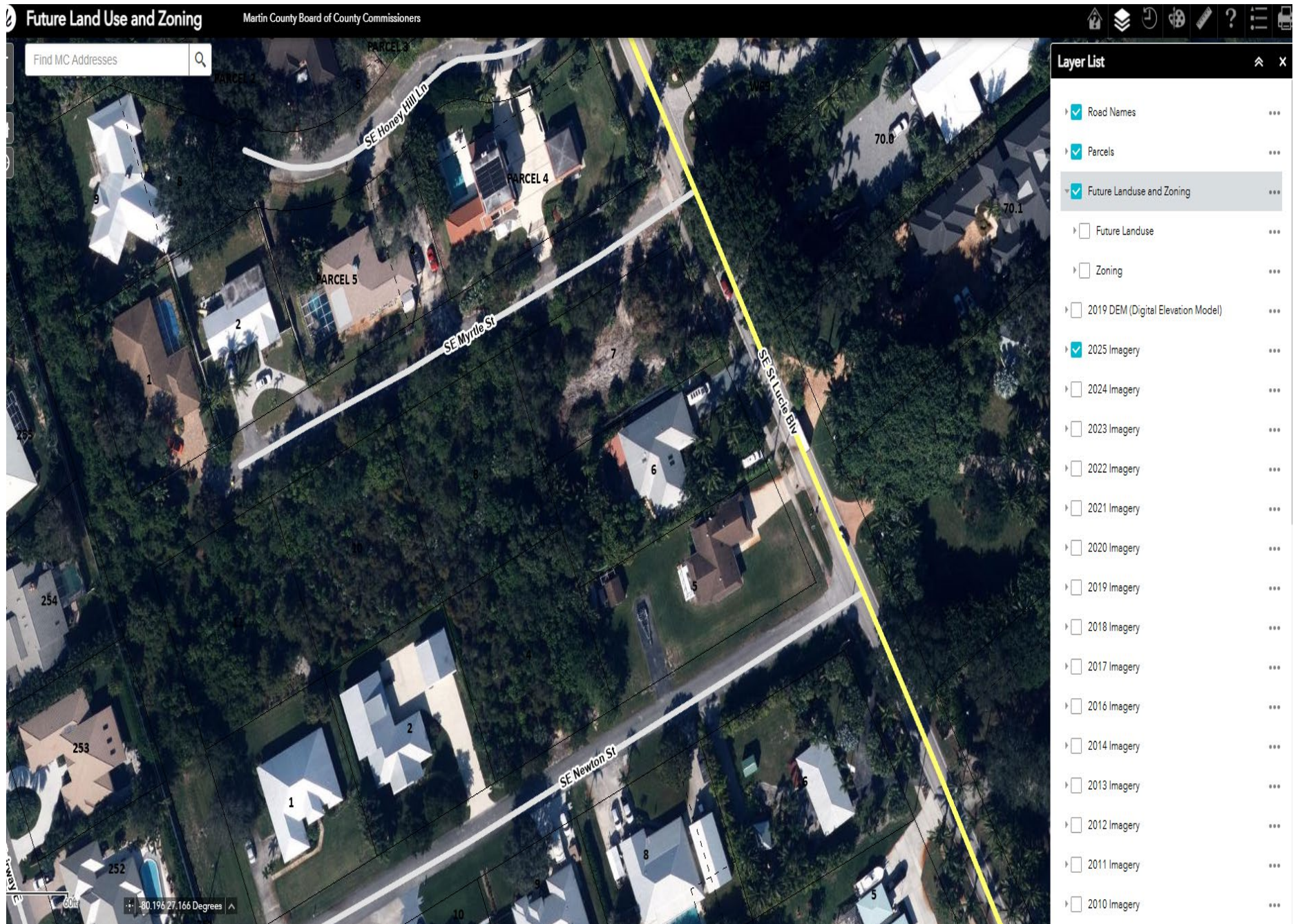
This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Value History

PIN	AIN	Situs Address	Website Updated
37-38-41-007-252-00070-1	34255	3236 SE ST LUCIE BLVD STUART FL	7/28/25

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	\$ 112,500	\$ 0	\$ 112,500	\$ 0	\$ 112,500	\$ 0	\$ 112,500
2024	\$ 112,500	\$ 0	\$ 112,500	\$ 0	\$ 112,500	\$ 0	\$ 112,500
2023	\$ 112,500	\$ 0	\$ 112,500	\$ 3,600	\$ 108,900	\$ 0	\$ 108,900
2022	\$ 113,400	\$ 0	\$ 113,400	\$ 14,400	\$ 99,000	\$ 0	\$ 99,000
2021	\$ 90,000	\$ 0	\$ 90,000	\$ 0	\$ 90,000	\$ 0	\$ 90,000
2020	\$ 85,500	\$ 0	\$ 85,500	\$ 1,350	\$ 84,150	\$ 0	\$ 84,150
2019	\$ 76,500	\$ 0	\$ 76,500	\$ 0	\$ 76,500	\$ 0	\$ 76,500
2018	\$ 76,500	\$ 0	\$ 76,500	\$ 0	\$ 76,500	\$ 0	\$ 76,500
2017	\$ 76,500	\$ 0	\$ 76,500	\$ 0	\$ 76,500	\$ 0	\$ 76,500
2016	\$ 100,000	\$ 0	\$ 100,000	\$ 23,770	\$ 76,230	\$ 0	\$ 76,230
2015	\$ 70,000	\$ 0	\$ 70,000	\$ 700	\$ 69,300	\$ 0	\$ 69,300

WARNING: Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property’s assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.



Future Land Use and Zoning

Martin County Board of County Commissioners

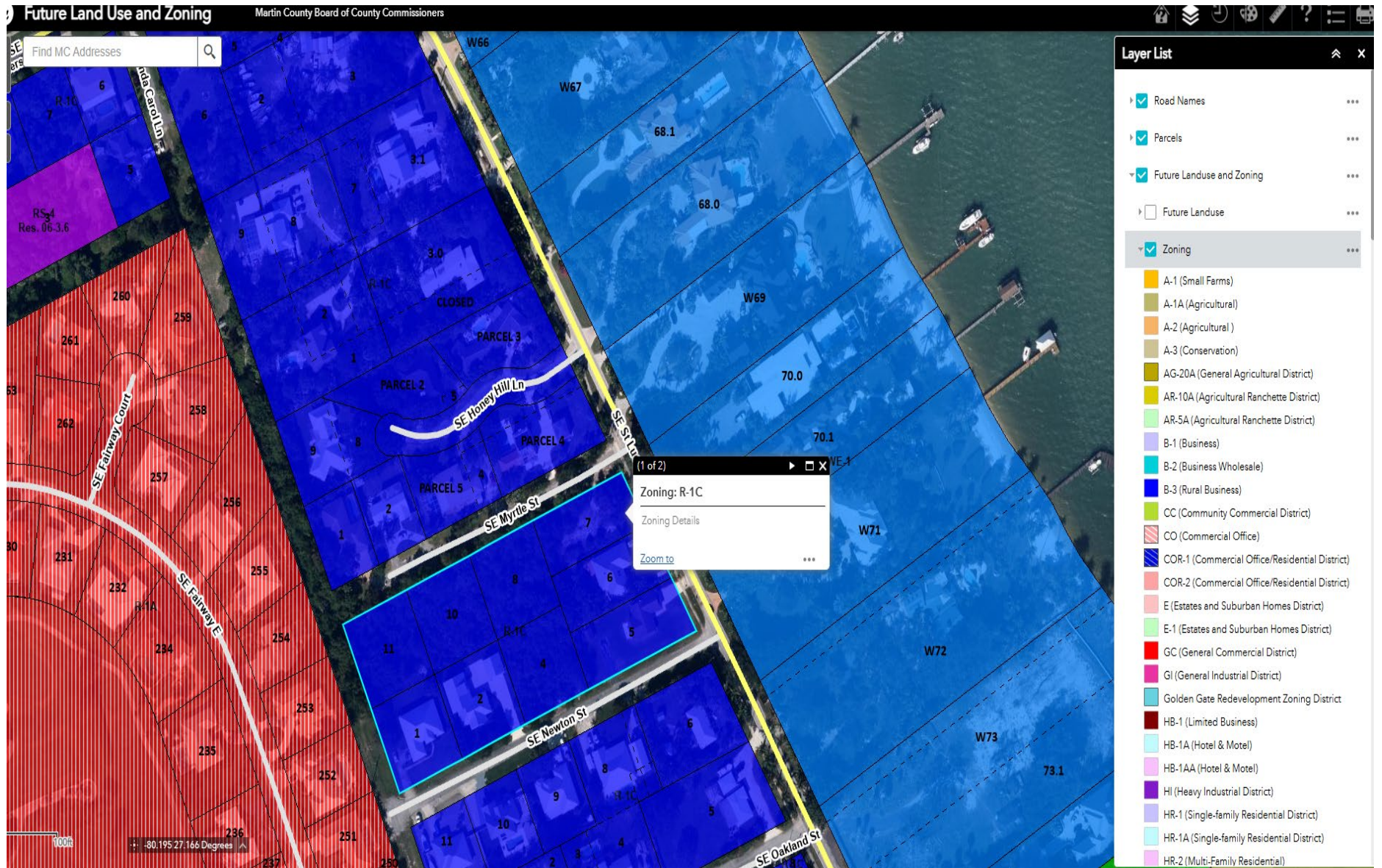
Find MC Addresses



Layer List

- ☒ Road Names
- ☒ Parcels
- ☒ Future Landuse and Zoning
 - ☒ Future Landuse
 - ☐ Zoning
- ☐ 2019 DEM (Digital Elevation Model)
- ☒ 2025 Imagery
- ☐ 2024 Imagery
- ☐ 2023 Imagery
- ☐ 2022 Imagery
- ☐ 2021 Imagery
- ☐ 2020 Imagery
- ☐ 2019 Imagery
- ☐ 2018 Imagery
- ☐ 2017 Imagery
- ☐ 2016 Imagery
- ☐ 2014 Imagery
- ☐ 2013 Imagery
- ☐ 2012 Imagery
- ☐ 2011 Imagery
- ☐ 2010 Imagery





Prestige Title Agency, Inc.
850 NW Federal Hwy
Stuart, FL 34994-1019 USA
+7722835590
pta@prestigititlefl.org
www.PrestigeTitleFL.org

BILL TO	SHIP TO
McCARTHY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ, P.A. 2400 SE Federal Highway 4th Floor Stuart, FL 34994	McCARTHY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ, P.A. 2400 SE Federal Highway 4th Floor Stuart, FL 34994

INVOICE 313

DATE 08/07/2025 TERMS Net 30

DUE DATE 09/06/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT	
08/07/2025	Radius Search	Radius Search(500)	1	385.00	385.00

TO: McCARTHY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ, P.A. RE: 500-Foot Radius Search Parcel ID : 37-38-41-007-252-00070-1 Property Owner: CORBETT CYNTHIA File No. P25/12001ic	SUBTOTAL TAX TOTAL TOTAL DUE	385.00 0.00 385.00 \$385.00
---	---	--



736 Colorado avenue, Suite a, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

August 7, 2025

Ownership Search

Prepared For: McCarthy, 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 "A & 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

icrews



736 Colorado avenue, Suite a, Stuart, Florida 34994 ·phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT
SEARCH NO. P25-12001IC

THE ATTACHED REPORT IS ISSUED TO: McCARTHY, SUMMERS, WOOD,
NORMAN, MELBY & SCHULTZ P.A.

THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY STEWART 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.
850 NW Federal Hwy. Ste. 222, Stuart FL 34994

By: *icreus*

Iris M. Crews

INSTR # 1966996
 OR BK 02188 PG 2581
 Pg 2581 (1pg)
 RECORDED 10/16/2006 03:31:29 PM
 MARSHA EWING
 CLERK OF MARTIN COUNTY FLORIDA
 DEED DOC TAX 0.70
 RECORDED BY L Wood

Prepared by and return to:
 Done without the benefit of title search

Scott & Scott (Title Agent)
 921 S.E. Central Parkway
 Stuart, FL 34994
 772-287-0096
 File Number: 06-1121
 Will Call No.: 7722870096

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 28th day of August, 2006 between Patricia M. Larsen, an unmarried widow whose post office address is 563 Scenic Drive, Hayesville, NC 28904, grantor, and Cynthia Corbett whose post office address is 351 Grindstone Creek Drive, Clarksville, GA 30522, 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 natural love and affection flowing between a parent and a child, and other good and valuable consideration to said grantor in hand, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor may have in and to the following described land, situate, lying and being in Martin County, Florida, to-wit:

Lot 7, Block 252, GOLDEN GATE, according to the map or plat thereof as recorded in O.R. Book 343, Page(s) 1858, Public Records of Martin County, Florida.

Parcel Identification Number: 37-38-41-007-242-00070.1

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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: Glean Williams
 Witness Name: Preston C. McDaniel

Patricia M. Larsen (Seal)
 Pat Larsen

State of North Carolina
 County of Clay

The foregoing instrument was acknowledged before me this 28th day of August, 2006 by Patricia M. Larsen, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

Kay A Worden

Kay A Worden

5/28/2010

EXHIBIT "A"

DoubleTime

Basic Info

PIN 37-38-41-007-252-00070-1	AIN 34255	Situs Address 3236 SE ST LUCIE BLVD STUART FL	Website Updated 2/28/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners CORBETT CYNTHIA	Parcel ID 37-38-41-007-252-00070-1	Use Code/Property Class 0000 - 0000 Vacant Residential
Mailing Address 351 GRINDSTONE CREEK DR CLARKESVILLE GA 30523	Account Number 34255	Neighborhood 537391 Old St Lucie
Tax District DISTRICT TWO MSTU	Property Address 3236 SE ST LUCIE BLVD STUART FL	Legal Acres 0.334
	Legal Description GOLDEN GATE LOT 7 BLK 252 OR 343/1858	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 112,500	\$ 0	\$ 112,500	\$ 0	\$ 112,500	\$ 0	\$ 112,500

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

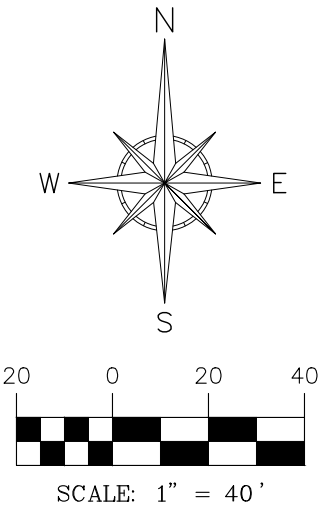
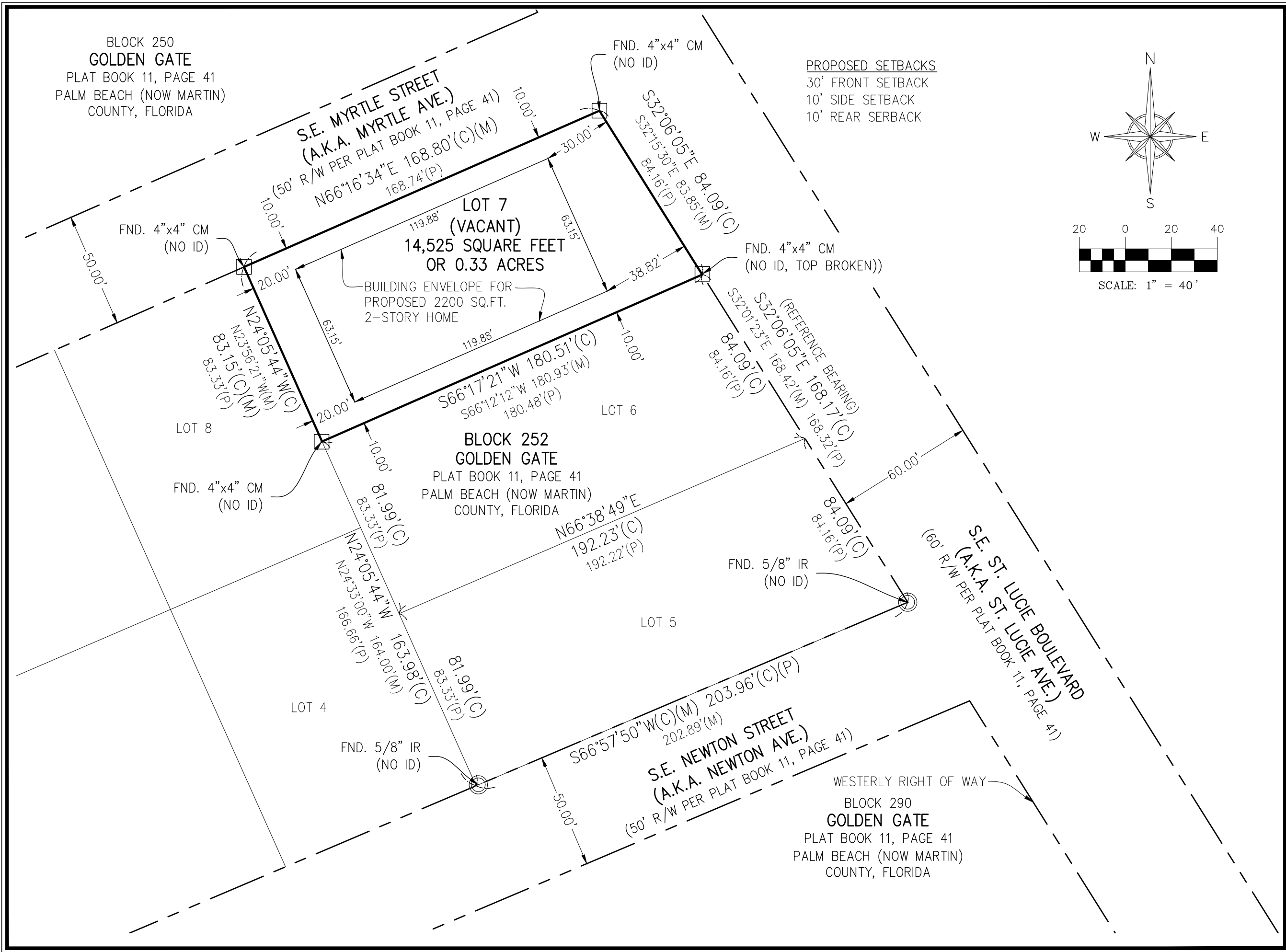
Sale Date 10/16/06	Grantor (Seller) LARSEN, PATRICIA M	Doc Num 1966996
Sale Price \$ 0	Deed Type Qu	Book & Page <u>2188 2581</u>

Legal Description

GOLDEN GATE LOT 7 BLK 252 OR 343/1858

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

P:\FL2012\12421-Don_Corbett\DWG\23-23 SITE PLAN 4-15-25.dwg, SHEET (2), 4/15/2025 10:25:06 AM, AutoCAD PDF (General Documentation) pc3, 1:1, C:\R



BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE: 04/15/2025
SCALE: AS SHOWN
FIELD BK. XXXXX
DRAWN BY: C.R.
CHECKED BY: E.A.L.

P:\FL2012421-Don_Corbett\DWG\23-23 SITE PLAN 4-15-25.dwg, SHEET (1), 4/15/2025 10:25:06 AM, AutoCAD PDF (General Documentation).pc3, 1:1, C:\R

ABBREVIATIONS

- A.K.A. ALSO KNOWN AS
BL BETSY LINDSAY, INC.
(C) COMPUTED PER FOUND MONUMENTATION
CM CONCRETE MONUMENT
FND. FOUND
IR IRON ROD
LB LICENSED BUSINESS
(M) FIELD MEASURED BETWEEN FOUND MONUMENTS
NO. NUMBER
(P) PER PLAT
P.L.S. PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

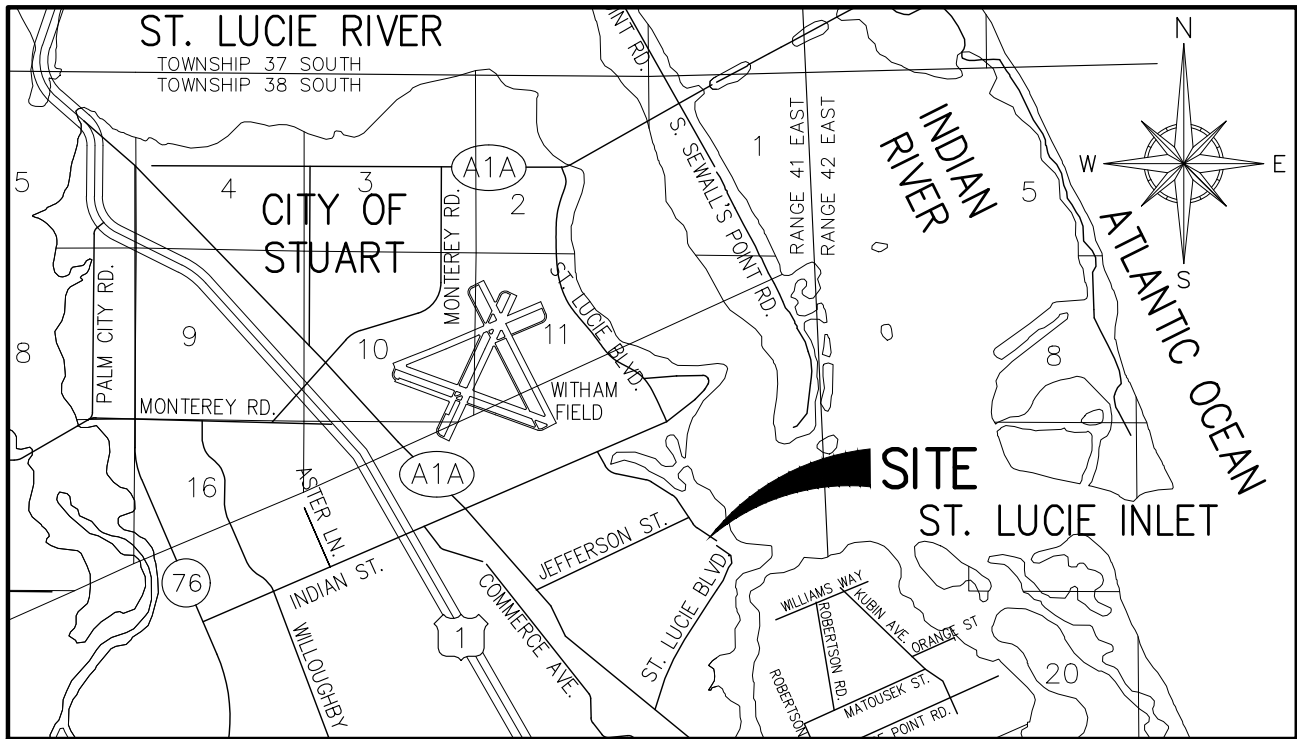
LOT 7, BLOCK 252, GOLDEN GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS.

CONTAINING 14,525.4 SQUARE FEET OR 0.334 ACRES, MORE OR LESS.

PARCEL ID: 37-38-41-007-252-00070-1
PROPERTY ADDRESS: 3236 SE ST. LUCIE BOULEVARD, STUART, FL 34997

SURVEYOR'S NOTES

- BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF S32°06'05"E ALONG THE WESTERLY RIGHT OF WAY LINE OF S.E. ST. LUCIE BLVD..
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
- THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
- NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
- THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.) ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR IS 1.000019257.
- THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120161, PANEL 0162, SUFFIX H, EFFECTIVE DATE FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
- LAST DATE OF FIELD DATA ACQUISITION WAS CARRIED OUT ON MARCH 27, 2023.
- THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE LOCATION OF THE PROPOSED BUILDING ENVELOP FOR THE PROPOSED BUILDING TO BE CONSTRUCTED ON THE SITE.



LOCATION MAP
(NOT TO SCALE)

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE FROM MARCH 13, 2023 THROUGH MARCH 27, 2023 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON April 15, 2025

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED



B BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772) 286-5753 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6862

DATE	REVISIONS

DATE 04/15/2025
SCALE AS SHOWN
FIELD BK. XXXXX
DRAWN BY C.R.
CHECKED BY E.A.L.

3236 S.E. ST. LUCIE BLVD.
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY
WITH PROPOSED IMPROVEMENTS

SHEET NO. 1
OF 2 SHEETS
PROJECT NO.
2012421.001_23-23



See surveyors certificate located in
OR Book 884 PG 1261, MARSHA
STILLER Clerk of Circuit by City of
O'Brien, D.C. 10-3-90.

LUCIE

RIVER

NORTH LAKE

LAKE

WEST

84

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ST. LUCIE RIVER

STUART, FLA.

FLORIDA EAST COAST RAILWAY

DIXIE HIGHWAY

GOLDEN GATE

INDIAN RIVER

STATE OF FLORIDA }
County of Palm Beach } SS:
This instrument was filed for record at
5 P.M. this 5 day of March,
1925 and duly recorded on the 5 day of
March, 1925 in Book 11
of Plates on Page 41 Record Verified
J. E. Pemo. Clerk Circuit Court
By _____ D.C.

BUTLER, BARNETT & TAYLOR
CIVIL ENGINEERS
411-414 CITIZENS BANK BLDG.
WEST PALM BEACH, FLA.
FEBRUARY 23, 1925
Brooke

SHEET 2 P.B.Co. 11-41

BLOCK 250
GOLDEN GATE
PLAT BOOK 11, PAGE 41
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

S.E. MYRTLE ST.
(50' R/W PER PLAT BOOK 11, PAGE 41)
N66°16'34"E(C)(M)
168.80'(C)(M)
168.74'(P)

FND. 4"x4" CM
(NO ID)

S32°06'05"E
84.09'(C)
S32°15'30"E
83.95'(M)
84.16'(P)

FND. 4"x4" CM
(BROKEN TOP,
NO ID)

3236 S.E. ST. LUCIE BLVD.
LOT 7 (VACANT)
14,525.5 SQUARE FEET OR
0.334 ACRES±

N24°05'44"W(C)
N23°56'21"W(M)
83.15'(C)(M)
83.33'(P)

LOT 8

FND. 4"x4" CM
(NO ID)

BLOCK 252
GOLDEN GATE

PLAT BOOK 11, PAGE 41
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

81.99'(C)
83.33'(P)

N24°05'44"W(C)
N24°33'00"W(M)
163.98'(C)
164.00'(M)
166.66'(P)

LOT 4

81.99'(C)
83.33'(P)

FND. 5/8" IR
(NO ID)

N66°38'49"E
192.23'(C)
192.22'(P)

LOT 5

S66°57'50"W(C)(M)
203.96'(C)(P)
202.89'(M)

S.E. NEWTON ST.
(50' R/W PER PLAT BOOK 11, PAGE 41)

BLOCK 290
GOLDEN GATE
PLAT BOOK 11, PAGE 41
PALM BEACH (NOW MARTIN)
COUNTY, FLORIDA

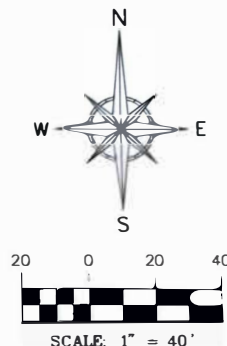
84.09'(C)
84.16'(P)

(REFERENCE BEARING)
S32°06'05"E
168.17'(C)
S32°01'23"E
168.42'(M)
168.32'(P)

84.09'(C)
84.16'(P)

SE. ST. LUCIE BLVD.
(60' R/W PER PLAT
BOOK 11, PAGE 41)

FND. 5/8" IR
(NO ID)



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7907 S.W. JACK JAMES DRIVE SUITE 100
FORT LAUDERDALE, FLORIDA 33407
(772) 286-5753 (772) 286-9033 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 03/27/2023
SCALE 1" = 40'
FIELD SK. N/A
DRAWN BY BL
CHECKED BY EAG

3236 S.E. ST. LUCIE BLVD.
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY
MR. DON CORBETT

SHEET NO. 2
OF 2 SHEETS
PROJECT NO.
23-23

[Blank space above line reserved for recording data]

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

**[REGARDING THE APPLICATION OF
WADE H. MALLARD
FOR A ZONING SETBACK VARIANCE]**

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

1. Wade H. Mallard has submitted an application for a variance to reduce the zoning setback requirements of the Article 3, Zoning Districts, Land Development Regulations, Martin County Code for the R-1C, Single Family Residential District to permit the addition of a swimming pool and deck to an existing single family dwelling at 4142 SE Newton Street Stuart, Florida, the North 41.67 feet of the West 45 feet of Lot 6, the West 45 feet of Lot 7 and Lot 8, all in Block 290, Golden Gate, according to the Plat thereof, recorded in Plat Book 11, Page 41, Public Records of Palm Beach (now Martin) County, Florida.

2. This Board considered this application to reduce the setback requirements at a public hearing on April 26, 2012.

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 rear yard variance which will permit the addition of a non-enclosed pool and deck to

an existing single family dwelling with a rear yard setback of 6 ft. from the southerly property line in lieu of the 20 ft. required by the current zoning regulations as depicted on Exhibit A attached hereto is approved.

H. 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 26TH DAY OF APRIL, 2012.

ATTEST:

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

BY: Mary F. Holleran
MARY F. HOLLERAN
SECRETARY

BY: Leonard Wein
LEONARD WEIN, CHAIRMAN

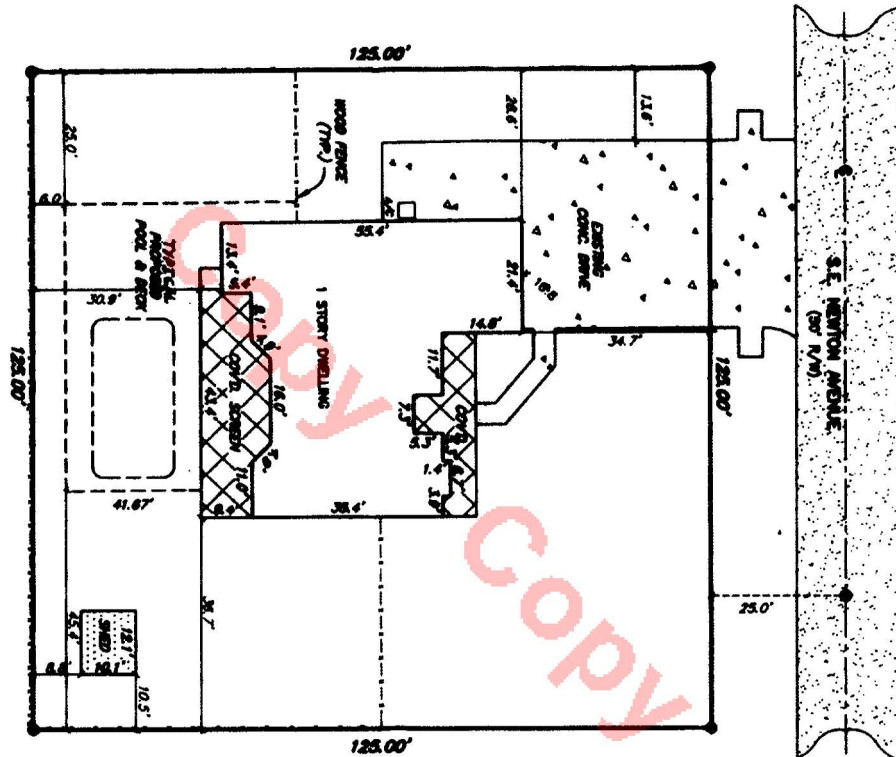
**APPROVED AS TO FORM
AND CORRECTNESS:**

FILED FOR RECORD
Clerk of
Board of Zoning Adjustment
MARTIN CO., FL

BY: Krista A. Storey
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

BY: Sandy Hankley
DATE: 5/8/12

EXHIBIT A



RECORD VERIFIED

725492

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

RESOLUTION NO. 88.6.2

RE: GRANTING A VARIANCE pursuant to the Petition of

JOSEPH PICCIONE and JEAN PICCIONE

WHEREAS, pursuant to notice posted on the subject property, mailed to surrounding property owners as required by law and published on the 6th day of June, 1988, in the Stuart News, a newspaper published in Martin County, Florida, the affidavit of publication of such notice being attached hereto as Exhibit "A," a public hearing was held by the Board of Zoning Adjustment of Martin County, Florida, in the County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida, on the 23rd day of June, 1988, for the purpose of a Variance of Section 33-168(A) (C) and (4) of the Martin County Code of Laws and Ordinances based upon the Zoning Administrators decision that Section 33-168(A) (C) and (4) of the Martin County Code of Laws and Ordinances to allow:

Construction of a single family residence 25 feet from the un-opened Newton Avenue instead of the required 30 foot setback, and a side setback of 9.16 feet instead of the required 10 foot setback.

on the property located in Martin County, Florida, and which is described as:

Lot 5, Block 252, GOLDEN GATE, according to the plat recorded in Plat Book 11, Page 41, of the Public Records of Palm Beach (now Martin) County, Florida.

WHEREAS, at said public hearing all interested parties had an opportunity to be heard for or against such application, and;

WHEREAS, this Board does hereby make the following findings of fact: Said applicant has met all requirements for the granting of said variance in that owing to special conditions a literal enforcement of the zoning ordinance would result in an unnecessary hardship; that the reasons set forth in the application justify the granting thereof; that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure; that the granting of the variance will be in harmony with the general purpose and intent

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of the aforesaid Section 33-168 (A) (C) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare or contrary to the public intent; and that the Applicant is entitled to a variance as aforesaid; and that this Board is empowered to grant same;

WHEREAS, this Board further finds that the following additional conditions and safeguards must be complied with in order to be in conformity with the intent of the zoning regulations and the public interest:

None

WHEREAS, this Board additionally finds that this written application and the presentation made before this Board at said public hearing demonstrates:

1. That 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.

2. That literal interpretations of the provisions of the zoning regulations, zoning resolution or zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning regulations, zoning resolution or zoning ordinance and would therefore result in an unnecessary hardship.

3. That the special conditions and circumstances do not result from the actions of the applicant.

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations, zoning resolution or zoning ordinance to owners of other lands, structures or buildings in the same district.

No nonconforming use of the neighboring lands, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

NOW, THEREFORE, BE IT RESOLVED BY THAT BOARD OF ZONING

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ADJUSTMENT OF MARTIN COUNTY, FLORIDA, that:

1. Applicant, JOSEPH PICCIONE and JEAN PICCIONE, is granted a variance to Section 33-168(A)(C) of the Martin County Code of Laws and Ordinances as it applies to the property described herein to allow:

Construction of a single family residence 25 feet from the un-opened Newton Avenue instead of the required 30 foot setback, and a side setback of 9.16 feet instead of the required 10 foot setback.

Provided, all other zoning regulations, including setbacks, shall be complied with.

2. The Secretary of this Board is hereby authorized and directed to record this resolution in the Official Records of Martin County, Florida.

DULY PASSED AND ADOPTED THIS 23 DAY OF June, 1988.

BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

By: [Signature]
Chairperson

ATTEST:

By: Judy Seitel, D.C.
Secretary

APPROVED AS TO FORM AND LEGALITY

By: [Signature]
Stephen C. Frasier
Attorney for Board of Adjustment

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The Stuart News

P.O. BOX 9009, STUART, FLORIDA 34995 9009

Established as the Stuart Times, April 18, 1913

STUART MARTIN COUNTY FLORIDA

STATE OF FLORIDA COUNTY OF MARTIN

Before the undersigned authority appeared Dennis D. Harmon
who on oath says that he is Controller of The Stuart News, a daily newspaper
published at Stuart in Martin County, Florida, that the attached copy of advertisement, being a
Before the Board of Zoning Adjustment
in the matter of Application of Joseph M. & Jean Piccione
in the _____ Court, was published in said newspaper in
the issues of June 6, 1988

Affiant further says that the said The Stuart News is a newspaper published at Stuart, in said
Martin County, Florida and that the said newspaper has heretofore been continuously published in
said Martin County, Florida, each week and has been entered as second class matter at the post office
in Stuart in said County, Florida, for a period of one year next preceding the first publication of the
attached copy of advertisement, and affiant further says that he has neither paid nor promised any
person, firm or corporation any discount, rebate, commission or refund for the purpose of securing
this advertisement for publication in the said newspaper.

Dennis D. Harmon

Sworn to and subscribed before me
this 13th day of June
A.D. 1988
Bartholomew Hudson
(SEAL) NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires 4-19-92
Bonded by Western Surety Company
SN-671-139A A SCRIPPS HOWARD NEWSPAPER

BEFORE THE BOARD OF ZONING ADJUSTMENT MARTIN COUNTY, FLORIDA

MATTER: APPLICATION OF JOSEPH M. & JEAN PICCIONE FOR THE
PURPOSE OF OBTAINING A VARIANCE
OF SEC. 33-125 (A) (1) OF THE MARTIN
COUNTY CODE IN ORDER TO CONSTRUCT A
RESIDENCE WITHIN THE PRESCRIBED
SETBACKS ON THE FOLLOWING
PROPERTY:

LEGAL DESCRIPTION:

Golden Gate, Lot 5, Block 252.

STREET ADDRESS OR LOCATION:

TIME AND DATE: 7:30 P.M., ON
Thursday, June 23, 1988 or as soon
after such time as the matter may
be heard.

PLACE: MARTIN COUNTY AD-
MINISTRATIVE CENTER, COM-
MISSION MEETING ROOM, 2401
SE Monterey Road, STUART,
FLORIDA 34996

INTERESTED PARTIES ARE IN-
VITED TO ATTEND AND BE
HEARD. If any person desires to
appeal any decision made with re-
spect to any matter considered of
the meetings or hearings of any
board, committee, commission,
person, firm or corporation, then
that person will need a record of
the proceedings and that, for such
purpose may need to insure that a
verbatim record of the proceed-
ings is made, which record should
include the testimony and evidence
upon which the appeal is to be
based.

WRITTEN COMMENTS MAY BE
SENT TO THE ZONING ADMINIS-
TRATOR, 2401 SE Monterey Road,
Stuart, Fla., 34996.

THIS NOTICE DATED THIS 3rd
DAY OF JUNE, 1988.

SUBMITTED BY: Michael F. Sin-
key
TITLE: Acting Community
Development Director

Pub: June 6, 1988

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CONDITION OF DOCUMENT
UNSUITABLE FOR MICROFILMING