



Martin County
Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Board of Zoning Adjustment

Ashley E. Froehling, District 1
Cabell McVeigh, District 2
Michael Dooley, Vice Chair, District 3
John Honan, District 4
Vacant, District 5
Mac Ross, Chair, Countywide
Brian McHale, Countywide

Thursday, Sept. 25, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

Mr. Ross, Chair, called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present:

Michael Dooley
John Honan
Mac Ross
Brian McHale

Not present:

Ashley E. Froehling
Cabell McVeigh

Staff Present:

Elysse Elder, Acting County Attorney
Barbara Counsellor, Senior Planner
Rebecca Dima, Agency Recorder/Notary

MINU

APPROVAL OF MINUTES

MINU-1 APRIL 24, 2025

The Board is being asked to approve the minutes from the April 24, 2025, meeting.

Agenda Item: 25-1237

MOTION: A Motion was made by Mr. Honan to approve staff's recommendation of approval; **SECONDED** by Mr. Dooley. The Motion **CARRIED** 4 – 0, with Ms. Froehling and Mr. McVeigh absent.

QJP

QUASI-JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-Judicial proceedings must be conducted with more formality than a legislative proceeding. In Quasi-Judicial proceedings, parties are entitled – as a matter of due process to cross-examine witnesses, present evidence, demand that the witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

Agenda Item: 25-1238

NEW

NEW BUSINESS

NPH-1

NPH-1 JULIEN, KARISSA AND JAYHAD VARIANCE REQUEST (QUASI-JUDICIAL)

Request for a non-administrative variance by Karissa and Jayhad Julien to reduce the Rear setback requirements of Article 3, Zoning Districts, Land Development Regulations (LDR), Martin County Code, for the HR-1, Single Family Residential District to permit the construction of a swimming pool and sand-set travertine deck. The subject property is located at 555 SW Harbor Street Stuart, Florida.

Presented by: Barbara Counsellor, Senior Planner

Applicant: Karissa and Jayhad Julien

Agenda Item: 25-1239

***For the Record:**

BOZA: Ex parte communications disclosures: None.

Intervener present: None.

All staff and individuals speaking on this matter were sworn in.

STAFF: Ms. Counsellor presented and turned in her work history.

BOZA: Mr. Dooley asked if there was a fence planned around the pool itself or the property?

STAFF: Ms. Counsellor stated that during construction an orange barrier will be around the pool, then once done, the Applicant will submit a permit to fence the whole yard.

BOZA: Mr. McHale asked Ms. Counsellor to confirm that the next-door neighbor has a pool and received a variance for it.

STAFF: Ms. Counsellor confirmed this.

BOZA: Mr. Honan commented that he recalls some neighboring properties that have received variances on the canal, and that he can see that the neighbors have pools with close setbacks.

APPLICANT: Mr. Julien introduced himself and explained the reasons for this request.

BOZA: Mr. McHale and Mr. Honan asked the Applicant if the pool will be enclosed.

APPLICANT: Mr. Julien said, no, it will not be.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Honan to approve staff's recommendation of Approval, with the note that the pool must remain unenclosed; **SECONDED** by Mr. Dooley. The Motion **CARRIED** 4 – 0, with Ms. Froehling and Mr. McVeigh absent.

COMMENTS

1. **PUBLIC** – None.

2. **MEMBERS** – None.

3. **STAFF** – Ms. Counsellor let the members know that we may have an application for review for the October meeting.

ADJOURN:

The Board of Zoning Adjustment meeting of September 25, 2025, adjourned at 7:16 pm.

Respectfully Submitted:

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Approved by:

Mac Ross, Chair

Date Signed

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