



**BOARD OF COUNTY COMMISSIONERS**

**FINAL MINUTES**  
**10/24/2023 9:00 AM**

**MINUTES**  
**COMMISSION CHAMBERS**  
**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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**County Commissioners**

Commissioner Stacey Hetherington  
Commissioner Doug Smith  
Vice Chair Harold E. Jenkins II  
Commissioner Sarah Heard  
Chairman Edward V. Ciampi

*Don G. Donaldson, P.E., County Administrator*  
*Sarah W. Woods, County Attorney*  
*Carolyn Timmann, Clerk of the Circuit Court and*  
*Comptroller*

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**CALL TO ORDER**

**Present:** 5 - Commissioner Stacey Hetherington  
Commissioner Doug Smith  
Vice Chair Harold E. Jenkins II  
Commissioner Sarah Heard  
Chairman Edward V. Ciampi

1. INVOCATION ~ Moment of Silence
2. PLEDGE OF ALLEGIANCE ~ George Raboin, Combat Air Force Veteran
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, to approve the agenda, the consent agenda and the two additional items, PROC-2, CNST-19 and the withdrawal of PH-1, PH-2 and PHQJ-1. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

## 5. APPROVAL OF CONSENT AGENDA

### **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

#### PROCLAMATIONS AND SPECIAL PRESENTATIONS

At the request of Commissioner Hetherington, Ecosystem and Restoration Management Manager John Maehl introduced the item to the Board.

Adam Blalock, Deputy Secretary for Ecosystems Restoration for the Florida Department of Environmental Protection, provided the Indian River Lagoon Water Quality Improvement grant presentation.

Commissioner Hetherington thanked Adam Blalock for his presentation on behalf of residents.

Commissioner Smith thanked Adam Blalock for his presentation and funding raised for Martin County. He requested solutions for fiscally constrained neighborhoods.

Commissioner Ciampi thanked Adam Blalock for his presentation.

#### **PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

Agenda Item: 24-0034

Communications Manager Laura Beaupre presented the proclamations to the Board.

Community Outreach Representative Craig Perry and Chief Compliance and Privacy Officer Jeffrey White with Treasure Coast Hospice accepted the Hospice and Palliative Care Month proclamation.

MPO Chairman (City of Stuart Mayor) Troy McDonald, Transit Administrator Ash Beecher and MPO Administrator Beth Beltran accepted the proclamation for Mobility Week.

### **COMMENTS**

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

Tom Pine addressed concerns with the consent agenda and County spending.

Attorney Thomas Miskonic addressed the Board on behalf of Papa Sierra (Pirates Cove). He spoke about an abandonment near the property.

Megan Mcaber with the House of Hope provided updates on how well the turnout was for the Marty "Stuff the Bus" event. She presented plaques to Transit Administrator Ashman Beecher and Transit Specialist Cheryl White.

#### 2. COMMISSIONERS

##### **AM**

Commissioner Jenkins invited Jeff Dougherty, head of the Martin County Building Department,

to present an award for community recognition. Mr. Dougherty recognized the Code Enforcement Department and Tamica Clinton-Bush who was recognized by the Banner Lake Community for her efforts.

Commissioner Smith stated a request was made at Monday's MPO meeting to submit a letter to the Board to work with staff regarding additional funding and the acceleration of acquisition dollars for 710 land acquisition.

**PM**

Commissioner Ciampi commented on landscaping in Palm City. He met with staff and they confirmed that a new company has been contracted to take over to bring the landscaping back to standard.

Commissioner Smith questioned funding for countywide maintenance.

**3. COUNTY ADMINISTRATOR**

**AM**

None at this time.

**PM**

None at this time.

**CONSENT**

**ADMINISTRATION**

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

Agenda Item: 24-0003

This item was approved by the first motion of the meeting.

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

Agenda Item: 24-0009

This item was approved by the first motion of the meeting.

**CNST-3 NOTED ITEMS**

Agenda Item: 24-0014

This item was approved by the first motion of the meeting.

**CNST-4 LOCAL PLANNING AGENCY SCHOOL DISTRICT APPOINTMENT**

Agenda Item: 24-0136

**RESOLUTION NO. 23-10.13**

This item was approved by the first motion of the meeting.

**CNST-5 REQUEST TO INITIATE AN AMENDMENT TO THE FUTURE LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN THE PORT SALERNO CRA TO ALLOW FOR CONSTRUCTION OF THE MANATEE POCKET MOORING FIELD UPLAND FACILITY**

Agenda Item: 24-0162

**RESOLUTION NO. 23-10.14**

This item was approved by the first motion of the meeting.

**CNST-6 APPROVE A CONTRACT, FEE SCHEDULE, AND RESOLUTION REGARDING THE MARTIN COUNTY HEALTH DEPARTMENT FOR FISCAL YEAR 2023-2024**

Agenda Item: 24-0099

**RESOLUTION NO. 23-10.15**

This item was approved by the first motion of the meeting.

**CNST-7 APPROVAL OF THE TREASURE COAST SPORTS COMMISSION CONTRACT FOR FISCAL YEAR 2024**

Agenda Item: 24-0128

This item was approved by the first motion of the meeting.

**CNST-8 ADOPT A PROCLAMATION DECLARING NURSE PRACTITIONERS WEEK IN MARTIN COUNTY, FLORIDA**

Agenda Item: 24-0031

This item was approved by the first motion of the meeting.

**CNST-9 ADOPT A PROCLAMATION DECLARING VETERANS DAY IN MARTIN COUNTY, FLORIDA**

Agenda Item: 24-0142

This item was approved by the first motion of the meeting.

**CNST-10 ADOPT A PROCLAMATION DECLARING ALZHEIMER'S DISEASE AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

Agenda Item: 24-0180

This item was approved by the first motion of the meeting.

**CNST-11 ADOPT A PROCLAMATION RECOGNIZING THE ANNUAL BIBLE READING MARATHON WEEK IN MARTIN COUNTY, FLORIDA**

Agenda Item: 24-0225

This item was approved by the first motion of the meeting.

## **BUILDING**

### **CNST-12 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF WILLIAM J GREEN CASE NUMBER ENF2020100669**

Agenda Item: 24-0143

This item was approved by the first motion of the meeting.

## **FIRE RESCUE**

### **CNST-13 APPROVAL OF THE STATEWIDE MUTUAL AID AGREEMENT BETWEEN THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT AND THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS**

Agenda Item: 24-0137

This item was approved by the first motion of the meeting.

## **PUBLIC WORKS**

### **CNST-14 APPROVAL OF PERMISSION FOR THE VILLAGE OF TEQUESTA TO CROSS A COUNTY LIMITED ACCESS EASEMENT AND PRESERVATION AREA FOR UTILITY RELOCATIONS TO FACILITATE THE CONSTRUCTION OF THE SOUTHEAST COUNTY LINE ROAD BRIDGE**

Agenda Item: 24-0097

This item was approved by the first motion of the meeting.

### **CNST-15 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM D LAWRENCE PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY ALONG SE MARKET PLACE IN STUART**

Agenda Item: 24-0127

#### **RESOLUTION NO. 23-10.16**

This item was approved by the first motion of the meeting.

### **CNST-16 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM FOUNDRY SOUTH FLORIDA GATEWAY, LLC, FOR THE SOUTH FLORIDA GATEWAY PROJECT OFF OF SW KANNER HIGHWAY**

Agenda Item: 24-0151

#### **RESOLUTION NO. 23-10.17**

This item was approved by the first motion of the meeting.

**CNST-17 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A DRAINAGE EASEMENT ON SE LAFAYETTE STREET IN STUART FROM EDWARD C. GRATES FOR THE CORAL GARDENS NEIGHBORHOOD RESTORATION PROJECT**

Agenda Item: 24-0153

**RESOLUTION NO. 23-10.18**

This item was approved by the first motion of the meeting.

**CNST-18 ADOPT A RESOLUTION APPROVING AND ACCEPTING A RIGHT-OF-WAY EASEMENT ALONG SW TRAIL DRIVE FROM THE VILLAGE OF INDIANTOWN**

Agenda Item: 24-0185

**RESOLUTION NO. 23-10.19**

This item was approved by the first motion of the meeting.

**UTILITIES AND SOLID WASTE**

**CNST-19 REQUEST TO RESCIND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT AGREEMENT NO. WG061 AND AMENDMENT NO. 1 TO AGREEMENT NO. WG061**

Agenda Item: 24-0133

This item was approved by the first motion of the meeting.

**PUBLIC HEARINGS**

**PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 22-02 95 RIVERSIDE PUD/PULTE I-95**

Agenda Item: 23-0891

This item was withdrawn from the agenda at the request of the applicant due to a noticing issue.

**PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 23-06, SANDY COVE PLAZA**

Agenda Item: 24-0149

This item was withdrawn at the applicant's request.

**PUBLIC HEARINGS QUASI-JUDICIAL**

**PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING CLASSIFICATION FOR CPA 23-06, SANDY COVE PLAZA**

Agenda Item: 24-0150

This item was withdrawn at the applicant's request.

**PHQJ-2 REQUEST FOR APPROVAL OF THE 9TH AMENDMENT TO THE 95 RIVERSIDE PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT INCLUDING REVISED MASTER/PHASING PLAN AND PHASE IV FINAL SITE PLAN (N027-013)**

Agenda Item: 24-0129

Ex parte communication disclosures were made by the commissioners. Notices were provided at the LPA. There were no interveners. The participants were sworn in by the deputy clerk.

Attorney Bob Raynes with Gunster Law Firm addressed the Board on behalf of the applicant.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, to continue this item to November 7th, to be heard at 9:00 am or as soon as the item can become available on the agenda. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

**PHQJ-3 REQUEST APPROVAL OF THE 1ST AMENDMENT TO THE DISCOVERY PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT INCLUDING A REVISED MASTER AND PHASING PLAN AND PHASE 1B FINAL SITE PLAN (H123-023)**

Agenda Item: 24-0124

**RESOLUTION NO. 23-10.20**

Ex parte communication disclosures were made by the commissioners. Return receipts were provided at the LPA. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Deputy Director Peter Walden presented staff's presentation to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report, (2) revised warranty deed, and (3) Peter Walden's resume.

APPLICANT: Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf of the applicant in support of staff's recommendation.

Lucido & Associates Vice President Morris Crady presented the applicant's presentation to the Board. Mr. Raynes confirmed that Morris Crady's resume was filed for the record as the County's exhibit 1.

Commissioner Heard requested information regarding the new golf cottages. Peter Walden explained to Commissioner Heard that the county code restricts transfer of accessory dwellings.

Bob Raynes spoke to the Board to clarify the current owner of the subject property. He stated that some of the paperwork may contain the original Applicant's name from original ownership. He clarified the current owner is Hobe Sound Investors LLC; and requested post approval documents include the current owner's information [Hobe Sound Investors LLC]. Mr. Raynes also stated in the PUD Amendment and Phasing Plan, there is reference to construction of a temporary access road to be completed and certified in compliance with the County. Mr. Raynes requested to amend this language to include the engineer. Mr. Raynes also stated there is a note in Exhibit E of the PUD agreement regarding the temporary access; he said the note is currently under phase 1C, but he requested the note be moved under phase 1B.

Commissioner Heard asked questions regarding the landscaping plan.

The following members of the public addressed the Board regarding this item: Jim Fithian and Linda Fithian

Commissioner Ciampi gave positive insight on this project.

County Administrator Don Donaldson clarified information regarding the planned improvements.

Peter Walden added that no lots can be held buildable unless all the infrastructure is in place to support that phase of the project.

Commissioner Smith spoke about the benefits of this project; specifically the water quality of the result of agricultural sites being reconfigured and reimagined.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chair Jenkins II, to approve staff's recommendation, with the addition of the three additional notes highlighted by the applicant Bob Raynes, including exhibit 2 as part of the requirement for the motion. The motion carried by the following vote:

**Aye:** 4 - Commissioner Hetherington, Commissioner Smith, Vice Chair Jenkins II, and Chairman Ciampi

**Nay:** 1 - Commissioner Heard

**PHQJ-4 REQUEST ABANDONMENT OF A PORTION OF PLATTED  
RIGHT-OF-WAY, LYING WITHIN PORT SALERNO**

Agenda Item: 23-1164

**RESOLUTION NO. 23-10.21**

Ex parte communication disclosures were made by the commissioners. Return



receipts were not required. The participants were sworn in by the deputy clerk.

COUNTY: County Surveyor Tom Walker provided staff's presentation to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report, (2) Tom Walker's resume and (3) Proof of publication.

Commissioner Ciampi asked Deputy County Attorney Elysse Elder to address some of the comments regarding the interveners and notification.

The following members of the public addressed the Board regarding this item: Thomas Connick and Linda Fithian.

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

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

**PHQJ-5 REQUEST ABANDONMENT OF A PORTION OF UNOPENED DEEDED RIGHT-OF-WAY, LYING WITHIN MILES OR HANSON GRANT**

Agenda Item: 23-1159

**RESOLUTION NO. 23-10.22**

Ex parte communication disclosures were made by the commissioners. Return receipts were not required. The participants were sworn in by the deputy clerk.

COUNTY: County Surveyor Tom Walker provided staff's presentation to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

The following county exhibits were filed for the record: (1) agenda item/staff report, (2) Tom Walker's resume and (3) Proof of Publication.

APPLICANT: Attorney Joshua Meyer addressed the Board on behalf of the applicant.

Chairman Ciampi solicited public comment; none was heard.

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

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

**DEPARTMENTAL**  
**ADMINISTRATION**

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

Agenda Item: 24-0019

**RESOLUTION NOs. 23-10.23 and 23-10.24**

OMB Director Jennifer Manning presented the items to the Board.

The following items were approved: (1) FY 2023-2024 Children Services Council Grant Program, (2) Emergency Management performance grant, (3) Mosquito Control and (4) Hawks Hammock Access CIP.

The Board congratulated Ms. Manning on her retirement.

MOTION: A motion was made by Commissioner Heard, seconded by Commissioner Hetherington, to approve all items. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

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

Agenda Item: 24-0025

Chief Procurement Officer Krysti Brotherton presented the items to the Board.

The following items were approved: (1) Rio East Jensen Beach Water & Force Main Extensions project and (2) Continuing services contract for Engineering Support Services.

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

**Aye:** 5 - Commissioner Hetherington, Commissioner Smith, Vice Chair Jenkins II, Commissioner Heard, and Chairman Ciampi

**PUBLIC WORKS**

**DEPT-3 MARTIN COUNTY SAFE STREETS FOR ALL ACTION PLAN**

Agenda Item: 23-0928

Traffic Engineering Administrator Luke Lambert introduced the item to the Board. He introduced Stewart Robertson, Vice President at Kimley-Horn to provide the presentation to the board.

Commissioner Smith questioned why 710 didn't show up in the presentation. He suggested there should be an addendum added that recognizes the crash and fatality data of 710. Mr. Lambert specified that this work is specific to county only roadways.

County Administrator Don Donaldson explained that they can amend to do a complete study of all roads.

Commissioner Jenkins II mentioned the lighting on Bridge Road and how dark it is on that road.

Commissioner Heard inquired about additional pressure being placed on FPL. She also stated that the crosswalks are completely ignored and asked what can be done to improve enforcement.

Commissioner Ciampi stated the two biggest issues are flooding and traffic safety.

Commissioner Smith mentioned seeing larger red light crossing bars across the highway in other areas that are more effective in stopping cars. He suggested looking into something similar.

Luke Lambert stated they plan on coming back in December and hope to adopt a resolution.

Commissioner Smith suggested returning with a resolution and project recommendations that are more aggressive relative to stopping traffic.

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

None at this time.

**ADJOURN**

The Board of County Commissioners October 24, 2023 meeting adjourned at 11:52 a.m.

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

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Harold Jenkins II, Chair  
Board of County Commissioners

Minutes approved:

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