



**BOARD OF COUNTY COMMISSIONERS**

**DRAFT**

**3/11/2025 9:00 AM**

**MINUTES**

**COMMISSION CHAMBERS**

**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

---

**COUNTY COMMISSIONERS**

*Sarah Heard, Chair*

*Edward V. Ciampi, Vice Chairman*

*Eileen Vargas, District 1*

*Stacey Hetherington, District 2*

*J. Blake Capps, District 3*

*Don G. Donaldson, P.E., County Administrator*

*Sarah W. Woods, County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and*

*Comptroller*

---

**CALL TO ORDER**

**Present:** 5 - Commissioner Stacey Hetherington

Commissioner Eileen Vargas

Commissioner J. Blake Capps

Chair Sarah Heard

Vice Chair Edward V. Ciampi

Invocation ~ Pastor Jim Harp, Stuart Alliance Church

Pledge of Allegiance ~ Michael Saunders, U.S. Marine

**APPROVAL OF AGENDA**

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve the agenda. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**PROCLAMATIONS AND SPECIAL PRESENTATIONS**

**PROC-1 EMPLOYEE RECOGNITION - SPOT ON PEER-TO-PEER RECOGNITION AND SAFETY ON THE SPOT**

The County Administrator would like to recognize two employees as part of our Employee Recognition Program. The program has two components SpotOn and Safety on the Spot. SpotOn peer-to-peer allows employees to nominate their peers who have gone above and beyond doing their job and demonstrate exceptional performance. The Safety on the Spot program provides an opportunity for employees to regularly be spotted demonstrating excellence in safety-conscious behaviors.

Agenda Item: 25-0633

County Administrator Don Donaldson presented the SpotOn Employee of the Year and Safety on the Spot Employee of the Year.

Utilities and Solid Waste Chief Plant Operator Keith Estrada was recognized as the SpotOn Employee of the Year.

Public Works Construction Project Inspector Jose Machado was recognized as the Safety on the Spot Employee of the Year.

**PROC-2 ACKNOWLEDGE THOSE CITIZENS WHO HAVE PARTICIPATED IN CLASS 66 OF THE MARTIN CARES PROGRAM**

Class 66 brings the number of residents who have experienced the Citizens Academy and Resource Education Series (Martin CARES) to over 3,200. The Martin CARES program is offered two times per fiscal year, and there was a CARES Open House on February 27.

Agenda Item: 25-0763

Deputy County Administrator George Stokus presented Class 66 of the Martin CARES Program.

**PROC-3 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chair will present a proclamation recognizing 70 Years Serving Martin County's Libraries, declaring Surveyors and Mappers Week, declaring March 2025 as Irish American Heritage Month, and designating March 3-9 as Flood Awareness Week in Martin County, Florida.

Agenda Item: 25-0553

Senior Communications Coordinator Martha Ann Kneiss presented the proclamations to the Board.

Friends of the Martin County Library System President Sheila Leach accepted the proclamation recognizing 70 Years Serving Martin County Libraries.

Public Works Surveyor Tom Walker accepted the proclamation declaring Surveyors and Mappers Week.

AOH Florida State Treasurer Philip Morgan accepted the proclamation declaring

March 2025 as Irish American Heritage Month.

Public Works Department Engineering Permit Manager Christine Madsen accepted the proclamation designating March 3rd - 9th as Flood Awareness Week.

## **COMMENTS**

Public (9:05 AM) - Please limit comments to three minutes.

Doug McFarley addressed the Board in support of quiet zones [DEPT-3]. He spoke about the importance of having a physical barrier and visual representation to reduce accidents.

Tom Pine spoke regarding County spending, Sailfish Point, and Bathtub Beach. He also spoke about the lack of help for low income residents.

Commissioners

### **AM**

Commissioner Vargas spoke regarding incidents at rail crossings. She is working with staff to implement safety measures.

Vice Chair Ciampi announced this Saturday, March 15th, Carla Holbrook will perform at the Patio at Palm City Place. He invited the public to attend.

### **PM**

Vice Chair Ciampi reminded everyone to attend the Patio at Palm City Place this Saturday night.

County Administrator

### **AM**

None at this time.

### **PM**

County Administrator Don Donaldson provided an update on the Conflict Resolution Meeting between the City of Stuart and Martin County.

County Attorney Sarah Woods provided clarification regarding the meeting's purpose; she confirmed an agreement was not made.

The Board discussed how to proceed going forward.

## **CONSENT AGENDA**

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve the consent agenda. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**ADMINISTRATION**

**CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL**

This item is a placeholder on all Board meeting agendas to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 25-0348

There were no items.

**CNST-2 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS**

Pursuant to Chapter 136.06, Florida Statutes, checks, and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between February 10, 2025 and February 23, 2025. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 25-0359

This item was approved.

**CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve minutes from the February 11 and 25, 2025 regular meetings.

Agenda Item: 25-0757

This item was approved.

**CNST-4 ANIMAL CARE AND CONTROL OVERSIGHT BOARD APPOINTMENT**

After solicitation of applicants, the Board is asked to make the necessary appointment to the Animal Care and Control Oversight Board.

Agenda Item: 25-0559

**RESOLUTION NO. 25-3.1**

This item was approved.

**CNST-5 ADOPT A PROCLAMATION DECLARING VIETNAM WAR VETERANS DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Vietnam War Veterans Day in Martin County Florida.

Agenda Item: 25-0431

This item was approved.

**CNST-6 APPROVAL OF REVISED LOCAL HOUSING ASSISTANCE PLAN (LHAP) FY 2023-2026**

The Local Housing Assistance Plan (LHAP) governs Martin County's State Housing Initiative Partnership Program (SHIP) programming and expenditures. The revised 2023-2026 LHAP was prepared by staff and reviewed by Florida Housing Finance Corporation (FHFC), which approved the technical revision to the LHAP on January 2, 2025.

Agenda Item: 25-0635

**RESOLUTION NO. 25-3.5**

This item was approved.

**CNST-7 REQUEST FOR APPROVAL OF A JOINT UTILITY SERVICE TERRITORY INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE TOWN OF JUPITER ISLAND**

This item seeks approval for the Interlocal Agreement between Martin County Board of County Commissioners and the Town of Jupiter Island, which establishes a Joint Utility Service Territory. The agreement terminates the existing 2005 Joint Planning Agreement (JPA) and formalizes the coordination of utility services in designated areas of south Martin County. The agreement is set to become effective on January 1, 2025, and has a term of 10 years, with an option for a 10-year renewal term.

Agenda Item: 25-0737

This item was approved.

**GENERAL SERVICES**

**CNST-8 REQUEST FOR APPROVAL OF AMENDED INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE MARTIN COUNTY SHERIFF REGARDING SECURITY VIDEO CAMERAS**

The County currently has an Interlocal Agreement with the Martin County Sheriff's Office for security cameras. The Martin County Sheriff's Office has requested to modify the existing Agreement to change personnel access to the County's security video cameras for various law enforcement purposes. The Interlocal Agreement provides for the use, operation, and maintenance of the County's security video system between the County and the Sheriff.

Agenda Item: 25-0563

This item was approved.

**PUBLIC WORKS**

**CNST-9 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR RELOCATION OF UTILITY SERVICES, AND THAT THE BOARD ADOPT A RESOLUTION DEDICATING RIGHT OF WAY ALONG SW NEWFIELD PARKWAY**

FPL has requested approval for a Utility Easement on County-owned property for the relocation of existing underground services along SW Newfield Parkway. Additionally, to streamline documentation for County-owned property, staff is requesting the adoption of a Resolution designating a portion of the County-owned parcel on SW Newfield Parkway as right-of-way in Palm City.

Agenda Item: 25-0654

**RESOLUTION NO. 25-3.6**

This item was approved.

**CNST-10 REQUEST THAT MARTIN COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR UTILITY SERVICES REQUIRED FOR A NEW CHILLER PLANT ON COUNTY OWNED PROPERTY AT THE LARRY MASSING BUILDING**

FPL has requested approval of a Utility Easement on the east side of the Larry Massing Building just south of SE Runhke Street, for extension of electrical service to the new chiller plant which will provide HVAC to the Building Department and the future Employee Wellness facility.

Agenda Item: 25-0727

This item was approved.

**BOARD AND COMMITTEE APPOINTMENTS**

**B&C-1 ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE APPOINTMENTS**

The Board is asked to confirm the appointments to the Environmental Lands Oversight Committee.

Agenda Item: 25-0624

Environmental Resources Senior Project Manager Michael Yustin provided the Environmental Lands Oversight Committee appointments. [James Snedeker (Martin County Forever), John Keller (The Everglades Foundation), Merritt Matheson (Rivers Coalition), Beth Kacvinsky (Audubon of Martin County), Tom Campenni (Martin County Taxpayers Association), Dan Brady (Martin County Realtors Association), W. Scott Turnbull (Economic Development Council), Vicki Davis (Martin County Farm Bureau Inc.), David Hafner (University Florida Institute of Food & Agriculture Science Extension Martin County's 4H Youth Development Program)].

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to accept the nominees for the Environmental Lands Oversight Committee. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**PUBLIC HEARINGS**

**PH-1**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-02, OVERALL GOALS AND DEFINITIONS, A TEXT AMENDMENT**

This is a request to consider adoption of Comprehensive Plan Amendment 24-02, a text amendment to Chapter 2, Overall Goals and Definitions, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0509

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the EAR Amendments to the Board. Senior Planner Jenna Knobbe presented the Chapter 2 Amendment. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**PH-2**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-08, COASTAL MANAGEMENT ELEMENT, A TEXT AMENDMENT**

This is a request to consider adoption of Comprehensive Plan Amendment 24-08, a text amendment to Chapter 8, Coastal Management Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0516

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the EAR Amendment to the Board. Environmental Resource Engineer Amy Eason presented the Coastal Management Element. Growth Management Director Paul Schilling, Environmental Manager Darryl Deleeuw, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

The following member of the public addressed the Board regarding this item: Carol Ann Leonard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

**Nay:** 1 - Chair Heard

**PH-3**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-09, CONSERVATION AND OPEN SPACE ELEMENT, A TEXT AMENDMENT**

This is a request to consider adoption of Comprehensive Plan Amendment 24-09, a text amendment to Chapter 9, Conservation and Open Space Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0517

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the EAR Amendment to the Board. Environmental Manager Darryl Deleeuw presented the Conservation and Open Space Element. Growth Management Director Paul Schilling, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

The following member of the public addressed the Board regarding this item: Carol Ann Leonard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

**Nay:** 1 - Chair Heard

**PH-4**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-10, CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, A TEXT AMENDMENT**

This is a request to consider adoption of Comprehensive Plan Amendment 24-10, a text amendment to Chapter 10, Sanitary Sewer Services Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0518

Growth Management Principal Planner Samantha Lovelady introduced the amendment to the Board. Utilities and Solid Waste Technical Services Administrator Leo Repetti presented the Sanitary Sewer Services Element. Growth Management Director Paul Schilling, Comprehensive Planning Administrator Clyde Dulin, County Attorney Sarah Woods, and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by

Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

**Aye:** 3 - Commissioner Hetherington, Commissioner Capps, and Vice Chair Ciampi

**Nay:** 2 - Commissioner Vargas, and Chair Heard

**PH-5**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-11, CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, A TEXT AMENDMENT**

This is a request to consider adoption of Comprehensive Plan Amendment 24-11, a text amendment to Chapter 11 Potable Water Services Element/10 Year Water Supply Facilities Work Plan, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0519

Growth Management Principal Planner Samantha Lovelady introduced the amendment to the Board. County Hydrogeologist Ann Murry presented the Potable Water Services Element/10 Year Water Supply Facilities Work Plan. Growth Management Director Paul Schilling, Technical Services Administrator Leo Repetti, and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter; and direct staff to review the prior sewer item. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

**Nay:** 1 - Chair Heard

**PH-6**

**LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-12, CHAPTER 12, SOLID AND HAZARDOUS WASTE, A TEXT AMENDMENT**

This is a request to consider adoption of Comprehensive Plan Amendment 24-12, a text amendment to Chapter 12, Solid and Hazardous Waste, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0520

Growth Management Principal Planner Samantha Lovelady introduced the amendment to the Board. Utilities and Solid Waste Director Sam Amerson presented the Solid and Hazardous Waste Element. Growth Management Director Paul Schilling and Deputy

County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**PH-7 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-13, CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, A TEXT AMENDMENT**

A request to consider adoption of Comprehensive Plan Amendment 24-13, a text amendment to Chapter 13, Drainage and Natural Groundwater Aquifer Recharge Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0521

Growth Management Principal Planner Samantha Lovelady introduced the amendment to the Board. Environmental Resource Engineer Amy Eason presented the Drainage and Natural Groundwater Aquifer Recharge Element to the Board. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to continue this item until March 25, 2025 to be heard at 9 a.m. or a time soon thereafter. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**PUBLIC HEARING QUASI-JUDICIAL**

**PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR GASTON FAMILY HOLDINGS, LLC (S280-002)**

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Gaston Family Holdings, LLC, for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.15-acre marine sales and service facility from the current B-1, Business District, and R-3A, Liberal Multiple-Family District, to the GC, General Commercial District. The site is located at 4900 SE Federal Highway in Stuart. Included with this application is a request for a Certificate of

Public Facilities Exemption.

Agenda Item: 25-0715

**RESOLUTION NO. 25-3.7**

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Senior Planner John Sinnott provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) John Sinnott's resume.

APPLICANT: Gunster Law Firm Attorney Bob Raynes addressed the Board in support of this item. Notices were filed at the LPA.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve staff's recommendation. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**DEPARTMENTAL QUASI-JUDICIAL**

**GROWTH MANAGEMENT**

**DPQJ-1 REQUEST APPROVAL OF THE THIRD AMENDMENT TO THE DISCOVERY PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (H123-030) INCLUDING A REVISED MASTER AND PHASING PLAN**

This is a request for approval of a Third Amendment to the Discovery PUD Zoning Agreement including a revised master and phasing plan for the purpose of adjusting the Golf Clubhouse and Kid's Club Adventure Park Recreation Tracts and adding a lake clubhouse within the lake adjacent to the Clubhouse Tract. The Discovery PUD is an approximately 1,530-acre property located north of Bridge Road approximately one mile east of the I-95 Interchange at 2935 SE Bridge Road in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0701

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report, (2) Brian Elam's resume, and (3) change of ownership disclosures.

APPLICANT: Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf of the applicant in support of staff's recommendation. Lucido & Associates Senior Partner Morris Crady presented the applicant's presentation. Becker Holding General Manager Rick Melchiori discussed the project's public benefits.

The following applicant's exhibits were filed for the record: (1) Morris Crady's resume and (2) Rick Melchiori's resume.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**DPQJ-2 REQUEST FOR APPROVAL OF THE SOUTH FLORIDA GATEWAY  
PLANNED UNIT DEVELOPMENT (PUD) REVISED INFRASTRUCTURE  
FINAL SITE PLAN (S265-016)**

This is a request by Lucido & Associates on behalf of South Florida Gateway Industrial, LLC for approval of a Revised Infrastructure Final Site Plan for the South Florida Gateway PUD. The project is located on the west side of SW Kanner Highway approximately 0.6 miles south of SW 96th Street in Stuart. This application includes a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0707

**RESOLUTION NO. 25-3.8**

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Principal Planner Brian Elam provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) Brian Elam's resume.

APPLICANT: Lucido & Associates Senior Partner Morris Crady provided the applicant's presentation to the Board.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**DPQJ-3 REQUEST PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PLANNED UNIT DEVELOPMENT (PUD) PLAT NO. 2 PROJECT (S265-018)**

This is a request by Lucido and Associates on behalf of South Florida Gateway Industrial, LLC, for plat approval for South Florida Gateway PUD Plat No. 2. The plat is to be consistent with the South Florida Gateway PUD Revised Infrastructure Final Site Plan. The approximately 32.26 acres site is a portion of the approximately 216.37-acre Master Plan and is located on the west side of SW Kanner Highway approximately 0.6 miles south of SW 96th Street in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0724

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Principal Planner Luis Aguilar provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) Luis Aguilar's resume.

APPLICANT: Lucido & Associates Senior Partner Morris Crady addressed the Board in support of staff's recommendation; no presentation was given.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve staff's recommendation. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

**DPQJ-4 REQUEST PLAT APPROVAL FOR THE SOUTH KANNER CAR WASH PROJECT (T125-012)**

This is a request by USA Auto Wash, LLC, for approval of the South Kanner Car Wash plat. The plat is to be consistent with the South Kanner Car Wash Revised Final Site Plan which contains two commercial lots. The approximately 3.74-acre subject site is located on the west side of South Kanner Highway, approximately 0.2 miles northeast of the intersection of South Kanner Highway and Southwest Salerno Road, in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0725

Ex parte communication disclosures were provided by the Commissioners. There were no interveners. Notices were not required. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Senior Planner John Sinnott provided staff's presentation to the Board. Growth Management Deputy Director Peter Walden and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) John Sinnott's resume.

APPLICANT: USA Autowash Agent Thomas Nalis addressed the Board on behalf of the applicant; no presentation was given.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

## **DEPARTMENTAL**

### **ADMINISTRATION**

#### **DEPT-1 OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL**

This is a placeholder on all Board meeting agendas to streamline the process for grant applications, awards, budget resolutions, budget transfers from reserves, and CIP amendments. Specific items requiring approval, if any, will be provided by Supplemental Memorandum.

Agenda Item: 25-0378

#### **RESOLUTION NOS. 25-3.2 and 25-3.3**

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) FY 2025 FDOT Local Road Safety Program Grant for FY 2029 Funding for SE Dixie Highway Signal Improvements Project and (2) Amendment #1 to FY 2023 Mosquito Control Agreement.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve staff's recommendation. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

#### **DEPT-2 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL \$1 MILLION OR GREATER**

This item is a placeholder on all Board meeting agendas to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental

Memorandum will not be attached.

Agenda Item: 25-0389

There were no items.

## **PUBLIC WORKS**

### **DEPT-3 FLORIDA EAST COAST RAILROAD QUIET ZONE UPDATE**

County staff will present on the evaluation of establishing one or more Quiet Zones over the Florida East Coast right-of-way within Martin County. The presentation will review the risks, benefits, and requirements of Quiet Zones and how they apply within Martin County.

Agenda Item: 25-0620

Assistant County Engineer Matthew Hammond presented the item to the Board. Triad Railroad Consulting President George Gavall provided historical context on quiet zones. Deputy County Attorney Elysse Elder provided the legal context. County Administrator Don Donaldson assisted with Board questions.

The Board discussed the implementing of quiet zones in the County.

The following members of the public addressed the Board regarding this item: Sharon McGinnis and Leonard Sucsy.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Vargas, to not have any quiet zones in Martin County. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

### **PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

There were none.

## **ADJOURN**

The Board of County Commissioners March 11, 2025 meeting adjourned at 4:04 p.m.

---

Carolyn Timmann, Clerk of the  
Circuit Court and Comptroller  
/lp

---

Sarah Heard, Chair  
Board of County Commissioners

Minutes approved:

---

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).