

BEFORE THE BOARD OF ZONING ADJUSTMENT

MARTIN COUNTY, FLORIDA

**[REGARDING THE APPLICATION OF CYNTHIA CORBETT FOR A ZONING
SETBACK VARIANCE ON PROPERTY LOCATED AT 3236 SE ST LUCIE BLVD.
WITHIN THE R-1C, SINGLE-FAMILY RESIDENTIAL DISTRICT]**

WHEREAS, this Board has made the following determination of facts:

1. Cynthia Corbett have submitted a non-administrative variance application to reduce the front setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for R-1C, Single-family Residential District to permit the construction of a single family dwelling and accessories along the SE Myrtle Street property line on 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. The subject property is located at 3236 St Lucie Blvd, Stuart Florida.

2. This Board considered this application to reduce the setback requirements at a public hearing on July 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 along SE Myrtle Street setback of 10 ft. to reduce the setback requirement from 30 ft. to 20 ft. to permit the construction of a single-family dwelling and accessories 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 JULY, 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