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, March 26, 2026	**7:00 PM**	**Commission Chambers**

Call to Order

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

Roll Call

Present:

Ashley E. Froehling
Cabell McVeigh
Michael Dooley
John Honan
Bradley Falco

Not present:

Jason Canik
Mac Ross

Staff Present:

Elysse Elder, County Attorney
Peter Walden, Deputy Growth Management Director
Barbara Counsellor, Senior Planning
Rebecca Dima, Agency Recorder/Notary

Approval of Minutes

MINU-1 OCTOBER 23, 2025
The Board is being asked to approve the minutes from the October 23, 2025, meeting.
Agenda Item: 26-0651

Motion: A Motion was made by Mr. Honan to approve; Seconded by Ms. Froehling. The Motion Carried 5 – 0 with Mr. Ross and Mr. Canik absent.

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: 26-0652

New Business

NPH-1

Corbett, Cynthia Variance Request (Quasi-Judicial)
Request for a non-administrative variance by Cynthia Corbett to reduce the front setback requirement on SE Myrtle Street pursuant to Article 3 Zoning Districts, Land Development Regulations (LDR), Martin County Code, for the R-1C, Category "B" Single-Family Residential District to permit the construction of a single-family dwelling and all associated single-family structures. The subject property is located on the south corner of SE Myrtle Street and SE St. Lucie Boulevard at 3236 SE St. Lucie Boulevard in Stuart, Florida.

Presented by: Barbara Counsellor, Senior Planner
Applicant: Audra R. Creech, Esq., McCarthy, Summers et al
Agenda Item: **26-0653**

***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 introduced the Agent for the Applicant and explained that they would like to address the Board.

Applicant: Ms. Creech requested a continuance of the item to the next hearing to he held on April 23, 2026. Ms. Creech explained that they are requesting more time to allow them to receive more details plans and renderings that were delayed due to the spring break holidays.

BOZA: Mr. Dooley asked Ms. Creech if she truly believed these items would make a difference to the Board's decision.

Applicant: Ms. Creech stated that yes, they believe that the more detailed plans would better illustrate the request being made.

Staff: Ms. Counsellor further explained the request to continue and that the more detailed plans are believed to answer many questions that are expected to arise from the Board.

BOZA: Mr. Honan asked if this was why there was no staff recommendation noted in the packet they had received for review.

Staff: Mr. Walden said yes.

Staff: Mr. Counsellor briefly went over some of the zoning and setback requirements for the area in question.

BOZA: Mr. Honan asked if it was correct to believe that staff would make a recommendation of approval if they had the more detailed plans.

Staff: Mr. Walden said yes, that was correct.

BOZA: Mr. Honan stated that he is not going to be available to attend the meeting on the 23rd.

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

Motion: A Motion was made by Ms. Froehling to grant the continuance of the item to the next meeting to be held April 23, 2026, at 7:00 PM at the Administration Building, in the BOCC Chambers; **Seconded** by Mr. Falco. **The Motion Carried** 5 – 0 with Mr. Ross and Mr. Canik absent.

Departmental

DEPT-1 Annual Election of New Officers

The Board is asked to elect a new Chairman and a new Vice Chairman at the first meeting of each calendar year.

Requested by: Sebastian Poprawski, Sr. Assistant County Attorney
Presented by: Sebastian Poprawski, Sr. Assistant County Attorney
Agenda Item: **26-0496**

Motion: A Motion was made by Mr. Honan to elect Mr. Dooley as Chair, **Seconded** by Ms. Froehling. **The Motion Carried** 5 - 0 with Mr. Ross and Mr. Canik absent.

Motion: A Motion was made by Mr. Honan to elect Mr. McVeigh as Vice-Chair, **Seconded** by Ms. Froehling. **The Motion Carried** 5 - 0 with Mr. Ross and Mr. Canik absent.

Comments

1.**Public** – None.

2. **Members** – Board Members discussed some issues with the agenda packets they receive via mail stating they received them on the day of the meeting or had not yet gotten them. Mr. Honan stated that he struggles with accessing the Martin County email system. Ms. Froehling suggested a call be made to all members a few days prior to the meetings to remind and get confirmations of attendance.

3.**Staff** – Mr. Walden let the Board Members know that staff will review the options available to ensure the Members receive the agenda packets in a timely matter. He explained that the delay was likely due to the mailing system in place, which is just standard USPS mailing and Staff will look into priority shipping or other options.

Adjourn:

The Board of Zoning Adjustment meeting of March 26, 2026, adjourned at 7:17 pm**.**

Respectfully Submitted by: _____

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

Approved by: _____

Michael Dooley, Chairman

Dated: _____