



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

VARIANCE APPLICATION

A. Application Information

Applicant:	Cynthia and Don Corbett
Property Owner:	Cynthia Corbett
Agent for Applicant:	Audra R. Creech McCarthy, Summers, Wood, Norman, Melby, & Schultz, PA
County Project Coordinator:	Barbara Counsellor, Senior Planner
Growth Management Director:	Paul Schilling
Record Number:	GMD2026020419
Report Number:	2026_0326_Staff_Report_final
Application Received:	02/23/2026
Staff Report date:	03/19/2026

B. Application Type and Description of Request

Request for a non-administrative variance by Cynthia Corbett to reduce the front setback requirement on SE Myrtle Street pursuant to Article 3, Zoning Districts, Land Development Regulations (LDR), Martin County Code, for the R-1C, Category "B" Single-Family Residential District, to permit the construction of a single-family dwelling and all associated single-family structures.

C. Location and Site Information

Parcel number: 373841007252000701

Legal Description: 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.

Site Address: 3236 SE St Lucie Blvd

Existing Zoning: R-1C, Single-Family Residential District

Future Land Use: Low Density

Gross area of site: 0.334 acres

Figure 1: Location Map

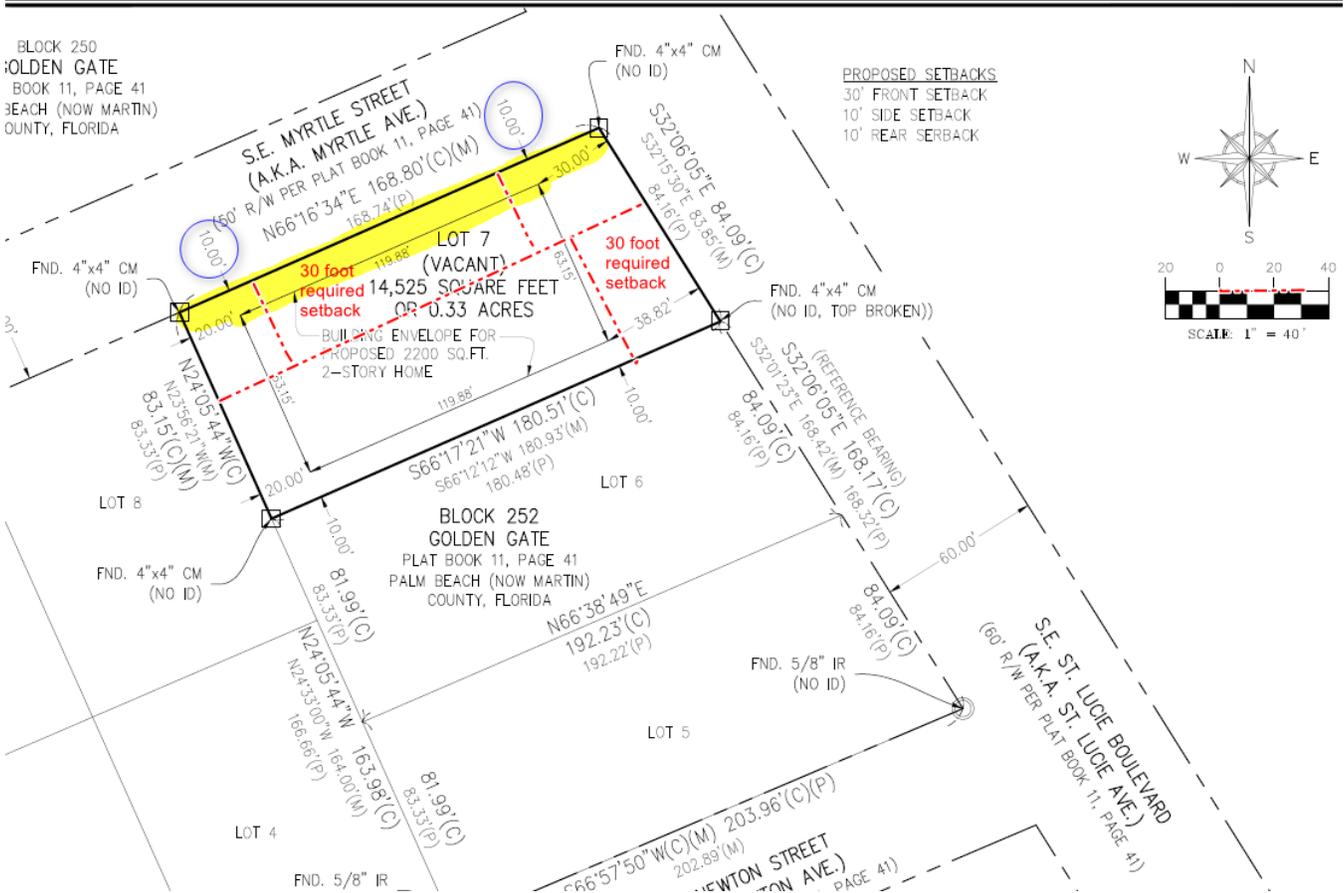
Variance approved at 1104 St Lucie Blvd
Variance approved at 1445 St Lucie Blvd
Variance approved at 2025 St Lucie Blvd
Variance approved at 2145 St Lucie Blvd
Variance approved at 2785 St Lucie Blvd
Variance approved at 4300 St Lucie Blvd unit 23

D. Compliance Assessment

Article 9, Section 9.5, Land Development Regulations, Martin County Code provides the criteria for review and action by the Board of Zoning Adjustment. Based on the review of these criteria, the information provided by the applicant and other information reviewed by staff from the County's records, the Board is advised as follows:

1. The subject property is a platted lot of record which was created with the recording of the original plat for the Golden Gate subdivision in 1925 with an Amended Golden Gate plat recorded in May 1928, prior to the County's original 1967 zoning regulations and the County's original 1972 subdivision regulations.
2. The property is currently undeveloped with a previous use as a retention pond in about 1980.
3. The subject lot has an area of 0.334 acres (14,549 sq. ft.). This non-conforming lot area is a lot of record due to zoning development standard for R-1C requires lot area to be min. 15,000 square ft.. The property is a rectangular corner lot with 85 ft. frontage on SE St. Lucie Blvd. and 169 ft. frontage on SE Myrtle St.. Primary access to the property will be provided from SE Myrtle St.. The right-of-way of SE Myrtle Street currently ends at an unopened right-of-way.
4. The setback requirements for the subject lot are as follows:
Front: 30 ft.
per code exempt from 50 ft. from the centerline of a local road right-of-way SE Myrtle St. and 65 ft. from the centerline of a collector road right-of-way SE St Lucie Blvd.
Side: 10 ft.
Rear: 20 ft.
5. The applicant is requesting a front yard setback variance along SE Myrtle Street to construct a new single-family dwelling and future accessories. The front setback applies to all sides of a lot which are adjacent to a street as per MC LDR Article 3 Division 2 Section 3.16.A.2. The required front yard setback adjacent to the property line along SE Myrtle Street is 30 feet.

Figure 4: Proposed Site Plan and Required Setbacks



6. Based on the criteria provided in Article 9, Land Development Regulations for the granting of a setback variance, the following conclusions are offered for the Board's consideration:

- a. Special conditions and circumstances do exist which are specific to the subject property. The applicable R-1C zoning district is a "carry-over" district in the current zoning regulations from the County's original 1967 zoning code. The required 30 ft. front yard setback is more restrictive than the typical 20 ft front yard setback and 6 ft. to 10 ft. side setbacks are more common in single family districts throughout the County.
- b. Literal interpretation of the provisions of Article 3 would deprive the applicant the rights commonly enjoyed by other properties in the same zoning district. The current 30 ft. front yard setback requirements prohibit some of the improvements that are the subject of this application.
- c. The special conditions and circumstances that created the existing setback requirements were originally created by the County in 1967 with the adoption to the County's original zoning regulations.
- d. The granting of the variance requested will not confer on the applicant a special privilege that is denied to owners of other lands in the same district. Applications for similar requests

and with similar circumstances have been consistently treated by the Board. Each case is reviewed on the merits of the application and based on the established criteria for the granting of setback variances.

7. Applicant must demonstrate the need for the minimum reduction of the setbacks regarding the proposed single-family structure and other future accessory structures to prove there are no negative impacts to the health, safety, and welfare of the community.

8. Research of public records indicates that there have been at least 15 setback variances granted for this subdivision with similar special conditions and circumstances.

E. Recommendation

The Board is advised that this application for a setback variance is in order and qualifies for an action of approval. A front yard setback along SE Myrtle Street variance of 20 feet is requested to reduce the setback requirement from 30 feet to 10 feet from the side corner property line for construction of single-family dwelling and accessories.

If the Board concurs and approval is granted, authorization is requested for the Chairman to sign the variance resolution which has been prepared for this agenda item with an attached Exhibit B that provides an illustration of the proposed improvements and reduced setback.

F. Fees

Fees for this application are calculated as follows:

Fee type:	Fee amount:	Fee payment:	Balance:
Application review:	\$690.00	\$690.00	\$0.00
Advertising*:	\$231.32	\$0.00	\$231.32
Admin Fee:	\$ 25.00	\$0.00	\$ 25.00

* Advertising fees will be determined once the ads have been placed and billed to the County.

G. Attachments

1. Sample letter notice.
2. Newspaper ad for March 26, 2026, meeting.
3. Application (copies provided to the Board and available for inspection in the offices of the Martin County Growth Management Department)