



**BOARD OF COUNTY COMMISSIONERS**

**DRAFT**

**1/23/2024 9:00 AM**

**MINUTES**

**COMMISSION CHAMBERS**

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

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**COUNTY COMMISSIONERS**

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

1. INVOCATION ~ Pastor Ted Andrada, Redeemer Lutheran Church
2. PLEDGE OF ALLEGIANCE ~ Bernie Lawson, US Navy Vietnam Combat Veteran
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA

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

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

5. APPROVAL OF CONSENT AGENDA

## **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

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

The Chairman will present proclamations declaring January 22-26, 2024 Celebrate Literacy Week and recognizing Human Trafficking Awareness and Prevention Month in Martin County, Florida.

Agenda Item: 24-0435

Tourism Director Nerissa Okiye presented the proclamations to the Board.

Place of Hope CEO Charles Bender accepted the Human Trafficking Awareness & Prevention Month proclamation.

Martin Reads Coordinator Kiana Kelly accepted the proclamation for Literacy Week.

### **PROC-2 ADOPT AND PRESENT A PROCLAMATION DECLARING MARTIN LUTHER KING, JR. DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt and present a proclamation declaring Martin Luther King, Jr. Day in Martin County, Florida

Agenda Item: 24-0533

Tourism Director Nerissa Okiye presented the proclamation to the Board.

The Board observed a moment of silence to acknowledge the passing of Dexter King [youngest son of Dr. Martin Luther King Jr.].

Commissioner Jenkins introduced the proclamation's recipient.

Abundance Love Ministries Director Geraldine Harriel accepted the proclamation Declaring Martin Luther King, Jr., Day.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Ciampi, to adopt the proclamation. The motion carried by the following vote:

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

## **COMMENTS**

1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

Barbara Shaw voiced her concern regarding the traffic safety at Martin Downs' community entrance.

Linda Emilson, a resident of Windstone (Former POA President), addressed issues with a 2017 proposal to receive County water connections to the Windstone and Evergreen communities. She explained the project did not progress beyond the meeting with County staff in 2019, despite receiving majority votes for approval.

Sharise Stevens (current Windstone POA President) also spoke regarding the approval of Windstone water connections; she expressed her concerns with the lack of communication and action on this project after five years.

Michael Syrkus addressed the Board regarding [housing] affordability issues in the County; he shared his recent success with the Affordable Housing Committee, upon which he received unanimous support to place a proposed Save Our Homes initiative into the Martin County legislative priorities.

Sharon McGinnis shared her concerns with the Treasure Coast Regional Planning Council's survey. She also addressed the Rural Lifestyle Comprehensive Plan Amendment.

Michael Bell addressed the Board regarding the lack of enforcement for the noise ordinance in his neighborhood.

Tom Pine spoke regarding items in the consent agenda and concerns with County spending. He spoke about a friend on Savannah Road that is experiencing flooding to her property due to the heavy rain and repaving of the roadway. Mr. Pine also addressed the losing battle with Bathtub Beach and the Treasure Coast Regional Planning Council EAR report.

Robin Cartwright addressed the Board regarding affordable housing initiatives in the County (SB102) [PH-2].

## 2. COMMISSIONERS

### **AM**

Commissioner Smith referenced public comments regarding the introduction and adoption of language for the Save Our Homes benefits and provisions with homestead; he shared there were discussions regarding the constitutionality of the exemption. Commissioner Smith advised he will look further into the item, to see what analysis was done with legislation at the Florida Association of Counties.

Commissioner Hetherington provided updates on items discussed during Treasure Coast legislative days in Tallahassee. Commissioner Hetherington summarized her 2024 priorities as previously provided in her absence. She also discussed and encouraged students [age 13-18] to participate in the Commissioners Vape Video Challenge. Commissioner Smith shared Commissioner Hetherington's commitment to get this initiative into legislation.

Commissioner Ciampi provided follow up pertaining to a recent meeting with Evergreen to discuss the water connection project. Assistant County Administrator George Stokus provided an update regarding the Evergreen and Windstone projects. He advised due to the time lapse, Utilities will re-ballot the project to both communities to account for the increase in materials, labor, and design.

Commissioner Ciampi announced this Saturday (9 a.m.), at Jock Leighton Park there will be a walk to raise funds for 3 year old Brooklyn Gonzalez's cancer treatments. He also shared the Veterans Memorial Bridge will be renamed, ceremonially, to The Brooklyn Bridge.

Commissioner Smith discussed a presentation provided at the Regional Planning Council regarding the Florida Wildlife Corridor Program. He voiced discontent with the lack of information on the east side of Lake Okeechobee. Commissioner Smith announced there will be a conference on the Wildlife Corridor Program for the East Coast. He also shared legislative discussions to implement speeding red light cameras in school zones.

**PM**

Commissioner Heard complimented the new Boys and Girls Club building and she thanked residents for their donations to fund the facility. She also highlighted a new restaurant coming to Dixie Highway, called Port Salerno Cafe.

Commissioner Jenkins shared memories from the MLK Jr., Parade.

Commissioner Smith commended Joe Flanagan and his team for their efforts with organizing the timing and routes at the MLK Jr., Parade.

**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**

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: 24-0397

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**

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 December 25, 2023 and January 7, 2024. 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: 24-0403

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

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

The Board is asked to approve minutes from the July 11, 2023 regular meeting.

Agenda Item: 24-0521

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

**CNST-4 NOTED ITEMS**

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

Agenda Item: 24-0408

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

**PUBLIC WORKS**

**CNST-5 PUBLIC TRANSPORTATION AGENCY SAFETY PLAN**

The Federal Transit Administration (FTA) released a final rule outlining Public Transportation Agency Safety Plan (PTASP) requirements on July 19, 2019. The final rule requires every transit agency that receives funds under 49 U.S.C. Section 5307 to adopt a PTASP no later than July 20, 2020, and to certify this plan every year thereafter. PTASP's commit transit agencies to designate a Chief Safety Officer and to develop and implement a safety program.

Agenda Item: 24-0356

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

**BOARD AND COMMITTEE APPOINTMENTS**

**B&C-1 PARKS AND RECREATION ADVISORY BOARD APPOINTMENTS**

After solicitation of applicants, the Board of County Commissioners is asked to make the necessary appointments and confirm Commissioner appointments to the Parks and Recreation Advisory Board.

Agenda Item: 24-0439

**RESOLUTION NO. 24-1.10**

Administrative Services Program Coordinator Donna Gordon announced the appointment of Michael Bocchino, Gary Clough and Lawrence Sofield to the Parks and Recreation Advisory Board.

MOTION: A motion was made by Commissioner Heard, seconded by Commissioner Smith, to appoint Michael Bocchino, Gary Clough and Lawrence Sofield to the Parks and Recreation Advisory Board. The motion carried by the following vote:

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

**B&C-2 COMMUNITY DEVELOPMENT BLOCK GRANT CITIZEN ADVISORY TASK FORCE APPOINTMENTS**

After solicitation of applications, the Board is asked to make the necessary appointments to the Community Development Block Grant Citizen Advisory Task Force.

Agenda Item: 24-0144

**RESOLUTION NO. 24-1.11**

Administrative Services Program Coordinator Donna Gordon announced the appointment of Julie Preast to the Community Development Block Grant Citizen Advisory Task Force.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chair Hetherington, to appoint Julie Preast to the Community Development Block Grant Citizen Advisory Task Force. The motion carried by the following vote:

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

**B&C-3 HISTORIC PRESERVATION BOARD APPOINTMENTS**

After solicitation of applicants, the Board is asked to make the necessary appointments to the Historic Preservation Board.

Agenda Item: 24-0438

**RESOLUTION NO. 24-1.12**

Administrative Services Program Coordinator Donna Gordon announced the appointment of Dr. Jacqui May and William Weiss to the Historic Preservation Board.

MOTION: A motion was made by Commissioner Heard, seconded by Commissioner Smith, to appoint Dr. Jacqui May and William Weiss to the Historic Preservation Board. The motion carried by the following vote:

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

**PUBLIC HEARINGS**

**PH-1 PUBLIC HEARING ON PROPOSED MARTIN COUNTY TRICO SETTLEMENT - JARED PINEIRO VS. MARTIN COUNTY, BOARD OF COUNTY COMMISSIONERS**

In accordance with the Procedure for TRICO settlements established by the Board of County Commissioners (Board), the public is provided an opportunity to comment on the proposed settlement in the case of Jared Pineiro vs. Martin County, Case No. 23-372CA. The case arose from a bicycle/traffic signal accident where the plaintiff alleged personal injury. The County is self-insured, and TRICO (our insurance pool)

assigned counsel to the matter. Settlement discussions occurred on this case. A proposed settlement is before the Board for public comment.

Agenda Item: 24-0544

Human Resource and Risk Management Director Heather Dayan provided the item to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

Chairman Jenkins solicited public comment; none was heard.

**PH-2**

**PUBLIC HEARING ADOPTING A RESOLUTION CONSIDERING COUNTY OWNED PROPERTIES THAT MAY BE APPROPRIATE FOR AFFORDABLE HOUSING AS REQUIRED BY SECTION 125.379, FLORIDA STATUTES**

This public hearing is a request for the adoption of a resolution identifying real property to which Martin County holds fee simple title that is appropriate for use as affordable housing in accordance with Section 125.379, Florida Statutes.

Agenda Item: 24-0395

**RESOLUTION NO. 24-1.13**

Real Property Manager Carla Segura presented the item to the Board. Assistant County Administrator George Stokus and Growth Management Director Paul Schilling assisted with Board questions.

Commissioner Jenkins provided updates on the Martin County Community Land Trust initiative.

Commissioner Ciampi thanked Nick Blount and his team for their efforts with affordable housing. He suggested staff host a public forum at the Blake Library, to provide the surplus list and partake in discussions during quarter one or quarter two of this year.

Commissioner Smith asked staff to explain the development order process with regards to satisfying the affordable housing component. Growth Management Director Paul Schilling provided an explanation for public benefit.

The following members of the public addressed the Board regarding the affordable housing initiative: Nick Blount.

MOTION: A motion was made by Vice Chair Hetherington, seconded by Commissioner Ciampi, to approve staff's recommendation C; to provide direction to staff on an implementation process for utilization of any identified property for affordable housing, no properties will be on the list at this time; and hold a presentation at the Blake Library. The motion carried by the following vote:

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

**PUBLIC HEARING QUASI-JUDICIAL**

**PHQJ-1 PUBLIC HEARING TO CONSIDER A REQUEST FOR ZONING APPROVAL OF THE PLANNED UNIT DEVELOPMENT ZONING AGREEMENT (PUD) FOR THE PRESERVE AT PORT SALERNO PROJECT INCLUDING A MASTER/FINAL SITE PLAN (M215-005)**

This is a request from Rare Capital Partners, LLC, for a zoning district change from the current RM-10, High Density Residential District to the Planned Unit Development District, including a request for the approval of the Preserve at Port Salerno Planned Unit Development Zoning Agreement and Master/Final Site Plan. The project consists of 79 residential townhouse units and the associated infrastructure on an approximate 8.8-acre undeveloped parcel, resulting in a net density of nine units per acre. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 24-0460

**RESOLUTION NO. 24-1.14**

Ex parte communication disclosures were provided by the commissioners. Notices 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 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 and (2) Peter Walden's resume.

APPLICANT: Deena Freeman provided the applicant's presentation to the Board.

The following member of the public addressed the Board in support of this item: Casey Cass.

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

**Aye:** 5 - Vice Chair Hetherington, Commissioner Smith, Chairman Jenkins II, Commissioner Heard, and Commissioner 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: 24-0415

**RESOLUTION NOs. 24-1.15 and 24-1.16**

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) Indian River Lagoon Council Water Quality Restoration Grant, (2) Section 319 Grant for Golden Gate North Outfall Best Management Practice project, and (3) Florida Fish and Wildlife Conservation Commission Artificial Reef Construction Grant.

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

**Aye:** 5 - Vice Chair Hetherington, Commissioner Smith, Chairman Jenkins II, Commissioner Heard, and Commissioner 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: 24-0421

Procurement Supervisor Tasha Sapp presented the items to the Board.

The following items were approved: (1) Landscape Maintenance for County Facilities and (2) Resilient Martin Engineering and Planning.

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

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

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

None at this time.

**ADJOURN**

The Board of County Commissioners January 23, 2024 meeting adjourned at 11:22 a.m.

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

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Harold Jenkins II, Chair  
Board of County Commissioners

Minutes approved:

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