



**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

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**Thursday, Sept. 25, 2025**

**7:00 PM**

**Commission Chambers**

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#### **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:**

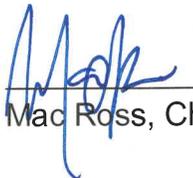
The Board of Zoning Adjustment meeting of September 25, 2025, adjourned at 7:16 pm.

Respectfully Submitted:

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Respectfully Submitted:

  
\_\_\_\_\_  
Rebecca Dima  
Growth Management Department  
Agency Recorder/Notary

Approved by:

  
\_\_\_\_\_  
Mac Ross, Chair

10-23-2025  
\_\_\_\_\_  
Date Signed

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