

BEFORE THE BOARD OF ZONING ADJUSTMENT

MARTIN COUNTY, FLORIDA

**[REGARDING THE APPLICATION OF JUSTIN RUFO FOR A ZONING SETBACK
VARIANCE ON PROPERTY LOCATED AT 3331 SE INLET HARBOR TRAIL WITHIN
THE R-1C, SINGLE-FAMILY RESIDENTIAL DISTRICT]**

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

1. Justin Rufo have submitted a non-administrative variance application to reduce the front and side setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for R-1C, Single-family Residential District to the existing encroachment of a spa with feature wall and travertine paver deck on Lot 19, Inlet Harbor, according to the map or plat thereof as recorded in O.R. Book 2, Page(s) 89, Public Records of Martin County, Florida. The subject property is located at 3331 SE Inlet Harbor Trail, Stuart Florida.

2. This Board considered this application to reduce the setback requirements at a public hearing on April 23,2026.

3. At the public hearings, 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 front yard setback of 11.3 feet to reduce the setback requirement from 30 feet to 18.7 feet to permit the existing encroachment of travertine deck and side yard setback of 2.3 feet from 10 feet to 7.7 feet to permit the existing encroachment of spa with feature wall 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 APRIL, 2026.

ATTEST:

BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

BY: _____
NATALIE GAZZANEO, MARTIN COUNTY
GROWTH MANAGEMENT DEPARTMENT
AGENCY RECORDER/NOTARY

BY: _____
MICHAEL DOOLEY, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
SEBASTIAN POPRAWSKI
SR. ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Site Plan