



BOARD OF COUNTY COMMISSIONERS

DRAFT

4/8/2025 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 - Father Christian Anderson, St. Mary's Episcopal Church

Pledge of Allegiance - Drew Brown, US Navy & Air National Guard Veteran

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, 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 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present proclamations declaring Alcohol Awareness Month and Child Abuse Prevention Month in Martin County, Florida.

Agenda Item: 25-0769

Communications Manager Laura Beaupre presented the proclamations to the Board.

Human Services Project Coordinator Kaitlyn Strickland accepted the Alcohol Awareness Month proclamation.

Helping People Succeed CEO Kara Stimpson and Program Manager Carolyn Moses accepted the Child Abuse Prevention Month proclamation.

COMMENTS

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

Robert Arenson spoke about a report he received regarding the wetlands on his property. He questioned the origin of the report.

Tom Pine addressed consent agenda spending and local government efforts to plan against federal government cuts during hurricane season.

Kiana Kelly addressed the Board on behalf of Martin County Reads to wish the County a Happy Centennial. She advocated for literacy and protecting the County's most vulnerable population.

Commissioners

AM

Commissioner Vargas shared that a new building is being constructed for Sand Dune Cafe in Jensen Beach. She also shared there was a fire at the Langford Pavilion at Indian Riverside Park.

Commissioner Capps shared updates on the Hobe Sound Train Station.

Chair Heard requested the Board's consideration on new policies to protect western lands, requiring a super majority vote on items that will increase density or intensity on lands outside of the Urban Service Boundaries.

PM

None at this time.

County Administrator

AM

None at this time.

PM

None at this time.

CONSENT AGENDA

Approval of Consent Agenda

MOTION: A motion was made by Commissioner Vargas, 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: 25-0350

This item was approved.

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 March 10 and March 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: 25-0361

This item was approved.

CNST-3 ADOPT A PROCLAMATION DECLARING HURRICANE PREPAREDNESS WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Hurricane Preparedness Week in Martin County, Florida.

Agenda Item: 25-0789

This item was approved.

CNST-4 ADOPT A PROCLAMATION DECLARING INTERNATIONAL DARK SKY WEEK IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring International Dark Sky Week in Martin County, Florida.

Agenda Item: 25-0816

This item was approved.

CNST-5 ADOPT A PROCLAMATION DECLARING SEXUAL ASSAULT AWARENESS MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Sexual Assault Awareness Month in Martin County, Florida.

Agenda Item: 25-0836

This item was approved.

FIRE RESCUE

CNST-6 APPROVAL OF THE INTERLOCAL AGREEMENT BETWEEN THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AND ST. LUCIE FIRE DISTRICT FOR AUTOMATIC AID

In pursuit of enhancing and strengthening our ISO (Insurance Services Office) rating by improving response distance and increasing response times. Martin County Fire Rescue and the St. Lucie County Fire District (SLCFD) are requesting to enter into an Interlocal Agreement for Automatic Aid with an attached Letter of Understanding, which clarifies and formalizes the specific geographic boundaries and responsibilities for automatic aid responses, particularly addressing the Evergreen Club neighborhood in Palm City.

Agenda Item: 25-0833

At the request of Commissioner Vargas, Martin County Fire Rescue Division Chief Rocco Napoli and District Chief Tom Hornbostel presented the item to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, 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

PUBLIC WORKS

CNST-7 A REQUEST FOR A FOURTH AMENDMENT TO LEASE AGREEMENT WITH THE CHILDREN'S MUSEUM OF THE TREASURE COAST, INC. FOR THEIR FACILITY AND LEASED AREA AT INDIAN RIVERSIDE PARK IN JENSEN BEACH

This is a request for the approval of a Fourth Amendment to Lease Agreement between Martin County and Children's Museum of the Treasure Coast, Inc. (Children's Museum), to clarify requirements under the Lease relating to the Children's Museum's

responsibilities for payment to the County of Common Area Maintenance (CAM) and to amend the boundary of the Additional Premises added under the Third Amendment to Lease Agreement.

Agenda Item: 25-0821

At the request of Commissioner Vargas, Real Property Professional Mande Johnson presented the item to the Board. Senior Assistant County Attorney Melissa Pietryzk assisted with Board questions.

Children's Museum Director Tammy Calabria addressed the Board.

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: 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

Nay: 1 - Commissioner Vargas

CNST-8 ENVIRONMENTAL LANDS ACQUISITION PROGRAM

The purpose of this board item is to adopt the Environmental Land Oversight Committee Manual (ELOCM). The purpose of the ELOCM is to outline the process by which the Board of County Commissioners appointed the Environmental Lands Oversight Committee (ELOC), as well as the process by which the ELOM will review, evaluate and provide recommendations for environmentally sensitive lands that have been nominated for acquisition as a part of the 2024 Sales Tax Referendum.

Agenda Item: 25-0822

At the request of Commissioner Vargas, Environmental Resources Administrator John Maehl provided the item to the Board. County Attorney Sarah Woods assisted with Board questions.

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

ADMINISTRATION

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

The Board is asked to adopt a proclamation declaring Earth Day in Martin County, Florida.

Agenda Item: 25-0855

This item was approved.

CNST-10 ADOPT A PROCLAMATION DECLARING HISTORIC PRESERVATION MONTH IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Historic Preservation Month in

Martin County, Florida.

Agenda Item: 25-0856

This item was approved.

PUBLIC HEARING

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 24-25, CORAL GARDENS VAC STATION FLUM

This is a request for a small-scale amendment to the FLUM on a ±4.2-acre parcel, owned by Martin County, located on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way. The request proposes to change the future land use designation from Institutional-Recreational to the Institutional-General.

Agenda Item: 25-0498

ORDINANCE NO. 1256

Growth Management Planner Amy Offenbach provided the item to the Board. Utilities Technical Services Administrator Leo Repetti, Comprehensive Planning Administrator Clyde Dulin, County Administrator Don Donaldson, 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 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

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT CLASSIFICATION FOR THE CORAL GARDENS VAC STATION REZONING

This application is a request by the Board of County Commissioners to change the zoning district from PR, Public Recreation to PS-1, Public Service on a ±4.2-acre parcel located south of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way.

Agenda Item: 25-0504

RESOLUTION NO. 25-4.1

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

COUNTY: Growth Management Planner Amy Offenbach provided staff's presentation to

the Board. Utilities Technical Services Administrator Leo Repetti, Comprehensive Planning Administrator Clyde Dulin, 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) Amy Offenbach's resume.

Chair Heard solicited public comment; none were 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

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 REQUEST FOR APPROVAL OF THE MARTIN DOWNS PLANNED UNIT DEVELOPMENT (PUD) PARCEL 38/40 MARTIN DOWNS VILLAGE CENTER REVISED FINAL SITE PLAN (M035-216)

This is a request by Insite Studio, Inc. on behalf of Brixmor Property Group for approval of a revised final site plan to construct two stand-alone restaurants with drive throughs totaling approximately 4,553 square feet within the parking area of the Village Center, an existing commercial development, located on Parcels 38 and 40 within the Martin Downs PUD. The approximate 20.12-acre property is located on the southwest corner of SW High Meadow Avenue and SW Martin Downs Boulevard at 3090 SW Martin Downs Boulevard, in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0759

RESOLUTION NO. 25-4.2

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 Director Paul Schilling 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: Brian Terry with Inside Studio provided the applicant's presentation to the Board.

Chair Heard solicited public comment; none were 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 PLAT APPROVAL FOR THE NEWFIELD CROSSROADS PHASE 1A-3 PROJECT (P172-022)

This is a request by Mattamy Palm Beach LLC, for plat approval for Newfield Crossroads Phase 1A-3. The plat is to be consistent with the Newfield Crossroads Phase 1A-3 Revised Final Site Plan which includes 155 lots and civic areas. The approximate 32.56-acre site is a portion of the approved 139-acre Crossroads Neighborhood Master Plan and is located northeast of SW Newfield Parkway, approximately 0.7 mile south of the C23 Canal, in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0407

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 Director Paul Schilling 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: Mattamy Homes Director of Development James Fitzgerald provided the applicant's presentation to the Board.

The following member of the public addressed the Board regarding this item: Tom Pine.

MOTION: A motion was made by Vice Chair Ciampi, 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-3 REQUEST PLAT APPROVAL FOR 3600 SE SEA POINT COURT (S276-003), BEING A REPLAT OF LOT 5, SEA'S SUBDIVISION

This is a request by Cotleur & Hearing on behalf of Terrence J. Wiler for approval of the plat of 3600 SE Sea Point Court. The replat of lot 5, Sea's Subdivision is to be consistent with the revised minor final site plan that established a new mean high-water line and the associated 75-foot shoreline protection zone. The subject site is located at 3600 SE Sea Point Court in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0772

This item was withdrawn at the applicant's request.

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: 25-0380

RESOLUTION NOs. 25-4.3 through 25-4.7

OMB Director Stephanie Merle presented the items to the Board. County Administrator Don Donaldson assisted with Board questions.

The following items were approved: (1) FY 25-26 FIND Waterway Assistance Program, (2) LAP Contract for FDOT SE Avalon Sidewalk Project, (3) Contact Amend # FY25 Mosquito Control Financial Assistance Agreement, (4) FY25 FDEP Wastewater Treatment Facility Sand and Grit Removal, (5) FDEP Manatee Pocket SW Prong Water Quality Retrofit, and (6) Budget Transfer for the Medical Examiner.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve all items. 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: 25-0391

Procurement Supervisor Tasha Sapp presented the items to the Board. Assistant County Administrator Matt Graham, Parks and Recreation Assistant Parks Director Todd Faust, Assistant County Administrator George Stokus, and County Administrator Don Donaldson assisted with Board questions.

The following items were approved: A. (1) Real Estate Brokerage Services, (2) Food, Food Services Items and Cleaning Supplies Re-Bid, and (B) Contract Amendment Over 10% (1) Building 17 Renovations for the Reach Center.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve all items. The motion carried by the

following vote:

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

DEPT-3 2025 LEGISLATIVE SESSION UPDATE

Each year, the Martin County Board of County Commissioners adopts a state legislative program that sets the appropriations and policy priorities for the county. This presentation discusses the 2025 legislative priorities, the successes and any additional direction needed within the legislative program.

Agenda Item: 25-0859

Legislative Coordinator Sarah Powers provided the 2025 Legislative Session updates to the Board. Environmental Resource Administrator John Maehl and County Administrator Don Donaldson assisted with Board questions.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

Gail Goldy addressed the Board to propose creating an official County flag for the Centennial.

ADJOURN

The Board of County Commissioners April 8, 2025 meeting adjourned at 12:02 p.m.

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

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:

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