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_0423_Staff_Report_Rev_final
Application Received:	02/23/2026
Staff Report date:	03/19/2026
BOZA date:	03/26/2026
Continuance date:	04/23/2026

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.

This item was set on the BOZA agenda for March 26, 2026. At that time, the client requested a continuance to be held at the next BOZA meeting to be held on April 23, 2026 at 7pm Administrative Building located 2401 SE Monotrery Raod, Stuart Fl. The five present BOZA memebers voted to allow the non-administrative variance request to be continued under the Martin County Land Development Regulations Artincle 10 Section 10.10.A.4.

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

Figure 2: Subject Site Aerial with neighboring variances

Figure 3: Neighborhood: Subject Property including other properties with variance approvals

Neighboring lots with approved variances under same Zoning District R-1C:
*Variance approved June 1988 at 3276 St Lucie Blvd (front 25ft, side 9.16ft)
Variance approved May 2011 at 2086 St Lucie Blvd (front 12.01ft, side .84ft existing structures)
Variance approved August 2012 at 2064 St Lucie Blvd (front 16.83 ft, side .87 ft)
Variance approved February 2013 at 2134 St Lucie Blvd (front 20 ft, 50 ft centerline, rear 10ft)
*Variance approved February 2013 at 3302 St Lucie Blvd (Side 5.7 ft, Rear 7.9 ft. existing structures)
Variance approved May 2015 at 2164 St Lucie Blvd (front 20ft, rear 10ft)

Approvals for lot size and setbacks within the neighboring Zoning Districts WE-1, RE-1/2A, R-2, and TP on the same street:
Variance approved at 1042 St Lucie Blvd

Variance approved at 1066 St Lucie Blvd
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.). The zoning development standard for R-1C requires lot area to be min. 15,000 square ft.. This platted lot of record is a non-conforming lot based on Martin County Land Development Regulations. 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 section 3.16.C.2c. is 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.

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 demostrate the need for the minimum reducation of the setbacks regarding the proposed single-family structure and other future accessory structures to prove there are no negative impact to the health, safety, and welfare of the Amended Golden Gate community for the requested approval of the minimum variance necessary.

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 minimum setback variance is not complete and would require a site plan demonstrating the need for the variance request. The request for the front yard setback reduction along SE Myrtle Street could meet the criteria for a variance if demonstrated. However, staff cannot make a determination for a recommendation of approval at this time.

If the Board concurs, the applicant is entitled to one more continuance of the public hearing in order to provide the necessary documentation for the variance request.

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

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)