April 25, 2016

McCarthy Summers Bobko Wood Norman Bass & Melby
2400 SE Federal Highway
Fourth Floor
Stuart, FL 34994

RE: Zoning Verification
15226 SW Palm Oak Avenue
PCN: 08-40-39-003-001-00080-5
RFS # 16-0103348

Dear Mr. McCarthy:

Thank you for your recent inquiry concerning property in unincorporated Martin County. You requested zoning and/or development standards associated with the zoning district designation for the identified property. The following information is based upon the questions you asked.

- The property has the following future land use designation(s) as found on the Martin County Future Land Use Map: Estate Density up to 2 units per acre.
- The property has the following zoning district designation(s) as found on the Martin County Zoning Atlas: R-2
- This property is also located inside the Indiantown Community Redevelopment Area.
- The two lots are lots of record according to the plat for Palm Oak Estates established on July 16, 1916 (enclosed).
- Pursuant to Sec. 4.911.C.3 Land Development Regulations (LDR), Martin County Code, (below) “Boundary settlement exceptions” are permitted providing the conveyance is to adjust a common boundary line and conveyance is recorded in the public records of Martin County.

4.911.C. Exemptions. The term subdivision shall not be applied to any of the following:

1. Lot splits: The division of a lot of record that so existed on September 27, 1977, into two lots (parcels) provided that each lot (parcel) so created shall comply with all other Land Development Regulations.
2. Judicial exception: Any division or redivision of a parcel of land made pursuant to an order of a court of competent jurisdiction.
3. Boundary settlement exceptions: Any conveyance between adjacent land owners if:
   a. The purpose of the conveyance is to adjust or settle the common boundary line
      between said adjacent landowners; and
   b. Such purpose is stated in the deed of conveyance or is stated in a separate
      instrument recorded in the public records of Martin County.

   • The proposed boundary adjustment plan provided meets the Indiantown Community
     Redevelopment Area (CRA) minimum design guidelines (enclosed) for minimum lot
     width and Martin County Land Development Regulations for road frontage
     requirements. Both lots will be eligible to obtain separate and independent building
     permits.

If you have any questions about this property contact Peter Walden, Senior Planner at 772-219-4923.

Sincerely,

Nicki van Vonno, AICP
Growth Management Director

NvV:PW:sh

Enclosures:  Property Appraiser’s Summary
             Aerial of site
             Zoning Atlas Excerpt
             Land Use Map Excerpt
             Indiantown CRA Design Guidelines
             Palm Oaks Plat
## Summary

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Account #</th>
<th>Unit Address</th>
<th>Market Total Value</th>
<th>Website Updated</th>
</tr>
</thead>
</table>

### Owner Information
- **Owner(CURRENT):** WIRTH RICHARD & BARBARA
- **Owner/Mail Address:** 8846 SE WATER OAK PL TEQUESTA FL 33469
- **Sale Date:** 5/18/2012
- **Document Book/Page:** 2578 2579
- **Document No.:** 2332678
- **Sale Price:** 75000

### Location/Description
- **Account #:** 64931
- **Tax District:** 3003
- **Parcel Address:** 15226 SW PALM OAK AVE,
- **Acres:** 3.5400
- **Map Page No.:** J-08A
- **Legal Description:** PALM OAK ESTATES LOT 8 BLK 1 & THAT PART OF SEC 8 LYING N/O ST LUCIE CANAL & W/O SEABOARD RY

### Parcel Type
- **Use Code:** 0000 Vacant Residential
- **Neighborhood:** 690100 fernwood forest, river oaks,

### Assessment Information
- **Market Land Value:** $108,500
- **Market Improvement Value:** $0
- **Market Total Value:** $108,500

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Legal Disclaimer / Privacy Statement
1. Single Family Buildings

A. Rear Yard

As their name implies, rear yard houses have the main home building located at the front of the lot, with the yard area in the rear. Garages shall be recessed 5' behind the front of the house (not including porch). Second story apartments are permitted above garages. Garage apartments are limited to 900 square feet.

Minimum Lot Width, 35'
Front Setback, 5' to 25' for lots up to 3/4 acre
Front Setback, 15' for lots 3/4 acre or larger (Min.)
Min. Side Setback:
  5' for lots up to 65' in width*
  7.5' for lots from 66' to 85''
  10' for lots from 86' to 100'
  15' for lots over 100'
* Min. 10' for 3 story
Min. Rear Setback (for main house), 10'
Min. Rear Setback (for accessory structures), 5'
Maximum Building Height, 35' - 3 Stories