



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

Thurs., October 23, 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:

Ashley E. Froehling
Cabell McVeigh
Michael Dooley
Mac Ross
Brian McHale

Not present:

John Honan

Staff Present:

Melissa Pietryk, Sr. Assistant County Attorney
Peter Walden, Deputy Growth Management Director
Barbara Counsellor, Senior Planning
Rebecca Dima, Agency Recorder/Notary

MINU

APPROVAL OF MINUTES

MINU-1

DATE

The Board is being asked to approve the minutes from the September 25, 2025, meeting.

Agenda Item: 26-0154

MOTION: A Motion was made by Mr. Dooley to approve staff's recommendation of approval; **SECONDED** by Mr. McHale. The Motion **CARRIED** 5 – 0 with Mr. Honan 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: 26-1053

NEW

NEW BUSINESS

NPH-1

NPH-1 DENTON, SPENCER VARIANCE REQUEST (QUASI-JUDICIAL)

Request for a non-administrative variance by Spencer Denton (Groth) 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 279 SW Harbor Street Stuart, Florida.

Presented by: Barbara Counsellor, Senior Planner

Applicant: Spencer Denton (Groth)

Agenda Item: **26-0156**

***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.

BOZA: Mr. McHale asked if other applications had been brought before the Board and approved before. He also asked if similar applications would be found in other neighborhoods as non-conforming structures.

STAFF: Mr. Walden said that in the past tie-ins were not required.

BOZA: Ms. Froehling asked if any neighbors had made comments.

STAFF: Ms. Counsellor stated that she had received a letter of no objection from the neighbor at 372 and 299.

APPLICANT: Ms. Denton presented and thanked the Board for listening to her request.

BOZA: Mr. McVeigh asked the Applicant if they planned to have a screen enclosure installed.

APPLICANT: Ms. Denton said no.

BOZA: Mr. Dooley stated that he would have no objection to the application with no screen enclosure noted.

BOZA: Ms. Froehling asked if the fence on the property would remain in place.

APPLICANT: Ms. Denton said yes.

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

MOTION: A Motion was made by Mr. Dooley to approve staff's recommendation of approval with the notation that no screen enclosure will be constructed over the structure; **SECONDED** by Ms. Froehling. The Motion **CARRIED 5 - 0** with Mr. Honan absent.

COMMENTS

1. **PUBLIC** – None.
2. **MEMBERS** – Mr. Dooley asked if the Board members could receive larger copies of the surveys from the applications when copies are mailed to them. Mr. McVeigh stated that it seemed as though the Board was seeing fewer applications than previously.
3. **STAFF** – Mr. Walden let Mr. Dooley know that he will let the Board Liaison know about his request for larger surveys. Ms. Counsellor stated that any applications that come in are reviewed in detail before they are presented to the Board and due to code changes made regarding plats prior to 1986 less variances are needed.

ADJOURN:

The Board of Zoning Adjustment meeting of October 23, 2025, adjourned at 7:17 pm.

Respectfully Submitted:

Rebecca Dima, Martin County,
Growth management Department
Agency Recorder/Notary

Approved by:

Mac Ross, Chair

Date Signed