

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NO.

**REGARDING THE APPEAL BY CORY BEATON OF THE
BUILDING PERMIT DENIAL FOR A SINGLE-FAMILY RESIDENCE**

WHEREAS, on April 24, 2026, Building Permit No. BLD2026080317 to construct a single-family residence on land owned by Cory Beaton and located at 18250 SE Loxahatchee River Road, Jupiter, Florida, was denied due to the inability to meet the zoning requirements of the site;

WHEREAS, a timely appeal was filed on May 14, 2026, seeking review by the County Administrator, pursuant to Section 10.12.B., Land Development Regulations, Martin County Code;

WHEREAS, on June 17, 2026, the County Administrator conducted an administrative review meeting to consider the appeal at which time the appellant, applicant and County staff participated;

WHEREAS, on June 30, 2026, the County Administrator issued his written decision determining that the building permit was not in compliance with all applicable zoning regulations;

WHEREAS, a timely appeal was filed on July 17, 2026, seeking review by the Board of County Commissioners, pursuant to Section 10.12.E., Land Development Regulations, Martin County Code; and

WHEREAS, the Board of County Commissioners heard the appeal on August 11, 2026, during a regular public meeting, at which time the appellant, applicant and County staff participated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY THAT:

1. Procedural due process.

☐ The County Administrator did afford all required procedural due process to Appellant and provided an opportunity to have the decision-making process conducted by a neutral and impartial decision-maker.

☐ Appellants were denied procedural due process because _____

2. Adherence to the essential requirements of law.

☐ The County Administrator did adhere to the essential requirements of law by applying the correct provisions of applicable law when making his decision and did not abuse his legal authority in the process.

- ☐ The County Administrator did not adhere to the essential requirements of law because
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3. *Competent substantial evidence.*

- ☐ The decision of the County Administrator, denying issuance of Building Permit BLD2025080317 for the construction of a single-family residence on property owned by Cory Beaton was supported by competent substantial evidence.
- ☐ The decision of the County Administrator, was not supported by competent substantial evidence because
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Conclusion

- ☐ Based upon the foregoing findings, the Board of County Commissioners finds that the decision of the County Administrator regarding Building Permit BLD2025080317 was correct and therefore affirms the written decision issued June 30, 2026.
- ☐ Based upon the foregoing findings, the Board of County Commissioners finds that the decision of the Deputy County Administrator, acting as the County Administrator's designee, was not correct, and, therefore, remands the building permit to staff for review consistent with all applicable code requirements.

DULY PASSED AND ADOPTED THIS ____ DAY OF AUGUST, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS,
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELYSSE A. ELDER
COUNTY ATTORNEY