

Peter W. Walden
Principal Planner
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
 2401 SE Monterey Road Stuart, FL 34996

Experience

Public Sector Work History

Principal Planner, AICP Martin County, FL 2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL. 2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL. 2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

Zoning Compliance, Village of North Palm Beach, NPB, FL. 2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management (Administration), minor in Geography, Magna Cum Laude

Course work in; Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A, Environmental Science, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP



Board of Zoning Adjustment

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 21-0314

NPH-3

Meeting Date: 1/28/2021

PLACEMENT: New Business

TITLE:

GREGG AND TINAMARIE CONZONE VARIANCE REQUEST

EXECUTIVE SUMMARY:

Request for a variance by Gregg and Tinamarie Conzone to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the RM-5, Low Density Residential District to permit the construction of a paver deck and pergola. The subject property is located at 18172 SE Wood Haven Lane, Tequesta, Florida.

Presented by: Peter Walden, AICP, Principal Planner, Growth Management Department

Applicant: Gregg and Tinamarie Conzone

PREPARED BY: Joan Seaman, Administrative Specialist II

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MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW DIVISION
GROWTH MANAGEMENT DEPARTMENT

VARIANCE APPLICATION STAFF REPORT

SUBJECT: Request for a variance by Gregg and Tinamarie Conzone to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the RM-5, Low Density Residential District to permit the construction of a paver deck and pergola. The subject property is located at 18172 SE Wood Haven Lane, Tequesta, Florida.

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A. APPLICATION PROCESSING INFORMATION

Applicant and property owner: Gregg and Tinamarie Conzone
Agent for applicant: Same as above
Date application submitted: December 28, 2020
Staff report date: January 05, 2021
Date of Board of Zoning Adjustment hearing: January 28, 2021
Project coordinator for County: Peter Walden, AICP, Principal Planner
Growth Management Director: Paul Schilling
Report number: 2021_0105_GMD2020120337

B. APPLICATION TYPE AND DESCRIPTION OF REQUEST

The subject property is zoned HR-1, Single-family Residential District, Article 3, Zoning District, Land Development Regulations, Martin County Code. The structural setback requirements in this zoning district are as follows:

Side: 10 ft. from the lot line
Front: 25 ft. from the lot line
Rear: 10 ft. from the lot line

The applicant is requesting a variance to reduce the rear yard setback requirement of the rear from 10 ft. to 7.9 ft. to permit the construction of a paver deck and pergola.

C. VICINITY AND SITE INFORMATION

18172 SE Wood Haven Lane, Tequesta.

Lot 46, North Passage Plat No. 2, according to the map or plat thereof as recorded in Plat Book 11, Page 61, of the Public Records of Martin County, Florida.

LOCATION MAP



PROPOSED VARIANCE SITE



Backyard view



D. APPLICANT INFORMATION

Applicant and property owner: Gregg and Tinamarie Conzone
Address: 18172 SE Wood Haven Lane
Tequesta, FL
Phone: 631-365-2128

Agent for applicant: Same as above
Address:

Phone:

E. COMPLIANCE ASSESSMENT

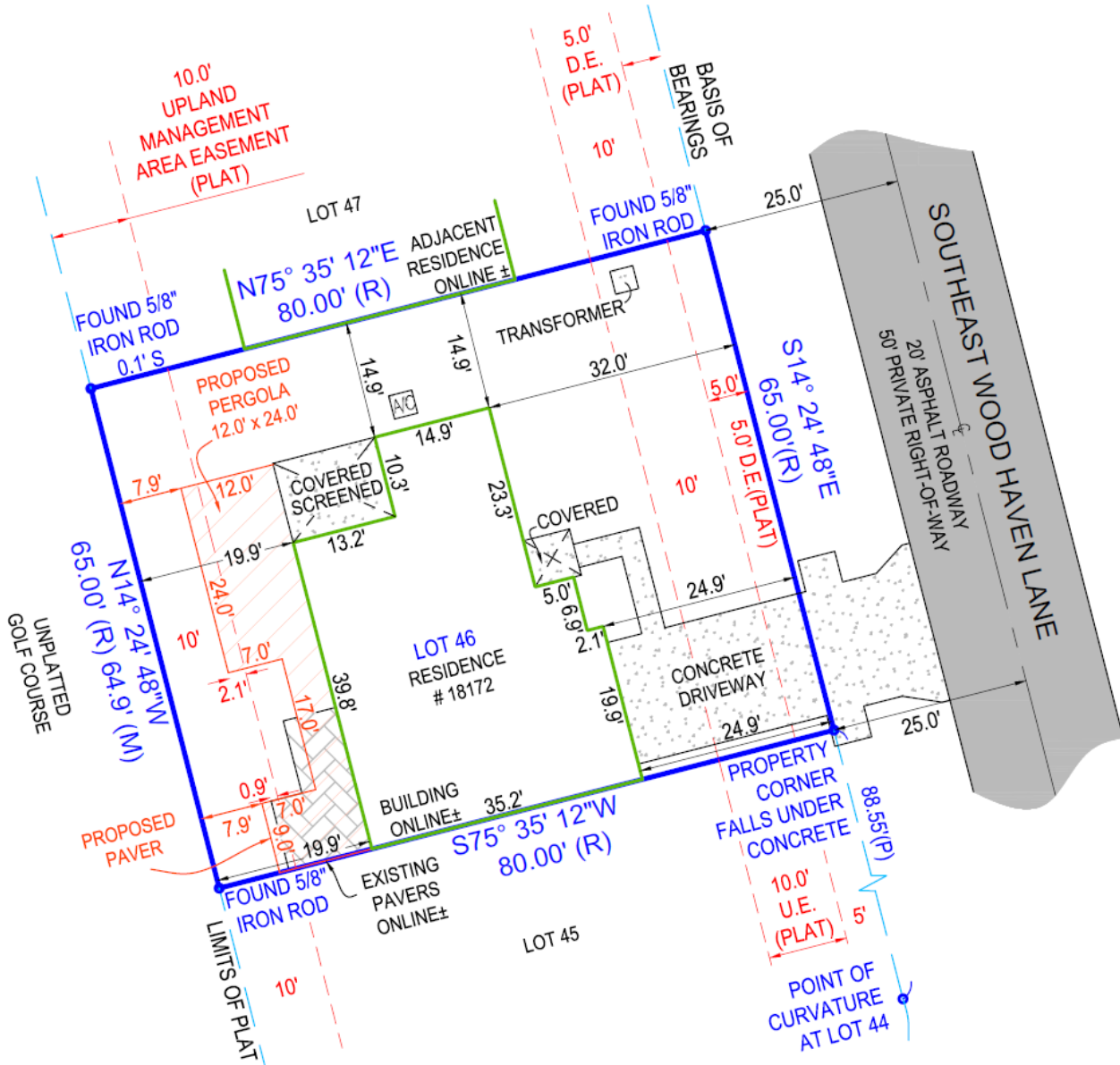
Article 9, Section 9.5, Land Development Regulations, Martin County Code provides the criteria for review and action by the Board of Zoning Adjustment. Based on the review of these criteria, the information provided by the applicant and other information reviewed by staff from the County's records, the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

1. The subject property is a platted lot of record that was created in 1988 with the recording of the plat for the North Passage Plat 2

2. The property back to a private golf course. The property is currently occupied by a two story single-family dwelling which was constructed in 1984.
3. The subject property has an area of approximately 0.12 acres (approximately 5,200 sq. ft.). The property width is approximately 65 ft. along the road frontage adjacent to SE Hawksbill Way and approximately 65 ft. of frontage on golf course. The depth of the property is approximately 80 ft. on the north and south property line.
4. The setback requirements for the subject lot are as follows:

Side:	10 ft. from the lot line
Front:	25 ft. from the lot line
Rear:	10 ft. from the lot line
5. The applicant is requesting a variance to reduce the rear yard setback requirement from 10 ft. to 7.9 ft. to permit the construction of a paver deck and pergola. The rear yard is only 20' deep, making practical use of the area within the setback difficult.

REQUIRED AND PROPOSED 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 exist which are peculiar to the subject property. The subject property has an area of approximately 0.12 acres (approximately 5,200 sq. ft.). The property width is approximately 65 ft. along the road frontage adjacent to SE Wood Haven and approximately 65 ft. of frontage on the golf course. The depth of the property is approximately 80 ft. on the north and south property line. The existing two story dwelling, size and configuration of the lot, the current setbacks requirements for the lot significantly reduces the design flexibility for the proposed paver deck and pergola addition.

- 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. Based on a strict interpretation of the rear yard setback requirements for this lot the proposed paver deck and pergola would not be permitted.
 - c. The special conditions and circumstances for this request is not the result of the applicant's action. The subject property is a platted lot of record that was created in 1988 with the recording of the plat for North Passage Plat 2. The property is currently occupied by a two-story single-family dwelling which was constructed in 1989. The applicant purchased the property in 2019.
 - 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. It appears that the granting of a variance will not create a negative impact to the health, safety, and welfare of the surrounding neighborhood and the requested variance appears to be the minimum variance that is required to permit the proposed paver deck and Pergola.
 8. Research of the public records indicates that there have been setback variances granted for this subdivision.

F. RECOMMENDATION

The Board is advised that this application for a setback variance is in order and qualifies for an action of approval for a rear yard setback variance of 2.1 ft. to reduce the setback requirement from 10 ft. to 7.9 ft. to permit the proposed paver deck and pergola. 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 survey that provides an illustration of the proposed improvements and reduced setback.

G. OTHER SUBMITTAL REQUIREMENTS

Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance due:</i>
<i>Variance application fees:</i>	\$690.00	\$690.00	\$0.00
<i>Advertising fees:</i>	\$TBD	\$0.00	\$TBD

H. ATTACHMENTS

1. Sample letter notice.
2. Newspaper ad for January 28, 2021 meeting.
3. Application (copies provided to the Board and available for inspection in the offices of the Martin County Growth Management Department, Development Review Division)

**BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA**

**[REGARDING THE APPLICATION OF
GREGG AND TINAMARIE CONZONE
FOR A ZONING SETBACK VARIANCE ON PROPERTY LOCATED AT 18172 SE WOOD
HAVEN LANE WITHIN THE RM-5 LOW DENSITY RESIDENTIAL DISTRICT]**

**WHEREAS, THIS BOARD HAS MADE THE FOLLOWING DETERMINATIONS OF
FACTS:**

1. Gregg and Tinamarie Conzone have submitted a variance application to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for the RM-5, Low Density Residential District to permit the construction of a paver deck and pergola on Lot 46, North Passage Plat No. 2, according to the Plat thereof, recorded in Plat Book 11, Page 61, of the Public Records of Martin County, Florida. The subject property is located at 18172 SE Wood Haven Lane, Tequesta, Florida.

2. This Board considered this application to reduce the setback requirements at a public hearing on January 28, 2021.

3. At the public hearing, 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 rear yard setback variance of 2 ft. is approved to reduce the setback requirement from 10 ft. to 8 ft. to permit the construction of a paver deck and pergola, as set forth on the survey 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 28TH DAY OF JANUARY, 2021.

ATTEST:

**BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA**

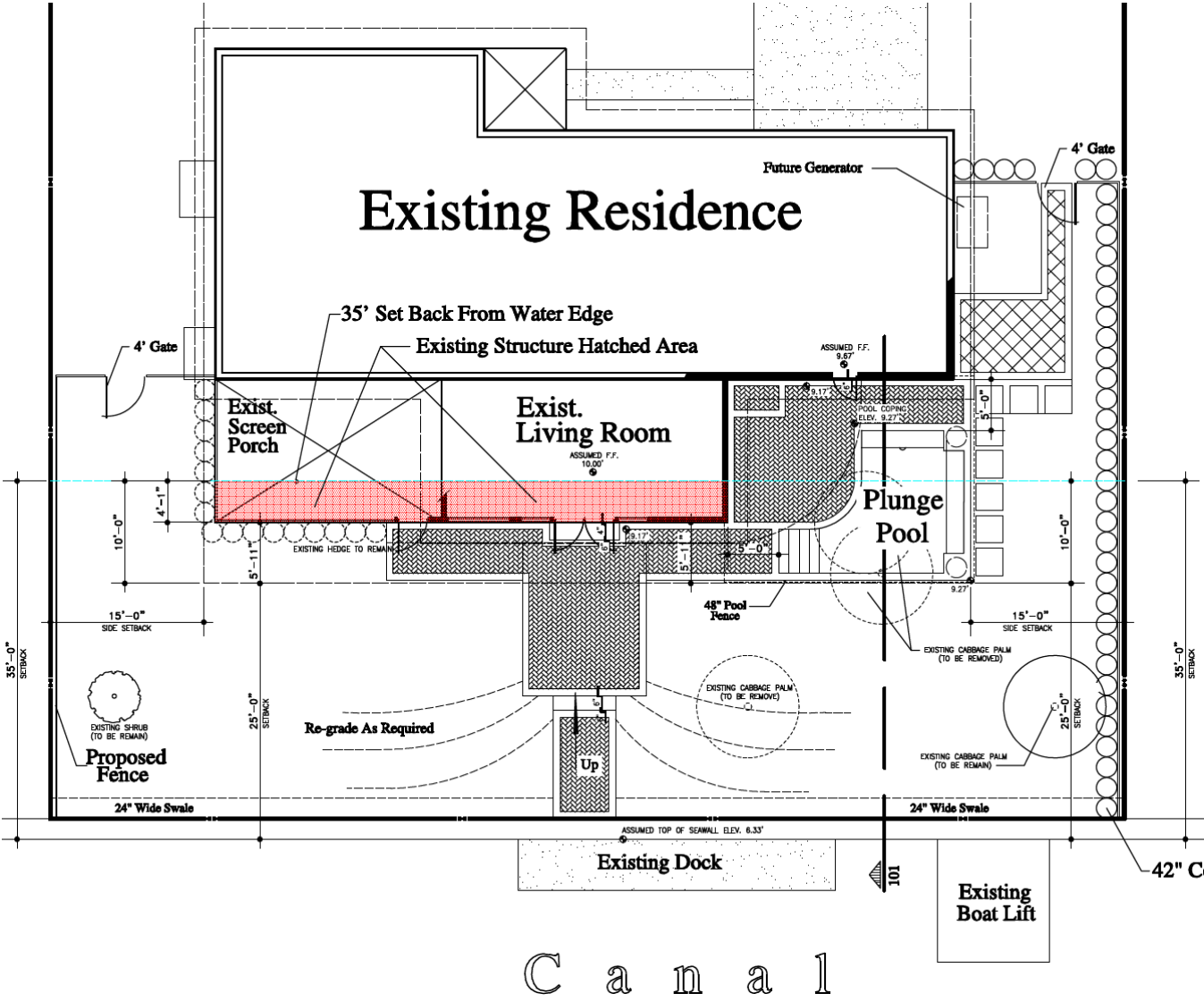
**BY: _____
DENISE JOHNSTON
SECRETARY**

**BY: _____
TRAVIS WADDELL, CHAIRMAN**

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

**BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY**

Exhibit A





AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



SCALE: 1" = 20'

LEGEND:

A/C

-AIR CONDITIONER

AL

-ARC LENGTH

(C)

-CALCULATED

D.E

-DRAINAGE EASEMENT

(M)

-MEASURED

P.O.B.

-POINT OF BEGINNING

P.O.C.

-POINT OF COMMENCING

P.B.

-PLAT BOOK

P.G.

-PAGE

P.U.E.

-PUBLIC UTILITY EASEMENT

R

-RADIUS

(R)

-RECORD

U.E.

-UTILITY EASEMENT

WM

-WATER METER

FF

-FINISH FLOOR

O.R.B.

-OFFICIAL RECORD BOOK

ELEV.

-ELEVATION

-FENCE

-FENCE

#

-NUMBER

-ASPHALT

-ASPHALT

-CONCRETE

-CONCRETE

-PAVER/BRICK

-PAVER/BRICK

-WOOD

-WOOD

-LIGHT POLE

-LIGHT POLE

-WELL

-WELL

-WATER VALVE

-WATER VALVE

-CENTER LINE

-CENTER LINE

-CATCH BASIN

-CATCH BASIN

-FIRE HYDRANT

-FIRE HYDRANT

-POLE

-POLE

-MANHOLE

-MANHOLE

X.XX'

-TOPOGRAPHIC ELEVATION

PROPOSED PERGOLA AND PAVERS
ADDITION

Date Of Field Work - 01/08/2021 Drawn By - L.C. Order #: 10000116856

18172 SE WOOD HAVEN LANE, TEQUESTA, FL. 33469

561.508.5472

5601 CORPORATE WAY | SUITE 103
WEST PALM BEACH, FL 33407
www.PinnacleSurveying.net | LB 8218

LEGAL DESCRIPTION:

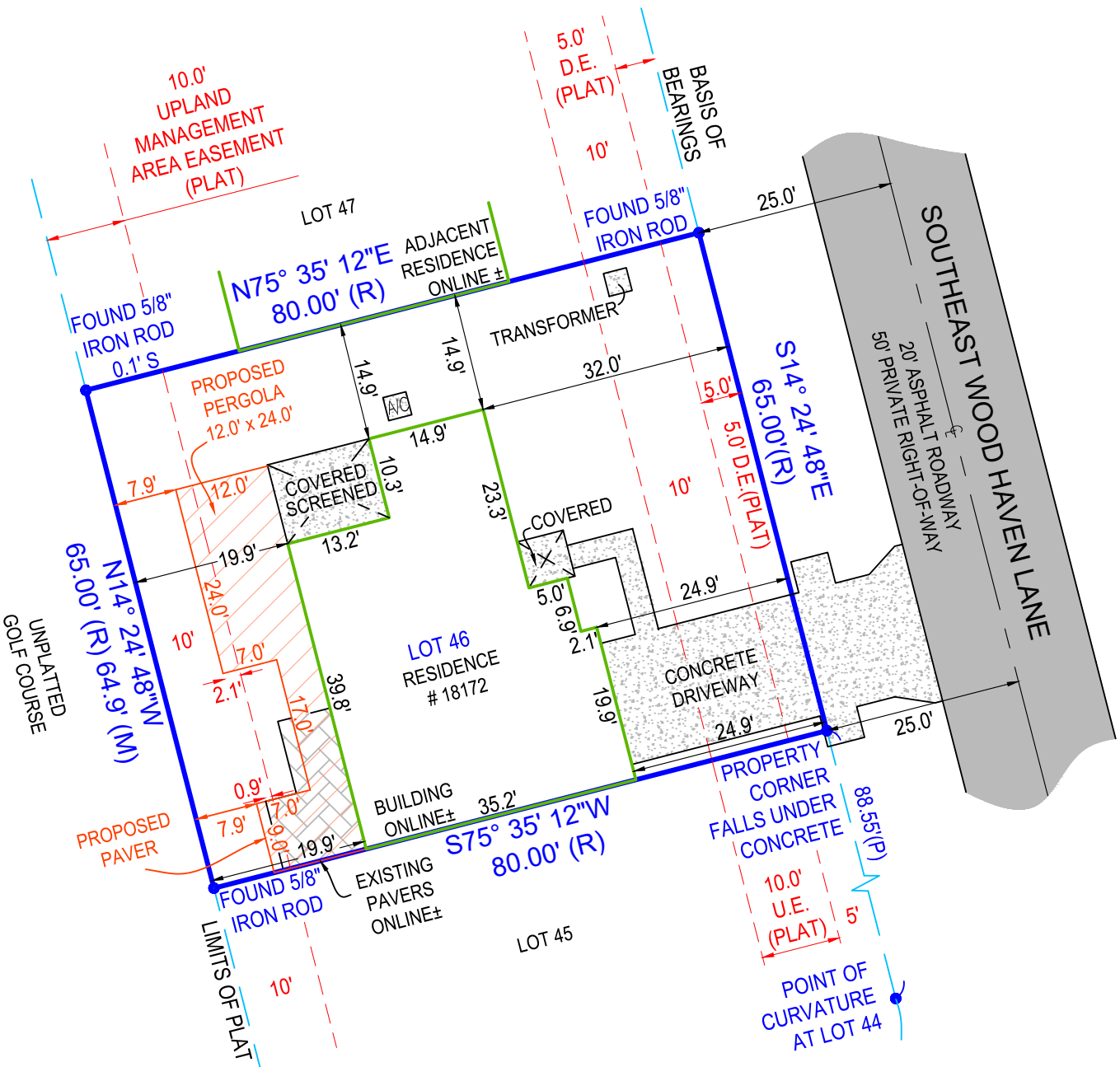
LOT 46, NORTH PASSAGE PLAT NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 61, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CERTIFIED TO:

GREGG CONZONE AND
TINAMARIE CONZONE

FLOOD ZONE:

12085C0507H
ZONE: X500
EFF: 02/19/2020



GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.

2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.

4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.

5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.

6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).

7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.

8) CORNERS SHOWN AS 'SET' ARE 5/8\"/>

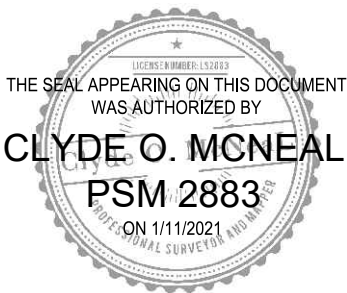
SURVEYOR NOTES:

-DRIVEWAY EXTENDS THROUGH UTILITY AND DRAINAGE EASEMENT ALONG EASTERN BOUNDARY LINE AS SHOWN.

-DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

-PAVER PAD EXTENDS THROUGH UPLAND MANAGEMENT AREA EASEMENT ALONG WESTERN BOUNDARY LINE AS SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

1

RECEIVED

DEC 28 2020



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

GROWTH MANAGEMENT
DEPARTMENT

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Select from List

Name or Title of Proposed Project: Paver Patio and Pergola

Brief Project Description:

Replacing a damaged paver patio and extending to the entire length of the house. In addition, installing a 12' x 24' Pergola. No screen sides or glass (see support material).

Was a Pre-Application Held? ☐ YES/NO ☐ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: BLD2020091442

Previous Project Name if applicable: Residential Paver Block Construction

Parcel Control Number(s)

224042020000004601

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Gregg and Tinamarie Conzone

Company Representative: _____

Address: 18172 SE Wood Haven Lane

City: Tequesta, State: FL Zip: 33469

Phone: 631-365-2128 Email: conzonegregg@yahoo.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Alpha Zeta Enterprises

Company Representative: Chuck Smith

Address: 1131 SW 32nd St.

City: Palm City

State: FL

Zip: 34990

Phone: 772-528-9007

Email: chuck@alphasetaent.com

Agent (Name or Company):

Company Representative:

Address:

City:

State:

Zip:

Phone:

Email:

Contract Purchaser (Name or Company):

Company Representative:

Address:

City:

State:

Zip:

Phone:

Email:

Land Planner (Name or Company):

Company Representative:

Address:

City:

State:

Zip:

Phone:

Email:

Landscape Architect (Name or Company):

Company Representative:

Address:

City:

State:

Zip:

Phone:

Email:

Surveyor (Name or Company):

Company Representative:

Address:

City:

State:

Zip:

Phone:

Email:

Civil Engineer (Name or Company):

Company Representative:

Address:

City:

State:

Zip:

Phone:

Email:

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.



Applicant Signature

12/28/20

Date

Gregg Conzone

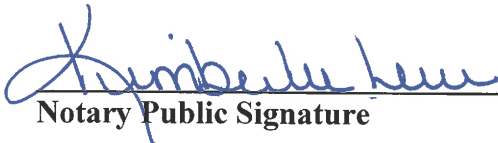
Printed Name

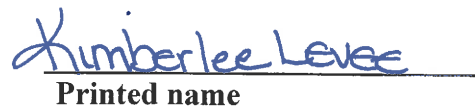
NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

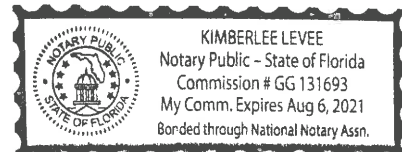
I hereby certify that the foregoing instrument was acknowledged before me this 28th day of December, 2020, by Gregg D. Conzone.

He or She is personally known to me or ✓ has produced Driver License as identification.


Notary Public Signature


Printed name

STATE OF: Florida at-large



3 4

NORTH PASSAGE HOMEOWNER'S ASSOCIATION

c/o Harbor Management of South Florida, Inc.
641 University Blvd., Ste. 205, Jupiter, FL 33458
Phone: (561) 935-9366 Fax: (561) 624-7465

ARCHITECTURAL APPROVAL

6/10/2020

Greg Conzone
18172 SE WoodHaven Terrace
Tequesta, FL 33469

RECEIVED
DEC 28 2020
GROWTH MANAGEMENT
DEPARTMENT

RE: Architectural Change Application: Paver Repair and Pergola

Dear Homeowner:

Your Request for Architectural Change has been approved pending a Martin County Permit. Specifically, you have approval to proceed with the following: **Repair and extension of paver patio with installation of pergola per your application.**

This approval is granted with the following stipulation(s): Work cannot be started until a Martin County Permit has been submitted to the Committee.

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan. You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,

Bridgette Davey, LCAM
For and on behalf of the Board of Directors

8

December 24, 2020

RECEIVED
DEC 28 2020
GROWTH MANAGEMENT
DEPARTMENT

To whom it may concern,

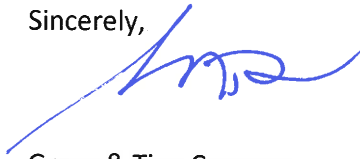
I reside at 18172 SE Wood Haven Lane in Tequesta. I have owned the property with my wife Tinamarie for over a year in the North Passage. We would like to expand an eroding paver patio and expand it across the entire width of the house. We would like to have the patio extend to 20' from the house (see site map) in sections and less at some points.

In addition, we would like to construct a prefabricated pergola 12'x24' to be placed off the rear right side to extend 24' feet to the left of the rear of the house. The pergola is open sided with no screens or glass included or manufactured to add at a future date (see illustration).

My justification to ask for this Variance is that others in the community (see picture outside my back door looking left - my next door neighbor 18180 SE Wood Haven Ln) has a patio that extends to the same distance I am requesting. In addition, the project is not an enclosed structure that will impede any other residents view or take from the serenity of the North Passage.

The project was approved by the North Passage HOA (see approval).

Sincerely,



Gregg & Tina Conzone

SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS

(month) (day), (2020)

(addressee from the certified property owners list)
(address)

Subject: Request for a variance by Gregg and Tinamarie Conzone to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the RM-5, Low Density Residential District to permit the construction of a paver deck and pergola. The subject property is located at 18172 SE Wood Haven Lane, Tequesta, Florida.

Legal Description: Lot 46, North Passage Plat No. 2, according to the map or plat thereof as recorded in Plat Book 11, Page 61, of the Public Records of Martin County, 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, January 28, 2021
Time: 7:00 P.M. or sooner 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 this proceeding 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 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 320-3131. 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 the he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes, 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 Paul Schilling, Growth Management Director, (e-mail: pschilli@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

(applicant's name)

Attachments: Location Map
Site Plan

Public Notices

LEGAL NOTICE:

The Indian River County Hospital District will hold a Chairman's Meeting on **Wednesday, January 20, 2021 at 10:00 AM** in the District Office Conference Room, 1705 19th Place, Suite G3, Vero Beach, FL 32960. You may also participate via Zoom

Dial in Number: 1 312 626 6799
Meeting ID: 881 8613 4585
Passcode: 606463

The Indian River County Hospital District will hold its Regular Monthly Meeting on **Thursday, January 21, 2021 at 4:00 PM** the District Office Conference Room, 1705 19th Place, Suite G3, Vero Beach, FL 32960. You may also participate via Zoom

Dial in Number: 1 312 626 6799
Meeting ID: 880 3270 7741
Passcode: 958690

If a person decides to appeal any matter discussed at these public meetings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pub: January 13, 2021
TCN4543086

Extra Space Storage will hold a public Auction to sell personal property described below, belonging to those individuals listed below at the location indicated, Extra Space Storage, 9893 US Hwy 1, Sebastian, Florida 32958 Friday, January 29, 2021 2:15 PM. Blaze Howe Household Goods, Sandy Wark Household Goods, Sandy Wark Household Goods. The Auction will be listed and advertised on www.storagetreasure.com purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Pub: Jan. 13, 20, 2021
TCN4537250

NOTICE
Indian River Farms Water Control District will be spraying canals within the District beginning Dec 28, 2020 through January 16, 2020. David E. Gunter Secretary Treasurer
Publish: Dec. 23, 30, Jan. 6, 13, 2020
TCN4514993

SEMI-ANNUAL FREE CHLORINE MAINTENANCE

Martin County Utilities, City of Stuart and South Martin Regional Utility (SMRU) will temporarily change the method of chlorinating potable water to ensure the future safety of the water. The Utility water users may notice an unusual chlorine taste or odor in their tap water during the period of January 3, 2021 – January 17, 2021.

These temporary conditions will not be harmful to your health; however, if you are on kidney dialysis, you should consult your physician for special instructions concerning this matter. If you have tropical fish or aquatic animals, you should contact your local tropical fish store for advice and take appropriate action to ensure that you have properly treated the water before adding it your aquarium.

The hydrant flushing during this period may cause the water to become cloudy and discolored. This is a temporary condition and should not last more than a few hours.

We apologize for any inconvenience you may experience during this time. Please keep in mind that this is necessary to provide safe water for our customers.

For more information contact Martin County Utilities Customer Service at (772) 221-1434, the City of Stuart Customer Service at (772) 288-5317 or (772) 288-5318 or South Martin Regional Utility (SMRU) Customer Service at (772) 546-2511.

Thank you for your cooperation.
Pub December 27th 2020, January 2nd-January 17th 2021
TCN4502381

Notice to Contractors
Florida Department of Transportation Project

Bids will be received by the District Four Procurement Office until 10:30 A.M. on Friday, February 5, 2021, for the following proposal in Martin, St. Lucie, and Indian River Counties: E4V03-R0- BDI Sweeping; E4U98 BDI Multi-posting signs; Z4101-R0 P-re-Event Generator & Traffic Signal; Z4103 Pre-Event Sign Repair. Complete letting advertisement information is available on our website at: <https://www.fdot.gov/contracts/d4/default.shtm> click on Friday, February 5, 2021, letting or by calling (954) 777-4612.
Pub: Jan 6 & 13, 2021
TCN4531752

An online auction will be held at Storageauctions.com, January 28, 2021 at 7:00 pm. The proceeds will be used to pay delinquent rent and other unpaid charges.

All units contain household items unless otherwise noted.

Marion Lewis
Ashley Koscheky
Nicole Czerins
Jenniffer Fontaine
Pub: January 13, 15, 2021
TCN 4552048

Public Notices

Notice Under Fictitious Name
Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Savi Air located at 2524 SE Witham Field Dr. #105, in the County of , MARTIN in the City of Stuart, Florida 34996 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Stuart, Florida, this 8th day of January, 2021, T. Gabe Houston, President GB Airlink, Inc. d/b/a Savi Air January 13, 2021 TCN4546784

Notice to Contractors
Florida Department of Transportation Project

Bids will be received by the District Four Procurement Office until 10:30 A.M. on Friday, March 5, 2021, for the following proposal in Martin, St. Lucie, and Indian River Counties: Z4100-R0; – P-re-Event Emergency Roadside Assistance. Complete letting advertisement information is available on our website at: <http://www.dot.state.fl.us/contractsadminstrationdistrict4/> click on March 5, 2021 letting or by calling (954) 777-4612.
Pub: Jan 6 & 13, 2021
TCN4531737

Notice is hereby given that Stor-A-Way Indiantown, Indiantown, FL. www.storawayministorage.com, will sell the personal property in Units:

Lopez, Dora
Ball, Wayne
Friedenheimer, Debbie
Salazar, Oreste
Panet Lozada, Rosalyn

An online auction will be held at Storageauctions.com, January 29th, 2021 at 8:00 pm. The proceeds will be used to pay delinquent rent and other unpaid charges.
Published: 1/6, 1/13/2021
TCN4530139

Notice is hereby given that Stor-A-Way II, Stuart, FL 34997, www.storawayministorage.com, will sell the personal property in Units:

Charlissa Romero
Daniel Werner

An online auction will be held at Storageauctions.com, January 22nd, 2021 at 8:00 pm. The proceeds will be used to pay delinquent rent and other unpaid charges.
Published: 1/6, 1/13/2021
TCN4526019

Chad Harvey MD announces his retirement from his medical practice effective February 1, 2021. Rebecca Prostko MD PA will be the custodian of patient records and is available for continuity of service at 900 East Ocean Blvd #150F Stuart, FL 34994 (772-287-2191) or 938 SE Martin Downs Blvd Palm City, FL 34990 (772-223-6410).
Publish: Jan. 6, 13, 20, 27, 2021
TCN4533072

Extra Space Storage will hold a public Auction to sell personal property described below, belonging to those individuals listed below at the location indicated, Extra Space Storage, 9893 US Hwy 1, Sebastian, Florida 32958 Friday, January 22, 2021 2:15 PM. Tyjuan Mcfarlen Household Goods, Ben Martin Household, Yvette Drake Household Goods. The Auction will be listed and advertised on www.storagetreasures.com purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Pub: Jan. 6, 13, 2021
TCN4529728

Notice is hereby given that Stor-A-Way II, Stuart, FL 34997, www.storawayministorage.com, will sell the personal property in Units:

Charlissa Romero
Daniel Werner

An online auction will be held at Storageauctions.com, January 22nd, 2021 at 8:00 pm. The proceeds will be used to pay delinquent rent and other unpaid charges.
Published: 01/06, 01/13/2021
TCN4526018

Notice of Meeting
Notice of Neighborhood Workshop for property owners within 500 feet of the Heritage Reserve project site, 4600 26th Street. The workshop has been scheduled for Thursday, January 28, 2021 at 6:00 PM at City Hall, Council Chambers - 1053 20th Place.

The purpose of the workshop is to present a conceptual site plan for a residential development and answer questions from the public.

This project was originally approved in 2006 for 780 residential units, but never commenced with construction due to the economic downturn in housing. The 333-acre project will propose 722 residential lots for a density of 2.17 lots per acre.

Questions can be directed to Carter Associates, Inc. at (772) 562-4191.
Publish: Jan. 13, 2021
TCN4543547



Public Notices

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Request for a variance by Gregg and Tinamarie Conzone to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the RM-5, Low Density Residential District to permit the construction of a paver deck and pergola. The subject property is located at 18172 SE Wood Haven Lane, Tequesta, Florida.

Legal Description: Lot 46, North Passage Plat No. 2, according to the map or plat thereof as recorded in Plat Book 11, Page 61, of the Public Records of Martin County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, January 28, 2021

Place: Martin County Administrative Center
2401 SE Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding 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)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD 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 at least 7 business days prior to the BOZA 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 that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes, 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 Paul Schilling, Growth Management Director, (e-mail: pschilli@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.
Published: 01/13/2021 TCN4540664

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Request for a variance by Mark Gallagher to reduce the centerline setback requirements pursuant to Section 3.407. R-3A Liberal Multiple-family District., Land Development Regulations (LDR) to permit the construction of a single-family home, garage and pool. The subject property is to be located at 1373 NE Skyline Drive in Jensen Beach, Florida.

Legal Description: Lot 21, Indian River Gardens according to the plat thereof, as recorded in Plat Book 4, Page 70, Public Records of Martin County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, January 28, 2020

Place: Martin County Administrative Center
2401 SE Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding 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 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 320-3131. 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 at least 7 business days prior to the BOZA 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 that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the meeting.

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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Paul Schilling, Growth Management Director, (e-mail: pschilli@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.
Pub: Jan 13, 2021 TCN4540797

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TR-CG0570816-02

Public Notices

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Request for a variance by Michael and Dianna Bach to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the HR-1, Single-family Residential District to permit the construction of a swimming pool and deck and to permit the existing encroachment of the residence. The subject property is located at 8959 SE Hawksbill Way, Hobe Sound, Florida.

Legal Description: Lot 8, Block 7, Replat of Block 7, "The Soundings", according to the map or plat thereof as recorded in Plat Book 5, Page 102, of the Public Records of Martin County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, January 28, 2021

Place: Martin County Administrative Center
2401 SE Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding 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)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Paul Schilling, Growth Management Director, (e-mail: pschilli@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.
Published: 01/13/2021 TCN4540638

BEFORE THE BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Request for a variance by Edward and Stephanie Pearson to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code, for the HR-1, Single-family Residential District to permit the construction of a swimming pool and deck. The subject property is located at 8551 SE Driftwood Street, Hobe Sound, Florida

Legal Description: Lot 33, of NORTH HOBE SOUND SHORES, according to the map or plat thereof as recorded in Plat Book 3, Page 49, of the Public Records of Martin County, Florida.

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, January 28, 2021

Place: Martin County Administrative Center
2401 SE Monterey Road
Stuart, Florida

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding 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)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

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Pub: Jan 13, 2021 TCN4540797

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