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**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.

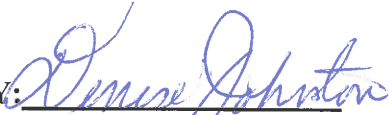
G. A rear yard setback variance of 2.1 ft. is approved to reduce the setback requirement from 10 ft. to 7.9 ft. to permit the construction of a paver deck and pergola, as set forth on the survey attached hereto as Exhibit A.

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:

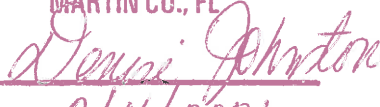
**BOARD OF ZONING ADJUSTMENT
MARTIN COUNTY, FLORIDA**

BY: 
**DENISE JOHNSTON
SECRETARY**

BY: 
TRAVIS WADDELL, CHAIRMAN

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

**FILED FOR RECORD
Clerk of
Board of Zoning Adjustment
MARTIN CO., FL**

BY: 
DATE: 2/4/2021

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



PROPOSED PERGOLA AND PAVERS ADDITION

Date of Field Work - 07/09/2021
Drawn By - L.C.
Order # - 10000116836
18172 SE WOOD HAVEN LANE, TEQUESTA, FL. 33469

561.508.5472
5001 CORPORATE WAY | SUITE 103
WEST PALM BEACH, FL. 33407
www.PinnacleSurveying.net | LB 8278



AERIAL PHOTOGRAPH
(NOT TO SCALE)

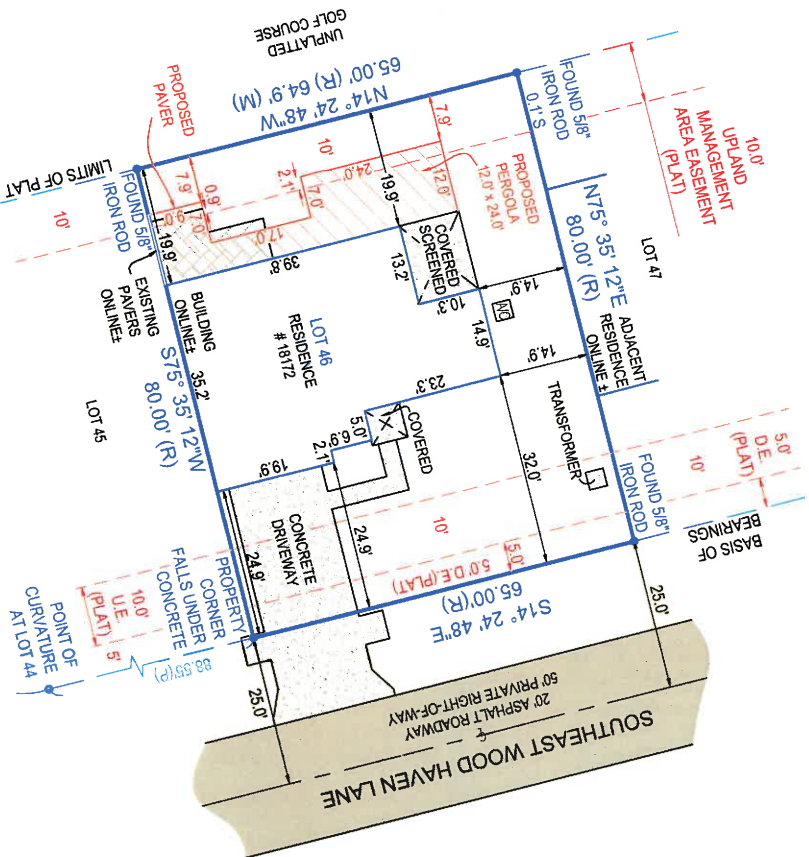


SCALE" = 20'

LEGEND:	
AC	AIR CONDITIONER
AL	ARC LENGTH
CL	COLLIMATED
DE	DEMANSE EASEMENT
ME	MEASURED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PL	PLAT BOOK
PA	PAVER
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RE	RECORD
UE	UTILITY EASEMENT
WE	WATER EASEMENT
FF	FINISH FLOOR
O.B.	OFFICIAL RECORD BOOK
EBV	ELEVATION
-ENCE	-ENCE
-NUMBER	-NUMBER
-ASPHALT	-ASPHALT
-CONCRETE	-CONCRETE
-PAVERBRICK	-PAVERBRICK
-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
-TOPOGRAPHIC ELEVATION	-TOPOGRAPHIC ELEVATION

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 THE ENCUMBRANCES, EASEMENTS, AND INTERESTS AFFECTING THE SURVEYED PROPERTY. IT DOES NOT INCLUDE A SEARCH OF THE PUBLIC RECORDS FOR UNRECORDED EASEMENTS, EASEMENTS, OR INTERESTS. 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. FENCES ARE SHOWN TO GENERAL CORNER OR TO FENCE. THE SPACING AND LOCATION OF FENCES IS NOT TO BE CONSIDERED THE SOLELY ON THE PHYSICAL RELATIONSHIP TO THE ADJACENT BOUNDARY LINES.
4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED 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) ALL DIMENSIONS ARE MEASURED FROM A COMMON VERTICAL DATUM (N.A.S.D. 1988) OR NORTH AMERICAN 1711. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7) CORNERS SHOWN AS SET ARE SET FROM RODS IDENTIFIED WITH A PLASTIC CAP MARKED IS LICENSED SURVEYOR(S).

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



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
TIMAMARE CONZONE

FLOOD ZONE:

12096506507H
ZONE: X500
EFF: 02/19/2020

SURVEYOR NOTES:

-DRIVEWAY EXTENDS THROUGH UTILITY AND DRAINAGE EASEMENT ALONG EASTERN BOUNDARY LINE AS SHOWN.
-DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERNLY SIDE OF LOT AS SHOWN.
-PAVER PAD EXTENDS THROUGH UP-LAND 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 461.17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

