



**BOARD OF COUNTY COMMISSIONERS**

**FINAL MINUTES**  
**10/22/2024 9:00 AM**

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

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**COUNTY COMMISSIONERS**

*Harold E. Jenkins II, Chair*  
*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 Jim Harp, Stuart Alliance Church
2. PLEDGE OF ALLEGIANCE ~ David M. Yankwitt, United States Army Veteran
3. ADDITIONAL ITEMS
4. APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Ciampi, to approve the agenda with the consent agenda, additional item DEPT-6, and consent pull CNST-8. The motion carried by the following vote:

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

5. APPROVAL OF CONSENT AGENDA

## **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

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

Agenda Item: 25-0034

Communications Manager Laura Beaupre presented the proclamations to the Board.

Public Works Paralegal Mandee Johns accepted the Paralegal Day proclamation.

Helping People Succeed Director of Successful Futures Shannon Wilson accepted the National Disability Employment Awareness Month proclamation.

Step Into Grace and New Life Ministries Pastors Eddie and Joanne Rodrigues and Dr. Julie Bjornson accepted the proclamation for the 24th Annual Bible Reading Marathon.

### **PROC-2 PRESENT A PLAQUE OF RECOGNITION AND APPRECIATION TO NORMAN VAN DER HEYDEN UPON THE OCCASION OF HIS RETIREMENT FROM SERVICE WITH THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS**

Agenda Item: 25-0216

Public Works Director Jim Gorton and County Administrator Don Donaldson presented a plaque of recognition and appreciation to Norman Van Der Heyden on the occasion of his retirement.

## **COMMENTS**

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

John Dial urged the County to carefully consider all options for a Brightline Station.

The following members of the public addressed the Board in support of Brightline: Anju Patel, Richard Olsen, Steve Vitale, Sheryl Thompson, Raj Patel, Bonnie Moser, Charles Geary, and Christopher Vitale.

Sam Hay spoke regarding the proposed Comprehensive Plan Amendments. He requested the Board cease "over-development".

Angela Rantinella addressed the Board regarding "rushed" Comprehensive Plan Amendments. She asked the Board to wait before voting on these amendments.

Terry Kogl spoke about the recent tornados from Hurricane Milton.

Dottie Lanci urged the Board to table proposed Comprehensive Plan Amendments until the new Commissioners are seated.

Walter Loyd requested that the Board hold off on decision making regarding the proposed EAR amendments and Brightline until the new Commissioners are in office.

Tom Pine thanked the Board for turning on the rear speakers. He also spoke on Three Lakes, traffic safety, and the proposed 'destruction' of the Comprehensive Plan.

Steven Adams echoed sentiments of previous public speakers regarding the proposed Comprehensive Plan Amendments. Mr. Adams highlighted traffic on Martin Highway and Citrus Blvd, growth in the County and Brightline. He urged the Board to take a step back, practice fiscal responsibility, and support infrastructure.

Nancy Turrell spoke in support of Chapter 16 of the Comprehensive Plan. She thanked Commissioner Smith and Chair Jenkins for their service.

## 2. COMMISSIONERS

### **AM**

Chair Jenkins requested an update on Brightline.

County Administrator Don Donaldson provided an update and options to move forward with lease agreement negotiations.

The Commissioners discussed their options as presented by the County Administrator.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Ciampi, to authorize the County Administrator and County Attorney to finalize negotiations with Brightline; and issue an RFP for the downtown and fairgrounds site as a service provider for highspeed rail; and work with Brightline to apply for federal grants. The motion passed unanimously.

Commissioner Heard spoke on the localized impacts and recovery efforts following the aftermath of Hurricane Milton. She thanked all first responders.

### **PM**

Chair Jenkins highlighted CNST-7. He thanked Commissioner Fields for his assistance. Chair Jenkins advised the project will be completed in December.

Commissioner Heard announced there will be a meeting at the Port Salerno Civic Center tomorrow for disaster recovery efforts. County Administrator Don Donaldson advised county, state and federal representatives will be in attendance at the meeting; and FEMA has a disaster recovery center at the fairgrounds.

Commissioner Ciampi inquired about debris removal on private property. County Administrator Don Donaldson confirmed debris will need to be placed outside of private property in order for the County to receive federal funding. Public Works Director Jim Gorton provided clarification on the debris removal process.

## 3. COUNTY ADMINISTRATOR

**AM**

County Administrator Don Donaldson added to Commissioner Heard's comments regarding recovery efforts. He advised Congressman Brian Mast and Representative Toby Oberdorf are assisting with state efforts.

Commissioner Smith requested an update relative to the storm as a whole at the November meeting, to discuss sheltering cost to School Board. County Administrator Don Donaldson thanked School Board Superintendent Michael Maine for opening shelters. He stated an agenda item will be brought before the Board with financials.

Mr. Donaldson read a statement on transparency into the record, following comments made by City of Stuart Commissioner Sean Reeds, concerning "violations" of Sunshine Laws with behind closed door conversations regarding Brightline.

**PM**

County Administrator Don Donaldson requested a schedule review. He advised the first meeting in December coincides with training. The Board cancelled the December 3, 2024 BOCC meeting.

**CONSENT**

**ADMINISTRATION**

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

Agenda Item: 25-0004

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

**CNST-2 APPROVE A CONTRACT, FEE SCHEDULE, AND RESOLUTION REGARDING THE MARTIN COUNTY HEALTH DEPARTMENT FOR FISCAL YEAR 2024-2025**

Agenda Item: 25-0002

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

**CNST-3 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS**

Agenda Item: 25-0010

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

**CNST-4 NOTED ITEMS**

Agenda Item: 25-0016

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

**CNST-5 ADOPT A PROCLAMATION DECLARING NATIONAL APPRENTICESHIP WEEK IN MARTIN COUNTY, FLORIDA**

Agenda Item: 25-0202

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

**GENERAL SERVICES**

**CNST-6 NAMING THE NEWLY RENOVATED BOOTCAMP GYM AFTER SHERIFF WILLIAM D. SNYDER AND AMENDMENT OF THE BOARD'S FACILITY NAMING POLICY**

Agenda Item: 25-0062

**RESOLUTION NO. 24-10.16**

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

**PUBLIC WORKS**

**CNST-7 INTERLOCAL AGREEMENT RELATING TO THE CONSTRUCTION OF GOMEZ/PETTWAY POTABLE WATER MAINS INSTALLATION PROJECT**

Agenda Item: 25-0164

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

**CNST-8 REQUEST FOR APPROVAL OF A DEED OF AGRICULTURAL EASEMENT FROM BECKER B-14 GROVE, LTD., AS A CONDITION OF THE APPROVED DISCOVERY PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT FOR THE DISCOVERY PROJECT**

Agenda Item: 25-0142

At the request of Chair Jenkins, Growth Management Deputy Director Peter Walden provided the item to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

Rick Melchiori addressed the Board on behalf of the applicant to provide updates regarding the property and public benefits.

MOTION: A motion was made by Commissioner Heard, seconded by Vice Chair Hetherington, to approve staff's recommendation to approve the deed of agricultural easement for Becker B-14 to Conservation Florida and Martin County; and eliminate language on improvements to exclude pools and tennis courts. The motion carried by the following vote:

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

**PUBLIC HEARINGS**

**PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-04, CHAPTER 4, FUTURE LAND USE ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0100

Growth Management Comprehensive Planning Administrator presented the item to the Board. Growth Management Director Paul Schilling and Deputy County Attorney Elysse Elder assisted with Board questions. (Additional notices were provided after the fact and filed for the record.)

The following member of the public addressed the Board regarding this item: Geraldine "G.G." Dube (Florida Treasured Land).

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

**Nay:** 1 - Commissioner Heard

**PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-02, OVERALL GOALS AND DEFINITIONS, A TEXT AMENDMENT**

Agenda Item: 25-0089

Growth Management Senior Planner Jenna Knobbe presented the item to the Board. Comprehensive Planning Administrator Clyde Dulin and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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

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

**PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE, A TEXT AMENDMENT**

Agenda Item: 25-0088

Growth Management Senior Planner Jenna Knobbe presented the item to the Board. Comprehensive Planning Administrator Clyde Dulin and Deputy County Attorney Elysse

Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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

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

**PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0139

Growth Management Principal Planner Samantha Lovelady and County Engineer Mike Grezka presented the item to the Board. Public Works Director Jim Gorton, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Ciampi, seconded by Commissioner Smith, to approve staff's recommendation, with amended language [the County shall maintain the channel in Manatee Pocket to enable deeper draft vessels to access local marinas and services]. The motion carried by the following vote:

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

**Nay:** 1 - Commissioner Heard

**PH-5 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-14, CAPITAL IMPROVEMENTS ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0104

Growth Management Senior Planner Jenna Knobbe presented the item to the Board. Environmental Resource Engineer Amy Eason, Martin County Fire Rescue Chief Chad Cianciulli and Deputy County Attorney Elysse Elder assisted with Board questions.

The following member of the public addressed the Board regarding this item: Geraldine "G.G." Dube.

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

by the following vote:

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

**Nay:** 1 - Commissioner Heard

**PH-6 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-03, INTERGOVERNMENTAL COORDINATION ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0105

Growth Management Comprehensive Planning Administrator presented the item to the Board. Stephanie Heidt (Treasure Coast Regional Planning Council) and Deputy County Attorney Elyse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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

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

**PH-7 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0106

Growth Management Comprehensive Planning Administrator presented the item to the Board. Stephanie Heidt (Treasure Coast Regional Planning Council) and Deputy County Attorney Elyse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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

**Nay:** 1 - Commissioner Heard

**PH-8 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-07, RECREATION ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0107

Growth Management Comprehensive Planning Administrator presented the item to the Board. Deputy County Attorney Elyse Elder assisted with Board questions.

The following member of the public addressed the Board regarding this item: Geraldine "G.G." Dube.

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

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

**Nay:** 1 - Commissioner Heard

**PH-9 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-08, COASTAL MANAGEMENT ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0101

Growth Management Comprehensive Planning Administrator Clyde Dulin presented the item to the Board. Environmental Resource Engineer Amy Eason and Deputy County Attorney Elyse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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

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

**PH-10 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-09, CONSERVATION AND OPEN SPACE ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0102

Growth Management Comprehensive Planning Administrator Clyde Dulin presented the item to the Board. Senior Planner Shawn Mccarty and Deputy County Attorney Elyse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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

**Nay:** 1 - Commissioner Heard

**PH-11 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-10, CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0130

Growth Management Principal Planner Samantha Lovelady presented the item to the Board. Hydrogeologist Anne Murray, 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: Geraldine "G.G." Dube on behalf of The Guardians.

MOTION: A motion was made by Commissioner Heard, 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, Commissioner Heard, and Commissioner Ciampi

**PH-12 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL 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**

Agenda Item: 25-0131

Growth Management Principal Planner Samantha Lovelady presented the item to the Board. Utilities Technical Services Administrator Leo Repetti and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chair Hetherington, to approve staff's recommendation with the additional change to South Fork High School boundary. The motion carried by the following vote:

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

**PH-13 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-12, CHAPTER 12, SOLID AND HAZARDOUS WASTE, A TEXT AMENDMENT**

Agenda Item: 25-0132

Growth Management Principal Planner Samantha Lovelady presented the item to the Board. Utilities Director Sam Amerson and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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 - Vice Chair Hetherington, Commissioner Smith, Chairman Jenkins, Commissioner Heard, and Commissioner Ciampi

**PH-14 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-13, CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0098

Growth Management Principal Planner Samantha Lovelady presented the item to the Board. Environmental Resource Engineer Amy Eason and Deputy County Attorney Elysse Elder assisted with Board questions.

The following member of the public addressed the Board regarding this item: Geraldine "G.G." Dube on behalf of Treasured Lands and The Guardians of Martin County.

MOTION: A motion was made by Commissioner Heard, seconded by Vice Chair Hetherington, to table Chapter 13. The motion carried by the following vote:

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

Agenda Item: 25-0098

Principal Planner Samantha Lovelady and Environmental Resource Engineer Amy Eason presented new options for 13.1D.2.

Chair Jenkins solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Heard, seconded by

Commissioner Ciampi, to add goal 13.1 and policy 13.1A. The motion carried by the following vote:

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

Agenda Item: 25-0098

MOTION: A motion was made by Commissioner Ciampi, seconded by Commissioner Heard, to accept staff's recommendation, with initial language previously included by Commissioner Heard [sub element 13.6]. The motion carried by the following vote:

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

**PH-15 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION, A TEXT AMENDMENT**

Agenda Item: 25-0108

Growth Management Comprehensive Planning Administrator Clyde Dulin presented the item to the Board. Stephanie Heidt (Treasure Coast Regional Planning Council) and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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

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

**PH-16 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT**

Agenda Item: 25-0109

Growth Management Comprehensive Planning Administrator Clyde Dulin presented the item to the Board. Stephanie Heidt (Treasure Coast Regional Planning Council) and Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Hetherington, 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, Commissioner Heard, and Commissioner Ciampi

**PH-17 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE FOR COMPREHENSIVE PLAN AMENDMENT (CPA) 24-23 THREE LAKES GOLF CLUB, A TEXT AMENDMENT**

Agenda Item: 25-0152

**ORDINANCE NO. 1232**

Growth Management Comprehensive Planning Administrator Clyde Dulin presented the item to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

Chair Jenkins solicited public comment; none was heard.

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

**Nay:** 1 - Commissioner Heard

**DEPARTMENTAL QUASI-JUDICIAL**

**GROWTH MANAGEMENT**

**DPQJ-1 REQUEST APPROVAL OF THE FIRST AMENDMENT TO THE THREE LAKES GOLF CLUB PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (B115-008), INCLUDING A REVISED MASTER AND PHASING PLAN AND PHASE 3 FINAL SITE PLAN**

Agenda Item: 25-0038

**RESOLUTION NO. 24-10.17**

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 presented the item to the Board. Growth Management Deputy Director Peter Walden and 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: Gunster Law Firm Attorney Bob Raynes addressed the Board on behalf of the applicant. Lucido & Associates Senior Partner Morris Crady provided the applicant's presentation to the Board.

The following Applicant's exhibits were filed for the record: (1) Morris Crady's resume

and (2) Randy Cropp's resume.

Commissioner Hetherington voiced her concerns with the aesthetics of an overpass/bridge on Kanner Highway.

The following member of the public addressed the Board on this item: Geraldine "G.G." Dube (Loxalucie Steering Committee).

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:** 3 - Commissioner Smith, Chairman Jenkins, and Commissioner Ciampi

**Nay:** 2 - Vice Chair Hetherington, and Commissioner Heard

**DPQJ-2 REQUEST APPROVAL OF THE FIRST AMENDMENT TO THE RANCH PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (S239-005), INCLUDING A REVISED MASTER SITE PLAN AND REVISED PHASING PLAN**

Agenda Item: 25-0169

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 John Sinnott presented the item to the Board. Growth Management Deputy Director Peter Walden and County Attorney Elyse 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: Fox McCluskey Attorney Tyson Waters addressed the Board on behalf of the applicant in support of staff's recommendation; no presentation was given. Tom McNicholas addressed the Board on behalf of the applicant to speak about the public benefits.

Chair Jenkins solicited public comment; none was heard.

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

**Nay:** 1 - Commissioner Heard

**DEPARTMENTAL**

## ADMINISTRATION

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

Agenda Item: 25-0021

#### RESOLUTION NOS. 24-10.18 and 24-10.19

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) Emergency Management Performance Grant, (2) FDLE Drone Replacement Program Grant, and (3) Florida Department of State Library and Information Services Annual State Aid to Libraries Grant for 2025.

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

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

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

Agenda Item: 25-0027

There were no items.

## GENERAL SERVICES

### DEPT-3 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK (CMAR) DELIVERY METHOD FOR THE LARRY MASSING BUILDING FUTURE EXPANSION

Agenda Item: 25-0154

General Services Director Sean Donahue presented the item to the Board. Building Official Jeff Dougherty assisted with Board questions.

MOTION: A motion was made by Vice Chair Hetherington, 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, Commissioner Heard, and Commissioner Ciampi

## PUBLIC WORKS

### DEPT-4 PERMISSION TO USE CONSTRUCTION MANAGEMENT AT RISK (CMAR) DELIVERY METHOD FOR THE SAND DUNE CAFÉ BUILDING PROJECT

Agenda Item: 25-0165

Public Works Deputy Director George Dzama provided the item to the Board.

MOTION: A motion was made by Commissioner Heard, 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, Commissioner Heard, and Commissioner Ciampi

**DEPT-5 WATER QUALITY CONDITIONS AND PROJECT UPDATE**

Agenda Item: 25-0148

Environmental Resources Administrator John Maehl provided the presentation to the Board. County Administrator Don Donaldson assisted with Board questions.

**COUNTY ATTORNEY**

**DEPT-6 REQUEST FOR PRIVATE ATTORNEY-CLIENT SESSION CONCERNING THE CASE OF BE A MAN BUY LAND, LLC V. SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ET AL.; CASE NO. 2023-CA-000052**

Agenda Item: 25-0227

County Attorney Sarah Woods introduced the item and requested a motion to approve the session.

Ms. Woods announced the beginning of the session at 12:23 p.m.

Ms. Woods announced the conclusion of the session at 1:04 p.m.

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

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

**Absent:** 1 - Commissioner Smith

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

Joe Cosgrove spoke about the use of motorized vehicles on the sidewalk. He also brought attention to improperly filled manholes at construction sites.

Commissioner Ciampi suggested sending a letter to the Sheriff's Office from the Commission regarding the use of motorized vehicles on the sidewalks. He commented on the manhole issue, stating most of the manholes are located in the City of Stuart.

Gary Ehrler expressed concern with the design standards language presented at the NAC meeting. He also spoke about the cost of the Brightline Station.

## **ADJOURN**

The Board of County Commissioners October 22, 2024 meeting adjourned at 5:56 p.m.

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

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Harold E. Jenkins II, Chair  
Board of County Commissioners

Minutes approved:

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