

July 10, 2024

Dear Property Owner/Resident

**Subject:** Request for a non-administrative variance by Fox McCluskey Bush Robison, PLLC on behalf of Chad and Elisa Hopkins to reduce the west side yard setback 10 feet, from the 20 foot requirement of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for HB-1A, Hotel Motel District to 10 feet to permit the construction of a screen-enclosed pool with patio structure and to reduce the rear setback to allow for an existing encroachment of 19.9' for rear of dwelling.

**Location:** The subject property is located at 9295 SE Delafield Street, Hobe Sound, Florida.

Dear Property Owner:

As a landowner within 300 feet of the property identified in the legal description and shown on the map attached to this letter, please be advised that consideration of a request for a variance as noted above will occur at a public hearing.

The date, time and place of the scheduled hearing are as follows:

**BOARD OF ZONING ADJUSTMENT**

**Date:** Thursday, July 25, 2024  
**Time:** 7:00 P.M. or as soon as it can be heard after this time  
**Place:** Martin County Administrative Center, Commission Meeting Room, First Floor  
2401 S.E. Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the

public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the Board of Zoning Adjustment meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating he/she is authorized to speak for the group. Forms are available on the Martin County website [www.martin.fl.us](http://www.martin.fl.us). Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the meeting.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Barbara Counsellor, Senior Planner, (e-mail: [bcounsel@martin.fl.us](mailto:bcounsel@martin.fl.us)) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

*Tyson Waters*

Tyson Waters, Esq.

Fox McCluskey Bush Robison, PLLC

Attachments: Location Map

