MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW
STAFF REPORT

VARIANCE APPLICATION

A. Application Information

Applicant:	Justin Rufo
Property Owner:	Justin Rufo
Agent for Applicant:	Abaco Pools
	Carl Keever & Leigh Barton
County Project Coordinator:	Barbara Counsellor, Senior Planner
Growth Management Director:	Paul Schilling
Record Number:	GMD2026030371
Report Number:	2026_0423_Staff_Report_final
Application Received:	03/19/2026
Staff Report date:	04/10/2026

B. Application Type and Description of Request

Request for a non-administrative variance by Justin Rufo to reduce setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the R-1C, Category "B" Single-Family Residential District, for an existing spa with feature wall and travertine decking.

C. Location and Site Information

Parcel number: 373841002000001218

Legal Description: LOT 19, TOGETHER WITH A PORTION OF LOTS 12 AND 13, INLET HARBOR, AS RECORDED IN PLAT BOOK 2, PAGE 89, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF LOT 19, BEAR NORTH 86°29'44" WEST A DISTANCE OF 135.29 FEET TO THE WESTERLY LINE OF LOT 12, THENCE SOUTH 24°00'00" EAST ALONG SAID LINE A DISTANCE OF 40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7°44'23" AND A RADIUS OF 166.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.54 FEET TO THE NORTHWESTERLY CORNER OF LOT 19, THENCE NORTH 66°00'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 19 A DISTANCE OF 118.54 FEET TO THE POINT OF BEGINNING CONTAINING 15,210 SQUARE FEET.

Site Address: 3331 SE Inlet Harbor Trail

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

Future Land Use: Low Density

Gross area of site: 0.347 acres

Figure 1: Location Map

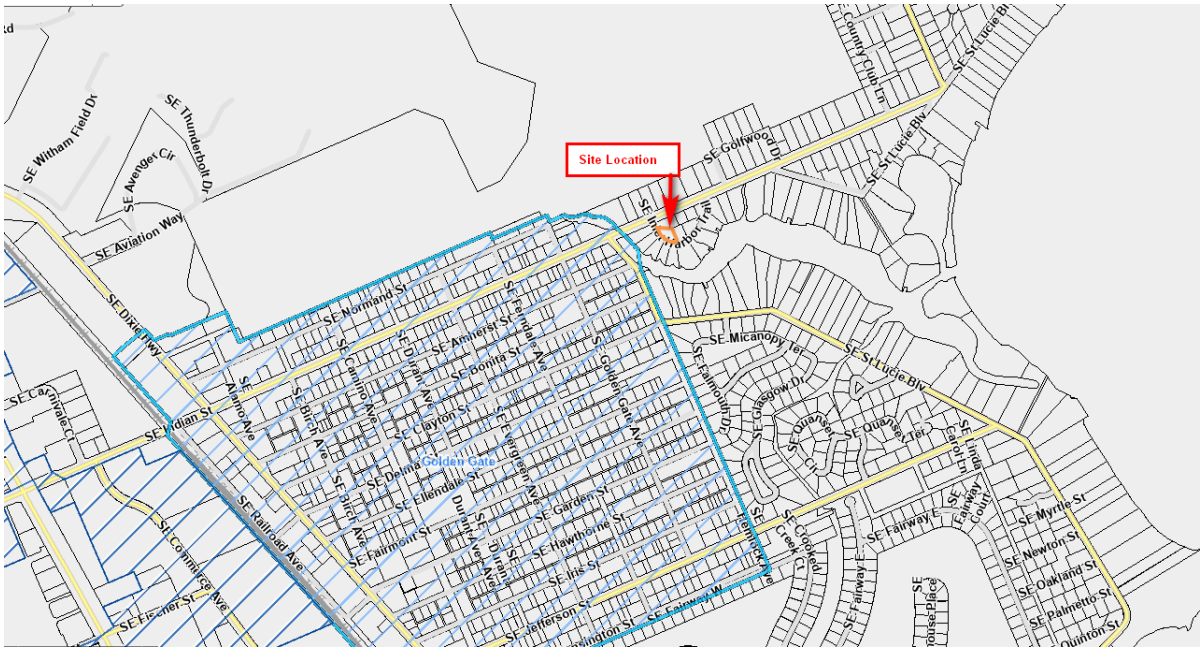

Figure 2: Subject Site 2025 Aerial of Property including other properties with variance approvals

Variance approved February 26, 1996 at 3331 SE Inlet Harbor Trail front 19.98, 34.98 centerline (garage addition)

Variance approved September 25, 2014 at 3342 SE Inlet Harbor Trail west side 10.6 feet, east side 9.6 feet and rear 36.5 feet (Existing dwelling, detached garage)

Variance approved March 26, 2020 at 3292 SE Inlet Harbor Trail centerline setback to 41 feet (garage)

Other variances in neighborhood:
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)
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

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 was a platted lot of record which was created with the recording of the plat for the Inlet Harbor subdivision recorded in December 1952, prior to the County’s original 1967 zoning regulations and the County’s original 1972 subdivision regulations.

2. The property is currently developed with a 2,095 sq. ft finished area single-family dwelling constructed in 1981.

3. The subject lot has an area of 0.347 acres (approx. 15,115.32 sq. ft.). This platted lot is a unique pie-shaped having an angle rear point. Across the front measurement estimate 190 feet with west side yard property line estimate of 118 feet and east side yard property line estimate of 137 feet therefore creating a special condition and circumstance. The subject parcel did

obtained an adjacent portion of lot 12 and 13 to provide more land to develope.

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 Inlet Harbor Trail.
Side: 10 ft.
Rear: 20 ft.

5. The applicant is requesting a reduction of 11.3 feet for the front yard setback from 30 feet to 18.7 feet and reduction of 2.3 feet for the side yard setback from 10 feet to 7.7 feet to permit the existing encroachment of a pool spa with feature wall and travertine decking.

6. A previous variance was granted for the subject property in February 1996 to permit the construction of the garage addition for 19.98 feet from the property line instead of the requried 30 feet and for 34.98 feet from the road center line instead of the required 50 feet. Centerline setback is now exempt as per code.

Figure 3: Proposed Site Plan and Required Setbacks

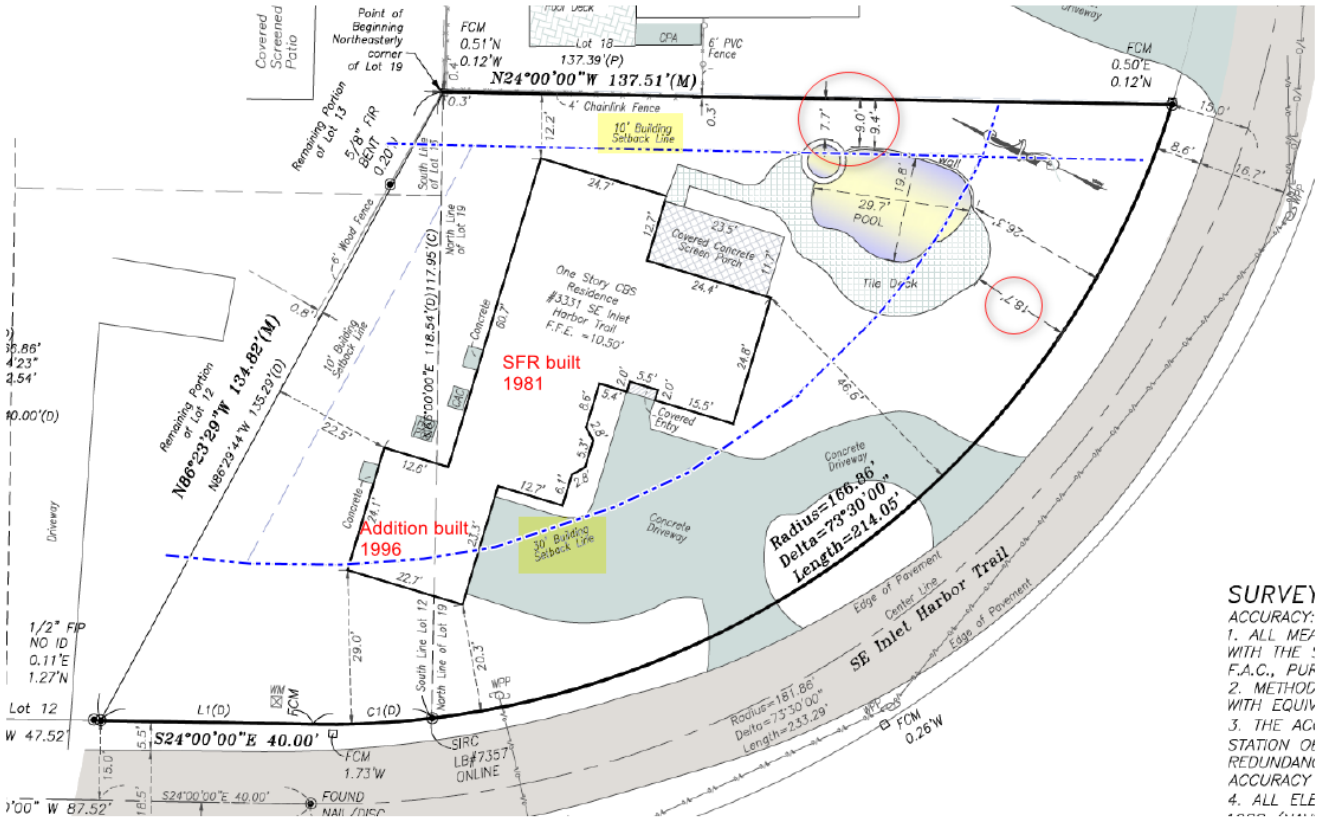

Figure 4: Existing pool / spa with wall feature and travertine decking

7. 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 most side setbacks of 6 foot are more common in single family districts throughout the County. The uniqueness of the pie-shaped lot with the zoning districts setbacks does create a restriction on the property.

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 and pie-shaped lot prohibits 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.

8. The granting of a variance will not create a negative impact to the health, safety, and welfare of the surrounding neighborhood. The variance is the minimum variance that will make possible the reseaonable use of the structure as it exists in its current configuration.

9. Research of public records indicates that there have been at least 10 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 variance of 11.3 feet is requested to reduce the setback requirement from 30 feet to 18.7 feet and 2.3 feet to reduce the side yard setback requirement from 10 feet to 7.7 from property lines for the existing pool spa with feature wall and travertine paver deck.

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 existing 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:	$225.44	$0.00	$225.44
Admin Fee:	$ 25.00	$0.00	$ 25.00

G. Attachments

1. Sample letter notice.
2. Newspaper ad for April 23, 2026, meeting.
3. Application (copies provided to the Board and available for inspection in the offices of the Martin County Growth Management Department)